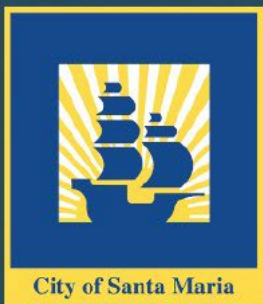


# 2025-2029 Consolidated Plan 2025-2026 Action Plan

June 2025



# Table of Contents



## 2025-2029 Consolidated Plan 2025-2026 Action Plan

June 2025



..... 1

Consolidated Plan SANTA MARIA 2

OMB Control No: 2506-0117 (exp. 09/30/2021)

Executive Summary.....	5
ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b) .....	5
The Process .....	9
PR-05 Lead & Responsible Agencies - 91.200(b) .....	9
PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l).....	11
PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c) .....	32
Needs Assessment .....	42
NA-05 Overview .....	42
NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f) .....	44
Housing Market Analysis.....	48
MA-05 Overview .....	48
MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f).....	50
MA-50 Needs and Market Analysis Discussion.....	58
MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2).....	63
MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3).....	65
Strategic Plan .....	67
SP-05 Overview .....	67
SP-10 Geographic Priorities - 91.415, 91.215(a)(1) .....	68
SP-25 Priority Needs - 91.415, 91.215(a)(2) .....	73
SP-65 Lead-based Paint Hazards - 91.415, 91.215(i) .....	94
SP-70 Anti-Poverty Strategy - 91.415, 91.215(j) .....	95
SP-80 Monitoring - 91.230 .....	96
Expected Resources .....	97
AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2) .....	97
Annual Goals and Objectives .....	101
AP-35 Projects - 91.420, 91.220(d) .....	105

AP-38 Project Summary ..... 106

AP-50 Geographic Distribution - 91.420, 91.220(f) ..... 111

AP-85 Other Actions - 91.420, 91.220(k) ..... 112

# Executive Summary

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

### 1. Introduction

The City of Santa Maria has developed the 2025-2029 Consolidated Plan to guide the strategic investment of federal Community Development Block Grant (CDBG) funds. As required by the U.S. Department of Housing and Urban Development (HUD), the Consolidated Plan provides a comprehensive assessment of local housing and community development needs and establishes priorities, objectives, and strategies for addressing these needs from July 1, 2025 to June 30, 2030.

Each year, the City receives CDBG funds through a formula-based allocation from HUD. These funds are awarded to non-profit organizations, for-profit entities, and public agencies to support a variety of activities that align with the City's Consolidated Plan goals and address the high-priority needs of low- and moderate-income residents. The City is also a member of the County of Santa Barbara HOME Consortium. The HOME Investment Partnerships (HOME) program is an additional HUD formula grant that provides funding to support affordable housing. The County administers the program and oversees HOME activities that occur in Santa Maria.

#### **Community Development Block Grant (CDBG)**

The CDBG program, established under the Housing and Community Development Act of 1974, is a flexible federal funding source designed to address a wide range of housing and community development needs. HUD evaluates the City's Consolidated Plan and program performance based on three primary objectives: providing decent housing, creating suitable living environments, and expanding economic opportunities for low- and moderate-income households. To qualify for CDBG funding, each activity must meet one of the following national objectives:

- Benefit low- and moderate-income persons
- Prevent or eliminate slums and blight
- Address an urgent community development need (usually the result of a natural disaster or public health emergency)

#### **HOME Investment Partnerships (HOME)**

The HOME program, established under the Cranston-Gonzalez National Affordable Housing Act of 1990, is the largest federal program dedicated to affordable housing development. Designed to increase the supply of safe and affordable housing for low- and moderate-income households, the HOME program is often implemented in collaboration with non-profit housing developers, public agencies, and private entities. Eligible activities supported by HOME funds include new construction, acquisition, and rehabilitation of affordable housing, homebuyer assistance programs, and tenant-based rental assistance.

## 2025-2026 Program Year

For the 2025-2026 program year, the City anticipates receiving approximately \$1,404,326 in CDBG funds. When combined with available prior year resources, the 2025-2026 Action Plan will allocate a total of \$1,489,291.00 in CDBG funds to support the following eligible activities to be implemented from July 1, 2025 through June 30, 2026.

<b>Public Service Activities</b>	
APA: Patient Advocacy for Low or No-Cost Medications	\$16,861.00
CPC: Volunteer Caregiving Program	\$20,924.00
DVS: Santa Maria Domestic Violence Shelter	\$15,175.00
FBSMV: Homeless Children and Youth Services	\$20,924.00
FSA: Long-Term Care Ombudsman	\$15,175.00
FBSBC: Nutritional Security	\$15,181.00
GSS: Freedom Warming Shelter	\$15,175.00
GSS: Homeless Shelter	\$15,175.00
MOWSMV: Meals on Wheels Santa Maria Valley	\$19,035.00
NCRC: Santa Maria Services	\$20,924.00
TSA: Hot Lunch Program	\$15,175.00
ILRC: Community-Based Living for Older Adults & People with Disabilities	\$20,924.00
<b>Sub-Total:</b>	<b>\$210,648.00</b>
<b>Capital Improvement Activities</b>	
COSM: Community Sports Park	\$982,778.00
<b>Sub-Total:</b>	<b>\$982,778.00</b>
<b>Housing Activities</b>	
COSM: Tenant-Based Rental Assistance (TBRA) Admin	\$15,000.00
<b>Sub-Total:</b>	<b>\$15,000.00</b>
<b>Program Administration Activities</b>	
COSM: CDBG Administration	\$270,865.00
LAF: Fair Housing Services	\$10,000.00
<b>Sub-Total:</b>	<b>\$280,865.00</b>
<b>CDBG TOTAL:</b>	<b>\$1,489,291.00</b>

## 2025-2026 CDBG Activities

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

The 2025-2029 Consolidated Plan is grounded in a comprehensive, data-driven needs assessment and market analysis, combined with insights gathered from residents, community organizations, and other local stakeholders. This approach ensures that CDBG funds are directed toward high-priority needs that align with the City's goals.

Based on this, the City has identified seven high-priority needs, which will be addressed through five goals over the next five years. These goals establish a clear framework for the allocation of CDBG funds, which ensures that federal investments produce measurable and sustainable outcomes. Each goal is tied to specific outcome indicators, which allow the City to track progress, assess performance, and evaluate

the impact of HUD-funded activities. The following table summarizes the goals, priority needs, and expected five-year outcomes.

**Table 1 - Strategic Plan Summary**

Goal Name	Category	Need(s) Addressed	Five Year Goal Outcome Indicator
Public Services	Non-Housing Community Development	Expand public services for LMI youth, seniors, and residents with special needs Prevent and reduce homelessness	Public service activities other than Low/Mod Income Housing Benefit: 12,500 Persons Assisted
Public Facilities & Infrastructure Improvements	Non-Housing Community Development	Improve public facilities and infrastructure Address material barriers to accessibility	Public facility or infrastructure activities other than Low/Mod Income Housing Benefit: 150,000 Persons Assisted
Affordable Housing	Affordable Housing	Preserve the supply of affordable housing Increase the supply of affordable housing	Tenant-based Rental Assistance: 300 Households Assisted Homeowner housing rehabilitated: 80 Households / Housing Units
Fair Housing Services	Affordable Housing	Ensure equal access to housing opportunities	Public service activities other than Low/Mod Income Housing Benefit: 250 Persons Assisted
Planning & Administration	All	All	Other: 5

**Table 1 - Strategic Plan Summary**

### 3. Evaluation of past performance

Over the 2020-2024 program years, the City successfully utilized CDBG funds to implement impactful housing and community development programs. All projects and activities included in the 2024-2025 Action Plan are underway, and the final accomplishments will be reported as part of the City’s Consolidated Annual Performance and Evaluation Report (CAPER). From 2020-2023, the investment of HUD funds, in combination with state and local resources, enabled the City and its partners to achieve the following:

- Preserve affordable housing
- Assist homeless individuals/families and at risk of homelessness
- Assist non-homeless special needs populations
- Build community infrastructure and service capacity

These efforts resulted in meaningful impacts for residents, particularly low- and moderate-income households. The successes and lessons learned from these programs serve as the foundation for the strategies outlined in the 2025-2029 Consolidated Plan.

#### **4. Summary of citizen participation process and consultation process**

The Consolidated Plan regulations at 24 CFR Part 91 provide the citizen participation and consultation requirements for the development of the Consolidated Plan. Chief among those requirements is the need to consult with the Continuum of Care (CoC) to address homelessness, Public Housing Authorities (PHA), businesses, civic leaders, and public or private agencies that address housing, health, social service, victim services, employment, or education needs of low-income individuals and families, homeless individuals and families, youth and/or other persons with special needs. Information supplied by these community stakeholders, together with the data supplied by HUD, resulted in a well-informed planning document that reflects the housing, community, and economic development needs and priorities for the City of Santa Maria over the next five years.

Following the City's Citizen Participation Plan (CPP), residents and stakeholders were able to participate in the development of the 2025-2029 Consolidated Plan through surveys, community meetings, and public hearings. Efforts were made to encourage participation by low- and moderate-income persons, particularly those living in areas where HUD funds are proposed to be used, and by residents of predominantly low- and moderate-income neighborhoods. Efforts were made to encourage the participation of minorities and non-English speaking persons, as well as persons with disabilities. The consultation process included representatives of the CoC, PHA, and other specified groups who completed surveys, provided local data, and assisted the City to ensure practical coordination of strategies to maximize impact and to avoid duplication of effort.

#### **5. Summary of public comments**

As required by HUD regulations, all public comments received during the development of the 2025-2029 Consolidated Plan and 2025-2026 Action Plan are summarized in section PR- 15 of this Plan as well as Appendix A.

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

The City considered and incorporated all feedback received throughout the planning process. No public comments were disregarded.

#### **7. Summary**

The 2025-2029 Consolidated Plan establishes a clear framework for the strategic use of CDBG funds to address high-priority community needs. All applications for funding through the City's Notice of Funding Availability (NOFA) process must align with at least one of the Strategic Plan goals and their corresponding measurable objectives.

For the 2025-2026 program year, the City will allocate \$1,489,291.00 in CDBG funds toward eligible activities designed to provide suitable affordable housing and improve the quality of life of its low- and moderate-income residents.

## The Process

### PR-05 Lead & Responsible Agencies - 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/Community Programs Division
HOME Administrator		

**Table 1– Responsible Agencies**

### Narrative

The City of Santa Maria’s Community Development Department serves as the lead agency for the administration and oversight of the CDBG program.

The Division of Community Programs ensures that CDBG investments align with community priorities, comply with HUD regulations, and are effectively managed to maximize impact. This includes planning, implementation, financial oversight, performance monitoring, and reporting. The department works closely with non-profit organizations, for-profit entities, and public agencies to administer funds following the City’s Consolidated Plan and Annual Action Plans.

To ensure strong governance and transparency, the City actively monitors funded activities, provides technical assistance to subrecipients, and conducts community engagement efforts to inform future funding priorities. This ongoing oversight ensures that CDBG funds are used to achieve measurable improvements in housing, infrastructure, and public services throughout Santa Maria.

### Consolidated Plan Public Contact Information

City of Santa Maria Community Development Department  
Community Programs Division

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Santa Maria, CA 93458

(805) 925-0951 ext. 2118

[communityprograms@cityofsantamaria.org](mailto:communityprograms@cityofsantamaria.org)

[www.cityofsantamaria.org/communityprograms](http://www.cityofsantamaria.org/communityprograms)

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

### **1. Introduction**

The City of Santa Maria conducted a comprehensive consultation process to ensure that the 2025-2029 Consolidated Plan reflects the needs and priorities of residents, service providers, and community stakeholders. In compliance with 24 CFR Part 91, the City engaged a wide range of public and private agencies, regional planning entities, and service providers that support low- and moderate-income residents, special needs populations, and individuals experiencing homelessness. The goal of this process was to enhance coordination among local government agencies, non-profits, housing developers, businesses, and service organizations to create a cohesive strategy for improving housing affordability, public services, public facilities, and infrastructure. To facilitate the consultation process, the City solicited feedback through the following methods:

- Community Survey (web-based and paper)
- Community meetings
- Stakeholder consultations
- Public hearings
- Receipt of written and oral comments

To gather the greatest breadth and depth of information, the City consulted with a wide variety of agencies, groups, and organizations concerning the housing, community, and economic development needs of the community.

Each of the agencies, groups, or organizations invited to consult and participate in the planning process is represented in Table 3. The input received from these consultations helped establish and inform us of the objectives and goals described in the Strategic 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 City recognizes the importance of careful coordination and alignment among various service providers to maximize the effectiveness of the CDBG program. As a result, during the development of the Consolidated Plan, the City consulted with organizations that provide assisted housing, health services and other community-focused programs. Outreach efforts included surveys, invitations to community meetings, and follow-up interviews where appropriate.

The City further recognizes the importance of continued coordination and alignment during the upcoming five-year planning period with these organizations and agencies. The City will reinforce these

partnerships through the implementation of the Notice of Funding Availability (NOFA) process for CDBG funds each year and through technical assistance provided to subrecipients.

**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**

The Santa Maria/Santa Barbara County Continuum of Care (CoC) is comprised of a network of public, private, faith-based, for-profit, and non-profit service providers that collaborate to address homelessness and housing instability. The County of Santa Barbara, through its Housing and Community Development Division (HCD), serves as the Collaborative Applicant, Coordinated Entry System (CES) Lead Agency, and Homeless Management Information System (HMIS) Lead Agency for the CoC.

This collaborative structure supports a range of programs and services funded through federal, state, and local resources, including street outreach, emergency shelters, permanent supportive housing, rapid re-housing, homelessness prevention, and supportive services. The City and CoC work in close partnership to ensure that housing and services are targeted, equitable, and responsive to the evolving needs of individuals and families experiencing homelessness, including chronically homeless persons, veterans, families with children, unaccompanied youth, and those at risk of homelessness.

Ongoing coordination occurs through public meetings such as the CoC Membership and Board, as well as through working groups, regional action plan teams, and elected officials forums. These collaborative spaces allow for broad stakeholder participation, including individuals with lived experience of homelessness, service providers, housing developers, healthcare partners, and local jurisdictions.

Through regular consultation with the CoC, the City of Santa Maria ensures that the Consolidated Plan reflects the needs of homeless populations and integrates with broader regional strategies. This partnership strengthens the City's ability to coordinate resources, bridge service gaps, and achieve shared goals to reduce homelessness and support housing stability for all residents.

**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**

Although not a direct Emergency Solutions Grant (ESG) entitlement community, the City consulted with several housing, social services, governmental, and other entities involved in housing and community development in the region. Through these consultations, the City identified the holistic needs of the community, including those for extremely low-income households and homeless persons, and how the City can continue to effectively coordinate with regional homeless service providers to best meet the needs of these populations. The CoC was consulted to discuss performance standards, outcome evaluation methodologies, and policies and procedures for the use of HMIS.

**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	<b>Agency/Group/Organization</b>	County of Santa Barbara
	<b>Agency/Group/Organization Type</b>	Agency - Management of Public Land or Water Resources Agency - Emergency Management Publicly Funded Institution/System of Care Other government - County Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Lead-based Paint Strategy Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.
2	<b>Agency/Group/Organization</b>	City of Buellton
	<b>Agency/Group/Organization Type</b>	Other government - Local Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Lead-based Paint Strategy Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.
3	<b>Agency/Group/Organization</b>	City of Carpinteria
	<b>Agency/Group/Organization Type</b>	Other government - Local Planning organization

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Lead-based Paint Strategy Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.
4	<b>Agency/Group/Organization</b>	City of Goleta
	<b>Agency/Group/Organization Type</b>	Other government - Local Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Lead-based Paint Strategy Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.
5	<b>Agency/Group/Organization</b>	City of Lompoc
	<b>Agency/Group/Organization Type</b>	Other government - Local Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Lead-based Paint Strategy Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.
6	<b>Agency/Group/Organization</b>	City of Santa Barbara
	<b>Agency/Group/Organization Type</b>	Other government - Local Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Lead-based Paint Strategy Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.
7	<b>Agency/Group/Organization</b>	City of Santa Maria
	<b>Agency/Group/Organization Type</b>	Other government - Local Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Lead-based Paint Strategy Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.
8	<b>Agency/Group/Organization</b>	City of Solvang
	<b>Agency/Group/Organization Type</b>	Other government - Local Planning organization

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Lead-based Paint Strategy Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.
9	<b>Agency/Group/Organization</b>	Housing Authority of the County of Santa Barbara
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.
10	<b>Agency/Group/Organization</b>	LEGAL AID FOUNDATION OF SANTA BARBARA COUNTY
	<b>Agency/Group/Organization Type</b>	Services - Housing Service-Fair Housing Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.
11	<b>Agency/Group/Organization</b>	Santa Maria/Santa Barbara Continuum of Care
	<b>Agency/Group/Organization Type</b>	Regional organization Planning organization

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.
12	<b>Agency/Group/Organization</b>	INDEPENDENT LIVING RESOURCE CENTER (ILRC)
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.
13	<b>Agency/Group/Organization</b>	People's Self-Help Housing Corporation
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.
14	<b>Agency/Group/Organization</b>	DOMESTIC VIOLENCE SOLUTIONS FOR SANTA BARBARA COUNTY
	<b>Agency/Group/Organization Type</b>	Housing Services-Children Services-Victims of Domestic Violence

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.
15	<b>Agency/Group/Organization</b>	Good Samaritan Shelter
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.
16	<b>Agency/Group/Organization</b>	PATH (People Assisting the Homeless)
	<b>Agency/Group/Organization Type</b>	Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.

17	<b>Agency/Group/Organization</b>	Child Abuse Listening Mediation (CALM)
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Victims of Domestic Violence Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.
18	<b>Agency/Group/Organization</b>	CHANNEL ISLAND YMCA
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.
19	<b>Agency/Group/Organization</b>	Santa Maria Valley FISH Meals on Wheels
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.

20	<b>Agency/Group/Organization</b>	SANTA MARIA ORGANIZATION OF TRANSPORTATION HELPERS (SMOOTH)
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.
21	<b>Agency/Group/Organization</b>	Jodi House Brain Injury Support Center
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.
22	<b>Agency/Group/Organization</b>	CommUnify
	<b>Agency/Group/Organization Type</b>	Housing Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.
23	<b>Agency/Group/Organization</b>	The Community Action Partnership of San Luis Obispo (CAPSLO)
	<b>Agency/Group/Organization Type</b>	Housing

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.
24	<b>Agency/Group/Organization</b>	Planned Parenthood of Central Coast
	<b>Agency/Group/Organization Type</b>	Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.
25	<b>Agency/Group/Organization</b>	Habitat for Humanity of Southern Santa Barbara
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.
26	<b>Agency/Group/Organization</b>	COMMUNITY PARTNERS IN CARING
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.
27	<b>Agency/Group/Organization</b>	Santa Barbara Community Housing Corporation
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.
28	<b>Agency/Group/Organization</b>	New Beginnings Counseling Center
	<b>Agency/Group/Organization Type</b>	Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.
29	<b>Agency/Group/Organization</b>	Pacific Pride Foundation
	<b>Agency/Group/Organization Type</b>	Services-Persons with HIV/AIDS Services-homeless

	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.
30	<b>Agency/Group/Organization</b>	Sarah House of Santa Barbara
	<b>Agency/Group/Organization Type</b>	Services-Persons with HIV/AIDS Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.
31	<b>Agency/Group/Organization</b>	University of California, Santa Barbara
	<b>Agency/Group/Organization Type</b>	Services-Education Services-Employment Publicly Funded Institution/System of Care
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.

32	<b>Agency/Group/Organization</b>	Santa Barbara County Workforce Development Board
	<b>Agency/Group/Organization Type</b>	Services-Employment Business Leaders Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.
33	<b>Agency/Group/Organization</b>	COURT APPOINTED SPECIAL ADVOCATES
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Child Welfare Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.
34	<b>Agency/Group/Organization</b>	Federal Emergency Management Agency (FEMA)
	<b>Agency/Group/Organization Type</b>	Agency - Managing Flood Prone Areas Agency - Emergency Management Other government - Federal
	<b>What section of the Plan was addressed by Consultation?</b>	Hazard Mitigation

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.
35	<b>Agency/Group/Organization</b>	Federal Communications Commission
	<b>Agency/Group/Organization Type</b>	Services - Narrowing the Digital Divide Other government - Federal
	<b>What section of the Plan was addressed by Consultation?</b>	Broadband
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.
36	<b>Agency/Group/Organization</b>	DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
	<b>Agency/Group/Organization Type</b>	Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management Publicly Funded Institution/System of Care Other government - State Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.
37	<b>Agency/Group/Organization</b>	California Technology Office
	<b>Agency/Group/Organization Type</b>	Services - Narrowing the Digital Divide

	<b>What section of the Plan was addressed by Consultation?</b>	Broadband
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.
38	<b>Agency/Group/Organization</b>	United Boys and Girls Club of Santa Barbara County
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Housing Community Development Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.
39	<b>Agency/Group/Organization</b>	Foodbank of Santa Barbara County
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Housing Community Development Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.
40	<b>Agency/Group/Organization</b>	Alliance for Pharmaceutical Access
	<b>Agency/Group/Organization Type</b>	Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Non-Housing Community Development Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.
41	<b>Agency/Group/Organization</b>	NORTH COUNTY RAPE CRISIS & CHILD PROTECTION CENTER
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Victims of Domestic Violence Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Non-Housing Community Development Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.
42	<b>Agency/Group/Organization</b>	THE SALVATION ARMY
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.
43	<b>Agency/Group/Organization</b>	Fighting Back Santa Maria Valley
	<b>Agency/Group/Organization Type</b>	Services-Children Services-homeless

	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.
44	<b>Agency/Group/Organization</b>	FAMILY SERVICE AGENCY
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Child Welfare Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Non-Housing Community Development Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.
45	<b>Agency/Group/Organization</b>	Isla Vista Youth Projects, Inc.
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Non-Housing Community Development Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.

46	<b>Agency/Group/Organization</b>	Santa Barbara County Association of Governments
	<b>Agency/Group/Organization Type</b>	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Housing Community Development Strategy; Broadband
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.
47	<b>Agency/Group/Organization</b>	Santa Barbara Neighborhood Clinics
	<b>Agency/Group/Organization Type</b>	Services-Health Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Non-Housing Community Development Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.
48	<b>Agency/Group/Organization</b>	CATHOLIC CHARITIES
	<b>Agency/Group/Organization Type</b>	Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Non-Housing Community Development Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.

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

The City maintains a list of agencies, organizations and other stakeholders that have expressed an interest in the City’s CDBG program and invited representatives from each entity to participate at multiple points in the planning process. All agencies were strongly encouraged to attend community meetings and participate in surveys.

Any agency or organization that was not consulted and would like to be included in the City’s list of stakeholders, the agency or organization may contact the Community Programs Division at (805) 925-0951 ext. 2118 or via e-mail at [communityprograms@cityofsantamaria.org](mailto:communityprograms@cityofsantamaria.org).

**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, Housing and Community Development	Consultation with the CoC indicates that the City's Consolidated Plan goals are consistent with the CoC's strategies.
Housing Element	City of Santa Maria, Planning Division	The goals included in the Consolidated Plan are consistent with the Housing Element policies and objectives.

**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))**

To enhance coordination among the CoC, public, and assisted housing providers and private and governmental health, mental health and service agencies, the City invited each of these entities to provide input on the needs of the community in the development of this Consolidated Plan.

The Community Programs Division works with subrecipients of CDBG funds to ensure a coordinated effort among service agencies in the region to address the needs of Santa Maria residents, including but not limited to chronically homeless individuals and families, families with children, veterans and their families, unaccompanied youth, and persons who were recently homeless but now live in permanent housing. To promote economic opportunities for low-income residents, the City coordinates with subrecipients, social service agencies, businesses, and housing developers to ensure that where there are job opportunities for low-income individuals in connection with HUD-assisted projects, information is disseminated through appropriate channels consistent with the objectives of Section 3 of the Housing and Community Development Act of 1968.

**Narrative**

## **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**

The City of Santa Maria conducted a comprehensive citizen participation process to ensure that the 2025-2029 Consolidated Plan accurately reflects community needs and priorities. The public engagement process was designed in accordance with the City's Citizen Participation Plan (CPP) and HUD regulations (24 CFR 91.105), ensuring that residents, local organizations, and community stakeholders had meaningful opportunities to participate in shaping the City's housing and community development strategies.

The Community Programs Division led outreach efforts, emphasizing broad public engagement, particularly among low- and moderate-income residents, individuals with disabilities, racial and ethnic minorities, non-English-speaking populations, and public housing residents. The City also actively consulted with local and regional institutions, businesses, developers, non-profit and faith-based organizations, the Continuum of Care (CoC), and the Public Housing Agency (PHA) to ensure a coordinated and holistic approach to addressing housing and community development needs.

To identify and prioritize community needs, the City developed and distributed a survey to gather input on housing, community, and economic development needs. The survey was available in English and Spanish, accessible online and in paper format, and posted at various public facilities to maximize participation.

The City hosted a community meeting on October 23, 2024 where residents and stakeholders participated in interactive discussions and provided feedback on local housing and community development needs. The meeting was offered in English, Spanish, and Mixtec.

In compliance with 24 CFR 91.105(e)(1)(ii), the City conducted two public hearings at different stages of the planning process. The first public hearing was convened on August 20, 2024 and allowed residents to voice their priorities for funding allocations and strategies the City should pursue in the 2025-2029 Consolidated Plan. No public comments were received.

Subsequently, the City made the draft 2025-2029 Consolidated Plan and 2025-2026 Action Plan available for public review and comment from March 28, 2025, to April 28, 2025. Residents were invited to review the draft documents and to attend the Public Hearing on April 1, 2025, or submit written comments concerning the housing and community development needs, proposed projects and activities, as well as proposed strategies and actions for affirmatively furthering fair housing.

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of Comment received	Summary of comments not accepted and reasons	URL (If applicable)
1	Internet Outreach	<p>Non-English Speaking - Specify other language: Spanish</p> <p>Non-targeted/ broad community</p>	<p>The Resident Survey was available online and in paper format at various public facilities from October through December 2024. The City advised residents and stakeholders of the availability of the survey via email, posting on social media channels, and announcements on the City website.</p>	<p>The purpose of the survey was to allow all residents and stakeholders the opportunity to provide their assessment of the level of need in Santa Maria for a variety of housing, community, and economic development activities. In total, 437 residents and 45</p>	<p>All survey responses were accepted and incorporated into the survey results.</p>	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of Comment received	Summary of comments not accepted and reasons	URL (If applicable)
				stakeholders completed the survey.		
2	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish & Mixtec  Persons with disabilities  Non-targeted/ broad community  Residents	Community Meeting on October 23, 2024, at 5:30 pm at the Santa Maria Public Library.	Stakeholders and residents in attendance participated in interactive discussions on priority housing and community development needs.	All comments were accepted.	<a href="https://santamariatimes.com/news/local/govt-and-politics/community-development-funds-interactive-workshop-scheduled-for-oct-23/article_618e79cc-8030-1">https://santamariatimes.com/news/local/govt-and-politics/community-development-funds-interactive-workshop-scheduled-for-oct-23/article_618e79cc-8030-1</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of Comment received	Summary of comments not accepted and reasons	URL (If applicable)
		of Public and Assisted Housing				
3	Newspaper Ad	Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community	Public notice invited residents and stakeholders to a public hearing to provide comments on priority needs.	No comments were received.	No comments were received.	
4	Public Hearing	Minorities  Non-English Speaking - Specify other language: Spanish	Public hearing on August 20, 2024, to receive comments on high priority housing and community development needs and strategies.	No comments were received.	No comments were received.	<a href="https://www.youtube.com/watch?v=zSn9G02S96A">https://www.youtube.com/watch?v=zSn9G02S96A</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of Comment received	Summary of comments not accepted and reasons	URL (If applicable)
		Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing				
5	Internet Outreach	Non-targeted/broad community	Notice of Funding Availability (NOFA) inviting stakeholders to submit applications for CDBG funds.	No comments were received.	No comments were received.	<a href="https://www.cityofsantamaria.org/services/departments/community-services-division/community-programs-division/community-development-block-grant-cdbg-p">https://www.cityofsantamaria.org/services/departments/community-services-division/community-programs-division/community-development-block-grant-cdbg-p</a>
6	Public Meeting	Minorities  Non-English Speaking -	Public hearing on October 1, 2024, to receive comments on the proposed capital improvement projects	No comments were received.	No comments were received.	<a href="https://www.youtube.com/watch?v=0Njd3RtW0zo&amp;t=7782s">https://www.youtube.com/watch?v=0Njd3RtW0zo&amp;t=7782s</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of Comment received	Summary of comments not accepted and reasons	URL (If applicable)
		Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing				
7	Public Meeting	Minorities  Persons with disabilities	Public meeting on February 10, 2025, to receive comments at the Block Grant Advisory Committee	Comments were received by agencies	Comments were considered by the Block Grants	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of Comment received	Summary of comments not accepted and reasons	URL (If applicable)
		<p>s</p> <p>Non-targeted/ broad community</p> <p>Residents of Public and Assisted Housing</p>	(BGAC) meeting regarding the proposed public service activities.	that applied for funding.	Advisory Committee when making allocation recommendations to the City Council.	
8	Newspaper Ad	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p>	Notice of the 30-day public review and comment period for the draft 2025-2029 Consolidated Plan and 2025- 2026 Annual Action Plan. The Public Notice was published on March 15, 2025, and invited interested parties to review the draft documents. Residents	No comments were received.	No comments were received.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of Comment received	Summary of comments not accepted and reasons	URL (If applicable)
		s Non-targeted/ broad communit y  Residents of Public and Assisted Housing	and stakeholders were also invited to a public hearing to provide oral comments.			
9	Public Hearing	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilitie	Public hearing on April 1, 2025, at 5:30 pm to receive comments on the draft 2025- 2029 Consolidated Plan and 2025-2026 Annual Action Plan. During this meeting, each Council member will allocate\$7,500 towards public services.	Comments were received and considered by the City Council regarding FY 2025-26 funding.	Comments were considered.	<a href="https://www.youtube.com/watch?v=V5Qef7mFcfk&amp;t=1207s">https://www.youtube.com/watch?v=V5Qef7mFcfk&amp;t=1207s</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of Comment received	Summary of comments not accepted and reasons	URL (If applicable)
		<p>s</p> <p>Non-targeted/ broad community</p> <p>Residents of Public and Assisted Housing</p>				
10	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p>	Public Council Meeting on June 3, 2025, at 5:30 pm to adopt the draft 2025-2029 Consolidated Plan and 2025-2026 Annual Action Plan before submission to HUD.	No comments were received.	No comments were received.	<a href="https://www.youtube.com/watch?v=90AqB2iOV9c">https://www.youtube.com/watch?v=90AqB2iOV9c</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of Comment received	Summary of comments not accepted and reasons	URL (If applicable)
		s  Non-targeted/ broad communit y  Residents of Public and Assisted Housing				

**Citizen Participation Outreach**

**Table 4– Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

The Needs Assessment section of the Consolidated Plan examines the housing, homelessness, non-homeless special needs, and non-housing community development needs across Santa Barbara County, including the City of Santa Maria. This analysis serves as the foundation for understanding the most pressing challenges and prioritizing the allocation of resources to address these needs over the next five years.

The housing needs assessment evaluates the prevalence of housing problems experienced by households across different income levels, tenures, and household types, as well as identifies disproportionate housing needs among racial and ethnic groups.

The homeless needs assessment describes the nature and extent of sheltered and unsheltered homelessness to inform the Santa Maria/Santa Barbara County Continuum of Care's (CoC's) strategy to address homelessness.

The non-homeless special needs assessment focuses on residents who require supportive housing and services due to factors such as age, disability, and other vulnerabilities.

The non-housing community development needs assessment evaluates the demand for public facilities, infrastructure improvements, and public services that primarily benefit low- and moderate-income residents.

The Needs Assessment sections of this Consolidated Plan adopt a regional perspective, presenting data and narratives primarily at the County level, consistent with the Consortium-wide approach. Where appropriate, city-specific data and context are highlighted to ensure Santa Maria's unique needs are thoroughly examined and incorporated into the regional framework. This dual focus aligns with HUD's regulatory requirements while emphasizing the City's priorities within the Consortium's broader regional blueprint.

To assess community needs, the City of Santa Maria utilized a combination of quantitative data and qualitative input obtained through robust community engagement efforts. The key sources of data include:

- American Community Survey (ACS), 2016-2020 5-year estimates
- Comprehensive Housing Affordability Strategy (CHAS), 2016-2020 5-year estimates
- 2024 Point-In-Time (PIT) Homeless Count

- State of California Department of Justice (2022)
- National Crime Victimization Survey (2022)
- Consultations with local stakeholders, service providers, and housing authorities
- Feedback from residents through public meetings and surveys

This report utilizes the 2016-2020 ACS and CHAS 5-year estimates as they are the most current data sets supplied through HUD's eCon Planning Suite.

The City of Santa Maria conducted a Consolidated Plan Survey in collaboration with members of the CDBG Urban County Partnership and HOME Consortium to complement quantitative data with community input. The survey, available online in English and Spanish, was distributed through email and social media channels. A total of 437 residents and 45 organizations participated, providing valuable insights into priority needs across public facilities, infrastructure improvements, housing, public services, and economic development. These results are integrated throughout the Needs Assessment and Market Analysis of the Consolidated Plan to ensure alignment with community priorities.

An in-person needs assessment workshop also took place on Wednesday, October 23, 2024, for City of Santa Maria residents. It was offered in English, Spanish, and Mixtec. Approximately two dozen people attended the workshop and shared their thoughts on the unmet needs in the community.

## **NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)**

### **Describe the jurisdiction's need for Public Facilities:**

The City of Santa Maria has identified a significant need for enhanced public facilities to promote community well-being and support vulnerable populations. These facilities play a vital role in addressing the needs of low- and moderate-income residents, fostering social connections, and improving overall quality of life.

The City's Strategic Plan prioritizes improving public facilities that predominantly serve low- and moderate-income residents. These projects aim to address key service gaps through the construction, expansion, or rehabilitation of facilities such as:

- **Youth centers:** Safe and accessible youth centers are needed in underserved neighborhoods to provide after-school programs, mentorship, and recreational activities. These spaces foster positive development and offer alternatives to at-risk behaviors.
- **Senior centers:** With an aging population, additional facilities are needed to support aging in place, reduce social isolation, and provide accessible environments tailored to elderly residents. These centers enrich the lives of elderly residents by offering social, educational, and wellness programs.
- **Childcare centers:** A significant shortage of affordable childcare facilities limits opportunities for working families and reduces workforce participation across the City. Expanding access to affordable childcare options is essential to supporting economic stability, particularly for low-income families.
- **Parks and recreational facilities:** Parks and recreational spaces are crucial for improving physical and mental health, encouraging social interaction, and enhancing the quality of life for residents. In low-income neighborhoods, where access to outdoor spaces is often limited, the expansion and improvement of parks is particularly vital.
- **Homeless facilities:** Facilities that provide essential services to individuals experiencing homelessness, such as emergency shelters, transitional housing, and resource centers remain a significant need. These spaces offer critical amenities such as food, clothing, showers, laundry services, and access to case management, all of which are critical in helping individuals transition to stable housing.

The City's goal to improve public facilities reflects its broader commitment to meeting the needs of underserved populations by fostering vibrant and healthy communities.

### **How were these needs determined?**

The City's public facility needs were identified through a comprehensive process that included multiple sources of input and analysis. Key methods included:

- Resident Surveys: Feedback from residents provided valuable insights into community priorities and highlighted specific needs for public facilities, such as youth centers, childcare centers, and facilities serving special needs populations.
- Stakeholder and Service Provider Consultations: Input from local stakeholders and service providers shed light on existing service gaps and emphasized the importance of public facilities in meeting community needs.
- Community Meetings: Interactive exercises and discussions provided a platform for residents to share their perspectives and prioritize regional needs, ensuring a localized and equitable approach to planning.

This multi-faceted approach ensures that investments in public facility improvements are aligned with the City’s Capital Improvement Plan (CIP), address community-identified needs, and prioritize equitable access for low- and moderate-income residents.

**Describe the jurisdiction’s need for Public Improvements:**

Public improvements are essential for creating safe, accessible, and suitable living environments, particularly in underserved neighborhoods. For this reason, the City’s Strategic Plan prioritizes enhancing infrastructure in CDBG-designated low- and moderate-income areas. Key priorities include:

- Infrastructure Improvements in CDBG Low- and Moderate-Income Areas: The sidewalks, curbs, gutters, driveway approaches, alleys, pedestrian crossings, and streetlights in these areas often require significant rehabilitation. These improvements enhance pedestrian and motorist safety, improve traffic circulation, preserve neighborhood aesthetics, and advance environmental sustainability.
- Accessibility Improvements: Projects that remove architectural barriers and provide ADA-compliant upgrades to public infrastructure are essential to ensuring that individuals with disabilities can safely navigate public spaces and fully participate in community activities. These efforts align with the City’s commitment to addressing the needs of residents with disabilities.

While high-speed internet infrastructure also emerged as a high priority during consultations with residents and stakeholders, these needs are largely addressed through the County’s Broadband Strategic Plan (BSP), which identified nine Priority Areas, one of which includes the area east of Santa Maria.

**How were these needs determined?**

The City’s public infrastructure needs were identified through a combination of resident surveys, consultations with stakeholders and service providers, and public input gathered during community meetings. These efforts provided valuable insights into infrastructure priorities such as accessibility improvements. In addition, analyses of service gaps and infrastructure conditions outlined in the City’s CIP helped inform the short- and long-term planning efforts.

## **Describe the jurisdiction's need for Public Services:**

in the City of Santa Maria. The City's Strategic Plan prioritizes investments that address critical gaps in service capacity and directly benefit low- and moderate-income residents. Public service activities prioritized for funding , but are not limited to:

- Programs for individuals experiencing or at-risk of homelessness: Services such as street outreach, emergency shelters, rapid re-housing, and case management are essential to addressing the complex challenges of homelessness. These programs provide immediate relief by offering access to critical resources such as temporary housing and supportive services, while also creating pathways to permanent housing. By addressing short-term needs and long-term stability, these programs can prevent chronic homelessness and reduce housing instability.
- Senior services: Programs tailored to the needs of elderly residents include transportation assistance, meal delivery, wellness checks, and social engagement activities. These services are crucial for promoting aging in place, reducing social isolation, and improving the overall well-being of seniors.
- Youth services: After-school programs, mentorship opportunities, and recreational activities designed to support positive youth development. These programs address disparities by providing safe and engaging spaces for at-risk youth, encouraging personal growth, and reducing involvement in risky behaviors.
- Childcare services: The City faces a significant shortage of affordable childcare options, which limits opportunities for workforce participation among low- and moderate-income families, particularly single parents. Programs that expand access to affordable childcare support working families by enabling parents to maintain stable employment while ensuring their children's well-being and development.
- Domestic Violence services: Programs that provide case management, counseling, legal advocacy, financial assistance, and workforce development to address the comprehensive needs of survivors and promote self-sufficiency.
- Services for persons with disabilities: Programs that provide case management, assistive technology training, vocational rehabilitation, and access to specialized healthcare are necessary to support individuals with disabilities. These services enable residents with disabilities to live independently, access employment and housing opportunities, and participate fully in community life.

## **How were these needs determined?**

The City's public service needs were identified through a comprehensive and collaborative process designed to capture community priorities and address service gaps effectively. The key methods employed included:

- Resident Surveys: Responses from residents provided valuable insights into the community's priorities and highlighted critical service gaps and unmet needs.
- Stakeholder and Service Provider Consultations: Engagement with stakeholders and service providers offered an in-depth understanding of existing challenges and opportunities to enhance service delivery.
- Community Meetings: Public input gathered during community meetings, which included interactive exercises and discussions, ensured that regional perspectives and localized priorities were incorporated in the City's public service strategy.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

The Market Analysis section provides a clear picture of the environment in which the City of Santa Maria must administer its programs over the course of the Consolidated Plan. In conjunction with the Needs Assessment, this analysis serves as the basis for identifying the City's housing assets and needs, understanding the private market dynamics, and determining where to focus public investment over the next five years.

The housing market analysis evaluates the housing market in terms of supply, demand, cost, and condition of housing. It also identifies the existing public housing stock, whether any units are at risk of being lost from the affordable housing inventory, and the condition of said units to inform the regional strategy for improving the living environment of households residing in public and assisted housing.

The homeless and special needs analysis describes the current inventory and capacity of facilities, housing, and services to meet the needs of homeless people and special needs populations that require supportive housing services due to factors such as age, disability, and other vulnerabilities.

The barriers to affordable housing analysis evaluate whether there are any regulatory barriers to affordable housing, including public policies that affect the cost of housing and the incentives to develop, maintain, or improve affordable housing. These include tax policies, land use controls, zoning ordinances, building codes, and policies that negatively impact the return on residential investment.

The broadband and hazard mitigation analysis focuses on the needs of low- and moderate-income communities, particularly as it relates to their gaps in access to high-speed internet and their vulnerability to natural hazards.

Consistent with the HOME Consortium's collaborative approach, the Market Analysis adopts a regional perspective, presenting data and narratives primarily at the County level. Where appropriate, city-specific data and context are incorporated to ensure Santa Maria's unique needs are thoroughly examined and incorporated into the regional framework. This dual focus aligns with HUD's regulatory requirements while emphasizing the City's priorities within the Consortium's broader regional blueprint.



## MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

### Introduction

The economic vitality of the City of Santa Maria is closely tied to the strength of its workforce, the competitiveness of its business sectors, and the adequacy of its infrastructure. This section evaluates the City’s major employment sectors, workforce characteristics, and infrastructure needs, while exploring strategies to enhance economic opportunities and sustain long-term growth.

As a key regional hub, Santa Maria thrives on the strength of its agricultural, healthcare, retail, and tourism industries. However, the City faces challenges that must be addressed to sustain long-term growth and prosperity. These challenges include mismatches between workforce skills and industry needs, infrastructure limitations, and housing affordability concerns that impact access to job opportunities, particularly for low- and moderate-income households. By aligning investments in workforce development, infrastructure, and affordable housing, Santa Maria can fully unlock its potential and create a more competitive and resilient economy.

### 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	7,598	12,287	23	32	9
Arts, Entertainment, Accommodations	4,567	4,088	14	11	-3
Construction	2,021	1,701	6	4	-2
Education and Health Care Services	5,238	6,946	16	18	2
Finance, Insurance, and Real Estate	1,039	1,073	3	3	0
Information	537	381	2	1	-1
Manufacturing	2,677	2,893	8	8	0
Other Services	1,069	1,079	3	3	0
Professional, Scientific, Management Services	1,720	1,225	5	3	-2
Public Administration	0	0	0	0	0
Retail Trade	4,184	4,222	13	11	-2
Transportation and Warehousing	1,098	1,154	3	3	0

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Wholesale Trade	1,348	1,129	4	3	-1
Total	33,096	38,178	--	--	--

**Table 5 - Business Activity**

Data Source: 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)

### Labor Force

Total Population in the Civilian Labor Force	50,540
Civilian Employed Population 16 years and over	47,660
Unemployment Rate	5.70
Unemployment Rate for Ages 16-24	12.34
Unemployment Rate for Ages 25-65	4.12

**Table 6 - Labor Force**

Data Source: 2016-2020 ACS

Occupations by Sector	Number of People
Management, business and financial	6,470
Farming, fisheries and forestry occupations	5,285
Service	5,275
Sales and office	8,035
Construction, extraction, maintenance and repair	14,310
Production, transportation and material moving	3,025

**Table 7 – Occupations by Sector**

Data Source: 2016-2020 ACS

### Travel Time

Travel Time	Number	Percentage
< 30 Minutes	31,931	71%

Travel Time	Number	Percentage
30-59 Minutes	11,384	25%
60 or More Minutes	1,793	4%
<b>Total</b>	<b>45,108</b>	<b>100%</b>

Table 8 - Travel Time

Data Source: 2016-2020 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	14,345	1,060	4,035
High school graduate (includes equivalency)	7,400	375	2,225
Some college or associate's degree	9,965	395	2,530
Bachelor's degree or higher	5,195	165	660

Table 9 - Educational Attainment by Employment Status

Data Source: 2016-2020 ACS

**Educational Attainment by Age**

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	1,205	3,535	4,675	6,070	2,935
9th to 12th grade, no diploma	1,680	1,745	1,080	2,340	595
High school graduate, GED, or alternative	3,775	3,450	2,870	3,745	2,240
Some college, no degree	5,555	3,130	2,255	4,050	2,360
Associate's degree	485	1,195	790	1,485	870
Bachelor's degree	635	1,375	1,260	1,925	1,045
Graduate or professional degree	0	565	510	470	830

Table 10 - Educational Attainment by Age

Data Source: 2016-2020 ACS

## Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	25,112
High school graduate (includes equivalency)	34,265
Some college or associate’s degree	38,981
Bachelor's degree	54,009
Graduate or professional degree	71,085

Table 11 – Median Earnings in the Past 12 Months

Data Source: 2016-2020 ACS

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

The City of Santa Maria’s economy is anchored by several prominent employment sectors, each with unique contributions and challenges. According to Table 45, the City’s workforce and business activity are concentrated in the following key sectors:

- Agriculture, Mining, Oil, and Gas:** Representing over a quarter (26 percent) of workers and nearly 30 percent of jobs, this sector is the backbone of Santa Maria’s economy. The net surplus of jobs compared to workers suggests a reliance on external labor, which highlights challenges in attracting and retaining a local agricultural workforce. Workforce development programs tailored to industry-specific needs are necessary to sustain this critical sector.
- Education and Health Care Services:** Employing 17 percent of the workforce and accounting for 25 percent of jobs, this sector constitutes another key pillar of the City’s economy. The surplus of jobs reflects a high demand for skilled professionals, particularly in healthcare fields that require advanced training. Expanding workforce pipelines and creating opportunities for vocational training in health-related fields will be essential to meet this demand and address labor shortages.
- Retail Trade:** Comprising 10 percent of the workforce and jobs, this sector emphasizes the importance of retail as an economic driver. To sustain the sector’s growth, investments in commercial infrastructure, workforce training programs, and marketing campaigns will be necessary to maintain service quality and attract workers.

- **Arts, Entertainment, and Accommodations:** Accounting for 8 percent of workers and 9 percent of jobs, this sector emphasizes the importance of tourism for the local economy. The County’s cultural and natural attractions bring millions of visitors annually, creating a steady demand for hospitality and entertainment services. To sustain the sector’s growth, investments in tourism infrastructure, workforce training programs, and marketing campaigns will be necessary to maintain service quality and attract workers.

Disparities between the number of workers and available jobs in these sectors reflect underlying challenges. Sectors with more jobs than workers, such as agriculture, rely heavily on non-resident labor, while sectors with more workers than jobs push residents to commute to neighboring regions for employment. Aligning workforce skills with local job opportunities will help reduce these imbalances and foster a more robust local economy.

### **Describe the workforce and infrastructure needs of the business community:**

The economic health of Santa Maria hinges on the alignment of workforce capabilities with the demands of local industries. While the City boasts a relatively large and diverse labor force, there are notable gaps between the skills possessed by workers and the needs of employers. This mismatch is particularly pronounced in sectors experiencing rapid technological advancements, such as renewable energy, advanced manufacturing, and healthcare. Expanding vocational training, adult education, and technical certification programs will be critical to bridge these gaps. Additionally, targeted efforts to improve bilingual education and English language proficiency will enable non-native English speakers to fully participate in the economy, particularly customer-facing industries and professional fields.

Youth employment opportunities also represent a critical need, as the unemployment rate for residents aged 16-24 stands at 2.2 percent. Programs aimed at developing foundational skills and providing pathways to long-term careers can help young residents transition successfully into the workforce. Partnerships between educational institutions, businesses, and workforce development organizations will be essential to achieving this goal.

Infrastructure improvements are equally critical to supporting economic growth. Table 48 reveals that over one-quarter (29 percent) of residents commute more than 30 minutes to work, with 4 percent of these workers commuting over an hour. These lengthy commutes, often driven by a job-to-housing imbalance, strain the transportation network and impose significant financial and time burdens on workers. The disparity is particularly pronounced between South and North County, with South County hosting a disproportionate share of jobs but lacking affordable housing options for low- and moderate-income workers. This imbalance forces many workers to seek housing in North County, further exacerbating transportation challenges.

As revealed during the public meetings, investments in affordable housing near employment centers are essential to reducing commute times and improving job accessibility. These investments would not only ease the burden on transportation infrastructure but also enhance residents' quality of life by promoting greater economic access. Concurrently, improvements in public transit, road networks, and broadband infrastructure will support job creation and facilitate telework, e-commerce, and remote education opportunities, particularly in underserved areas.

**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.**

Several economic initiatives are expected to shape Santa Maria's development during the planning period. The growth of renewable energy and aerospace industries presents significant opportunities for high-wage job creation. These emerging sectors will require a skilled labor force equipped to meet the demands of green technologies and advanced manufacturing. Workforce development programs must align with these industries to ensure that residents can take advantage of these opportunities.

Similarly, the tourism industry is also poised for recovery following the impacts of the COVID-19 pandemic. By investing in tourism infrastructure and promoting Santa Maria's cultural and natural attractions, the City can capitalize on increased demand for hospitality and entertainment services, sustaining tourism as a key economic driver.

Additionally, ongoing public infrastructure projects will further stimulate job creation in construction, technology, and related fields. For instance, the Santa Barbara County Last- Mile Broadband Program aims to expand internet access in underserved communities including Santa Maria, which will unlock opportunities in telework, online education, and e-commerce, improving economic mobility for residents and businesses alike.

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

Santa Maria's labor force consists of 50,539 residents, with 44,660 individuals employed and an unemployment rate of 5.7 percent. While the workforce is relatively large and diverse, significant gaps remain between the skills of workers and the demands of employers, particularly in industries experiencing rapid technological advancements. The workforce is heavily concentrated on farming, service industries, and sales or office occupations, which collectively account for more than half of all employment. While these sectors provide significant opportunities, the

concentration in traditional and service-based industries highlights the need to diversify the local economy by developing high-wage industries such as advanced manufacturing, renewable energy, and healthcare.

Educational attainment remains a critical factor influencing workforce participation and earnings. Approximately 29 percent of the workforce lacks a high school diploma, limiting access to higher-paying jobs and contributing to economic disparities. In contrast, residents with a bachelor's degree or higher earn significantly more, with median annual earnings of \$54,009, compared to \$25,112 for those without a high school diploma. Expanding access to education, technical certifications, and vocational training programs will be vital to bridge this gap and equipping residents with the skills needed to participate in emerging industries that offer greater earning potential and opportunities for upward mobility.

**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.**

Santa Maria benefits from a variety of workforce training initiatives that support economic mobility and address skills gaps. Community colleges such as Santa Barbara City College and Allan Hancock College offer programs in health care, technology, and skilled trades, while Cuesta College's Aviation Maintenance Technician program prepares students for careers in the aerospace industry.

The Santa Barbara County Workforce Investment Board (WIB) plays a critical role in connecting jobs seekers with training opportunities, offering career counseling, job placement, and apprenticeships in high-demand industries such as construction and manufacturing.

Innovation hubs like the Cal Poly San Luis Obispo Hothouse and UC Santa Barbara's Nanofabrication Facility and Quantum Foundry support entrepreneurship and advanced technical training. These resources provide pathways to high-paying jobs in emerging industries while fostering local innovation and economic diversification. Together, these initiatives enhance employment opportunities for low- and moderate-income residents, contributing to the County's long-term economic resilience.

**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.**

The Counties of Santa Barbara and San Luis Obispo prepared the region’s first-ever Comprehensive Economic Development Strategy (CEDS) in 2024. The CEDS serves as a blueprint for building economic resilience and promoting sustainable growth over a five-year horizon.

The 2024 CEDS identifies three broad goals: supporting people through workforce development and wraparound services, fostering innovation in emerging industries, and prioritizing place-based investments in affordable housing and infrastructure improvements. These strategies closely align with the Consolidated Plan’s objectives, particularly in addressing barriers to affordable housing and ensuring underserved neighborhoods have the necessary infrastructure to access economic opportunities.

## **Discussion**

The City of Santa Maria’s economy is at a critical juncture. By addressing workforce skill gaps, improving infrastructure, and investing in affordable housing, the City can enhance its competitiveness while creating economic opportunities for low- and moderate-income residents. Strategic use of HUD funds will play a critical role in supporting these objectives, particularly in improving public infrastructure and expanding affordable housing options for low- and moderate-income residents.

The County’s Workforce Housing Study identifies innovative housing strategies such as Community Land Trusts (CLTs) as a key tool for increasing long-term housing affordability and expanding access to homeownership near employment hubs. HUD funds will be instrumental in supporting these objectives, particularly in enhancing public infrastructure, supporting CLTs and other shared equity models, and expanding affordable rental and homeownership opportunities. These investments help address the needs of low- and moderate-income workers, and directly contribute to business retention, talent attraction, and long-term economic resilience.

## **MA-50 Needs and Market Analysis Discussion**

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

This section evaluates whether the City of Santa Maria has areas where households face disproportionately high rates of housing problems, such as cost burden, overcrowding, and substandard housing conditions. To identify these areas, a “concentration” is defined as any census tract where the percentage of households experiencing housing problems exceeds the Countywide average by at least 10 percentage points. This methodology allows for consistent evaluation of disparities and ensures resources are directed to areas of greatest need.

Countywide, 45.6 percent of households experience housing problems. Census tracts with over 55.6 percent of households experiencing these issues are identified as areas with a concentration of housing problems. Based on this threshold, the most acute challenges were observed in the following 10 census tracts:

- 2205 (City of Santa Maria): 62.75%
- 2206 (City of Santa Maria): 59%
- 2304 (City of Santa Maria): 63.32%
- 2309 (City of Santa Maria): 67.81%
- 2310 (City of Santa Maria): 69.53%
- 2405 (City of Santa Maria): 75%
- 2406 (City of Santa Maria): 80.57%
- 2407 (City of Santa Maria): 68.23%
- 2408 (City of Santa Maria): 75.89%
- 2410 (City of Santa Maria): 57.88%

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

The racial/ethnic composition of the HOME Consortium participating jurisdictions varies, though trends in each jurisdiction since 1990 generally mirror the trends Countywide:

- *Goleta*, which was incorporated as a city in 2002, has a majority White population (50.3%), with a smaller Hispanic population (33.7%) and a larger AAPI population (10.1%) than the County as a whole. African Americans comprise approximately 2.5% of the population, which is slightly higher than the County overall. Between 1990 and 2020, population trends in Goleta have mirrored the County, with a declining non-Hispanic White population, and growing Hispanic and AAPI populations.
- *Lompoc* has a majority Hispanic population (60.4%), with smaller non-Hispanic White (29.1%) and AAPI (3.8%) populations than the County overall. Lompoc has a higher percentage of African American residents (3.1%) than the County overall. In 1990, Lompoc was majority non-Hispanic

White. Between 1990 and 2020, the Hispanic population in Lompoc nearly tripled while the non-Hispanic White population declined by almost half. The populations of African American and AAPI residents also declined slightly over this same period.

- *Santa Maria* also has a majority Hispanic population (76.7%), with smaller non-Hispanic White (15.4%), AAPI (4.7%), and African American (1.2%) populations than the County overall. Since 1990, the population of Hispanic residents has more than doubled in Santa Maria, while the non-Hispanic White population has declined by almost half.

Based on this, there is one R/ECAP located in Santa Maria (Census Tract 2101). Most residents in the R/ECAP are Hispanic (62.4% of the R/ECAP population), and approximately one in five (22.3%) were born in Mexico. The R/ECAP in Santa Maria has a higher percentage of non-Hispanic White residents and a lower percentage of Hispanic residents than the city overall: *non-Hispanic White* individuals comprise 15.4% of Santa Maria's population and 31.2% of the R/ECAP population; Hispanic residents comprise 76.7% of the city's population and 62.4% of the R/ECAP population.

Although Santa Barbara County does not have significant R/ECAPs, several census tracts exhibit high concentrations of low-income households. As shown in the Needs Assessment, concentrations of low-income households largely coincide with areas already identified as experiencing disproportionately high rates of housing problems (**Map 4**). These areas often face overlapping challenges related to housing affordability, access to quality education, and economic mobility.

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

As noted throughout the 25-29 Regional AI, in Santa Barbara County Hispanic and Black residents are exposed to adverse community factors more frequently than other racial/ethnic groups, whereas non-Hispanic White residents tend to have better access to opportunities than other racial/ethnic groups. Specifically:

- Hispanic residents of Santa Barbara County have poor access to neighborhoods with proficient schools and are most likely to live in high-poverty neighborhoods. Additionally, Hispanic residents living below the Federal poverty line are the least likely of any group to live in neighborhoods with high labor force participation and human capital.
- Black residents of Santa Barbara County are least likely to live near employment centers, do not have good access to neighborhoods with high labor force participation and human capital, and have the highest poverty rate of any racial/ethnic group in the County. Additionally, Black residents living below the Federal poverty line have the least access of any group to neighborhoods with high-performing schools.
- Non-Hispanic White residents of Santa Barbara County, in comparison, are most likely to live in neighborhoods with high-performing schools, high labor force participation and human capital, low poverty rates, and that are near employment centers. Non-Hispanic White residents also have the lowest poverty and unemployment rates of any group in the County.

Regarding the geographic distribution of opportunities, residents of Santa Maria appear to experience low access to opportunities. Specifically, in comparison to the County overall, residents in *Santa Maria*, which includes concentrations of Hispanic residents, Mexican-born individuals, and Spanish-speaking LEP individuals, have less access to high-performing schools, neighborhoods with high labor force participation and human capital, public transit, and low-poverty neighborhoods.

Overall, access to opportunities improves from north to south in the County of Santa Barbara, with areas on the south side of the County having better economic, education, and job proximity scores than areas on the north side.

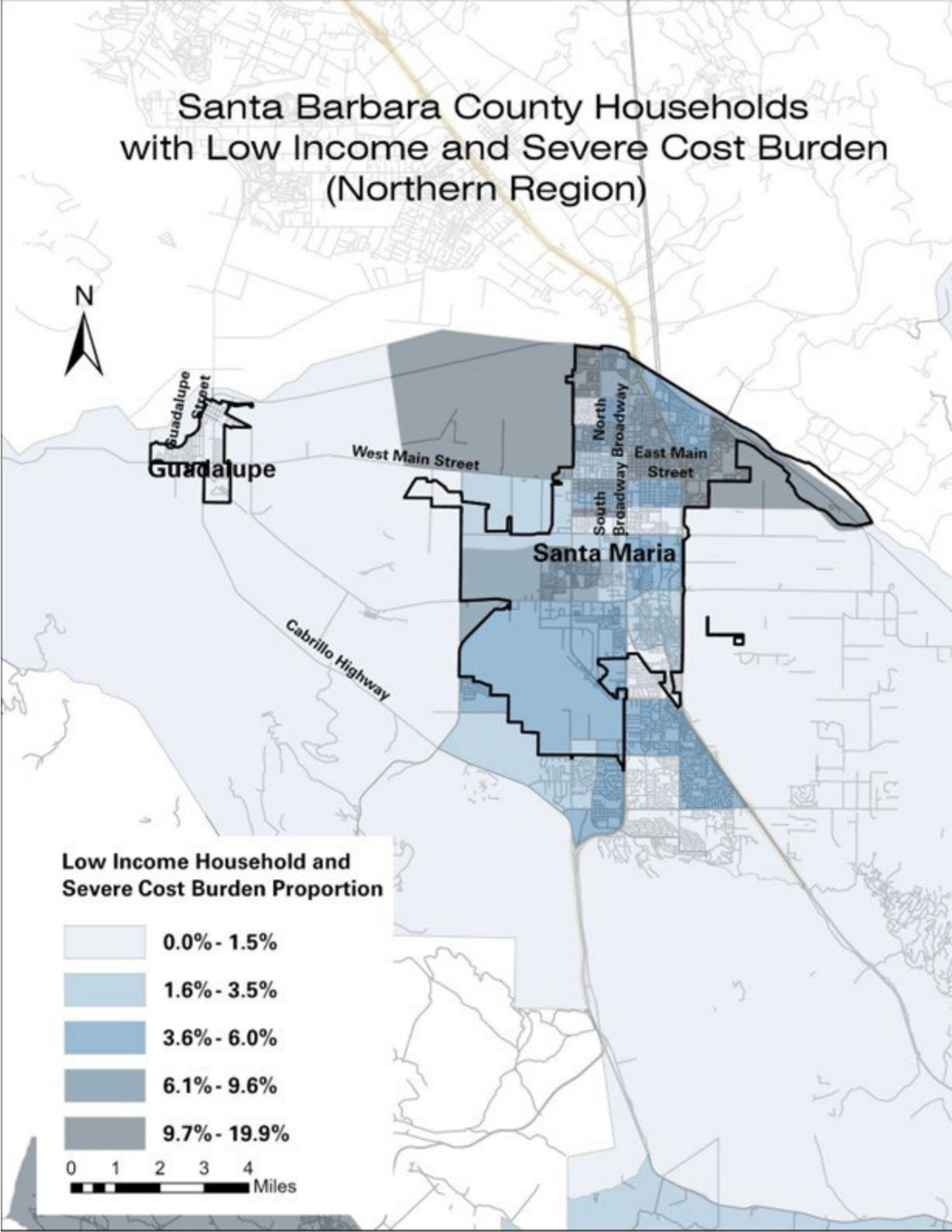
### **Are there any community assets in these areas/neighborhoods?**

Despite these challenges, neighborhoods with concentrated housing problems and racial or ethnic minorities possess valuable community assets that can serve as building blocks for revitalization. The City of Santa Maria has unique features that can be leveraged to improve the quality of life and economic opportunities for residents.

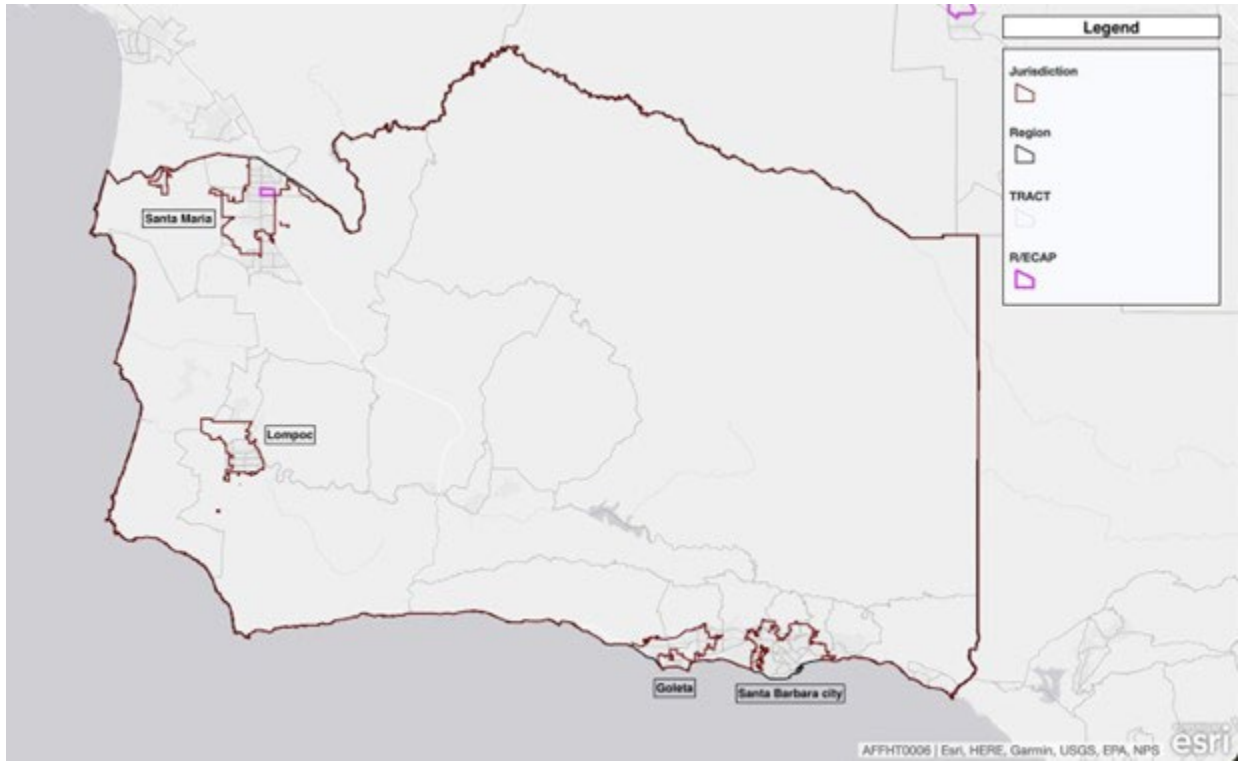
For example, Santa Maria's agricultural base provides opportunities for workforce development programs tailored to high-demand skills in farming, agricultural technology, and food production. Similarly, the City's proximity to Vandenberg Space Force Base presents opportunities to engage with NASA, SpaceX, and other aerospace companies to establish workforce training programs that prepare residents for high-paying, in-demand jobs in advanced manufacturing.

### **Are there other strategic opportunities in any of these areas?**

Addressing the overlapping challenges faced by these communities requires a comprehensive approach that combines investments in housing, infrastructure, and public services. By aligning local resources with these strategies and leveraging HUD funding, the City can make meaningful progress toward reducing systemic inequities and revitalizing its most underserved neighborhoods. Collaborative efforts among the County, Cities, non-profit organizations, and private sector partners will ensure that investments are impactful, cost-effective, and sustainable.



**Map 4 - Low-Income Household with Severe Cost Burden (Santa Maria)**



**Map 5 - R/ECAPs (Santa Barbara County)**

## **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.**

Access to reliable high-speed internet is a critical component of modern life, enabling residents to pursue education, secure employment, access telehealth services, and engage in civic life. In Santa Maria, while most residents have access to broadband through fixed and mobile technologies, significant disparities persist, particularly for low- and moderate-income households and neighborhoods. Faster, more reliable, and affordable broadband connections are essential to addressing these service gaps and ensuring all residents have equitable access to opportunities.

The County's Broadband Strategic Plan (BSP) reveals notable gaps in access and affordability. Approximately 25% of households earning less than \$20,000 per year lack internet access, and nine percent of all households in the County are without any internet service. Even among those with access, infrastructure quality varies significantly, impacting the speed and reliability of connections. About eight percent of the population resides in underserved neighborhoods that lack adequate broadband service, defined by the Federal Communications Commission (FCC) as 25 megabits per second (Mbps) download and three Mbps upload speeds, or 25/3 Mbps.

Affordability remains a critical barrier. From 2021 through February of 2024, the FCC's Affordable Connectivity Program (ACP) provided low-income households with up to \$50 per month for broadband services. As of December 2023, over 23,650 households in Santa Barbara County participated in the program, demonstrating significant demand for affordable internet options. The program's discontinuation leaves a significant gap, emphasizing the need for alternative financial assistance programs to maintain connectivity for vulnerable populations.

Santa Barbara County adheres to HUD's "Narrowing the Digital Divide" rule (81 FR 92626), requiring broadband infrastructure in all new construction and substantial rehabilitation of multi-family housing financed with HUD funds. This policy ensures that residents of HUD-assisted properties have access to adequate broadband services at the minimum threshold of 25/3 Mbps. However, continued action is needed to address existing gaps in access and affordability across the broader community.

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

In areas with few ISPs, residents often face higher prices, slower speeds, and inconsistent service quality. This lack of competition disproportionately impacts low-income neighborhoods and rural areas, where providers are less likely to invest in high-quality infrastructure due to perceived lower

profitability. Encouraging the entry of additional ISPs and increasing competition is vital to fostering a more equitable broadband market, as it drives improvements in service quality and affordability.

The City of Santa Maria recognizes the need for free, accessible Wi-Fi. As a result, the city is utilizing CDBG-CV dollars to fund the Wi-Fi Accessibility Capital Project (IDIS #858). In collaboration with the City's Information Technology (IT) Division, the project will provide broadband accessibility in neighborhoods that are 51 percent or more low- to moderate-income census tracts. Using CDBG-CV for broadband accessibility will expand the City's fiber network into selected areas and provide free Wi-Fi in public places like the City's public facilities and parks. Ten locations will be equipped with public Wi-Fi. They include:

- Adam Park (600 W. Enos Street)
- Grogan Community Center (1155 W. Rancho Verde)
- Veterans Memorial Community Center (313 West Tunnell Street)
- Preisker Park (330 Hidden Pines Way)
- Buena Vista Park (800 S. Pine Street)
- Atkinson Community Center (1000 North Railroad)
- Newlove Community Center (1619 S. Thornburg Street)
- Russell Park (1000 West Church Street)
- Minami Community Center (600 W. Enos Drive)
- Mussell Senior Center (510 East Park Street)

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

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

The City of Santa Maria is increasingly vulnerable to a range of natural hazards intensified by climate change. The 2023 Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) identifies wildfires, droughts and water shortages, earthquakes, and extreme weather events such as heatwaves and flooding as the most significant threats to public safety, infrastructure, and housing stability. These hazards are not only becoming more frequent but are also increasing in severity, emphasizing the need for proactive mitigation strategies.

Rising temperatures, prolonged droughts, and changes in vegetation driven by climate change are expected to dramatically increase the frequency and intensity of wildfires. These events, such as the Thomas Fire and subsequent debris flows, not only threaten public safety and property but also impose severe strains on local firefighting resources. For low- and moderate-income households, the recovery process is especially challenging as many lack insurance coverage of the financial resources necessary to rebuild or repair their homes.

Erratic precipitation patterns and reduced snowpack levels have led to persistent drought conditions, jeopardizing water availability across the County. Reservoir levels are projected to decline further, threatening agricultural productivity, residential water access, and municipal supply systems. The impacts of drought disproportionately affect low-income communities and rural areas, where higher water bills and restricted access to clean water exacerbate existing economic vulnerabilities. Without proactive measures, the risk of desertification and water insecurity will continue to grow.

The frequency and intensity of heavy rainfall events and severe storms are projected to increase due to climate change. These events elevate the risk of flash flooding and mudslides, particularly in areas with outdated stormwater infrastructure. The MJHMP identifies high flood hazard zones, including coastal communities and neighborhoods with inadequate drainage systems, placing them at heightened risk. Rising sea levels exacerbate these risks, with flooding projected to affect over 12% of the County's population by 2060. For low-income neighborhoods, flooding is particularly destructive, as housing structures often lack the resilience to withstand severe weather conditions, leading to property damage, displacement, and prolonged recovery periods.

Earthquake risks remain a persistent concern, given Santa Barbara County's location within a seismically active region. The MJHMP outlines vulnerabilities to critical infrastructure and residential buildings, especially in older neighborhoods with unreinforced masonry structures. Earthquake-induced utility outages and fires add further layers of risk, especially in densely populated areas.

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

Low- and moderate-income households are disproportionately affected by these hazards due to their limited financial capacity. Many of these households reside in poorly maintained homes that lack essential features such as modern insulation, fire-resistant materials, seismic retrofitting, or flood-proof construction. Moreover, these residences are often located in high-risk areas such as floodplains and wildfire-prone regions, leaving residents more vulnerable to damage, displacement, and health risks during and after natural hazard events.

The County has identified eight Environmental Justice Communities (EJC) that are particularly vulnerable to natural hazards due to their socioeconomic conditions, including Cuyama, New Cuyama, Maricopa, Sisquoc, Garey, Casmalia, Los Alamos, and Isla Vista. These EJs are characterized by high poverty rates, aging infrastructure, and limited access to emergency services, making them less resilient to disasters. For instance, extreme heat events disproportionately affect households without air conditioning, while flood-prone EJs face compounding risks of property damage and displacement during severe storms.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The Strategic Plan is a guide for the City of Santa Maria to establish its housing and community development priorities, strategies, and objectives for the investment of CDBG funds over the next five years, beginning July 1, 2025 and ending June 30, 2030.

The priority needs and goals established in this Strategic Plan (Plan) are based on analysis of information, including the results of the Resident Survey and housing and community development data elements required by HUD in the online Consolidated Plan system (the eCon Planning Suite). In consideration of community input and available data, the seven priority needs listed below are established as part of this Plan.

- Expand public services for low- and moderate-income people and areas
- Prevent and reduce homelessness
- Improve public facilities and infrastructure
- Address material barriers to accessibility
- Preserve the supply of affordable housing
- Increase the supply of affordable housing
- Ensure equal access to housing opportunities

Consistent with HUD's national goals for the CDBG program to provide decent housing opportunities, maintain a suitable living environment, and expand economic opportunities for low- and moderate-income residents, the priority needs listed above will be addressed over the next five years through the implementation of CDBG funded activities aligned with the following five measurable Strategic Plan goals:

- Public Services
- Public Facilities and Infrastructure Improvements
- Affordable Housing
- Fair Housing Services
- Planning and Administration

## SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

### Geographic Area

Table 12 - Geographic Priority Areas

<b>1</b>	<b>Area Name:</b>	Santa Maria Citywide
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	<ul style="list-style-type: none"> <li>• Santa Maria is the most populous city in Santa Barbara County, located on the Central Coast. The City has an estimated population of 110,608 as of January 1, 2024. The city is known for its diverse population, with a large Hispanic or Latino community making up the majority, followed by White, Asian, and other races. Other notable demographic characteristics include a high percentage of foreign-born residents, a significant number of households with children, and a relatively high rate of homeownership.</li> </ul>

<p><b>Include specific housing and commercial characteristics of this target area.</b></p>	<p>Housing Market:</p> <ul style="list-style-type: none"> <li>• Seller's Market: Santa Maria's housing market currently favors sellers, indicated by higher prices and faster home sales.</li> <li>• Median Sold Price: In May 2025, the median home sold price was \$665,000, a 2.9% increase from the previous year. The median price per square foot was \$388.</li> <li>• Fast Sales: Homes are selling quickly, with an average of 11 days on the market in May 2025. 87% of homes sold within 30 days during this period.</li> <li>• Multiple Offers: The market is competitive, with many homes receiving multiple offers. Some homes sell above the list price.</li> <li>• Diverse Options: Santa Maria offers a mix of housing styles, including Mediterranean, contemporary, and Minimal Traditional-style bungalows.</li> <li>• Rental Community: The city has a significant rental community with apartment complexes and turnkey properties available.</li> <li>• Affordable Housing: There are ongoing efforts to address the need for affordable housing, though the demand currently outpaces the supply.</li> <li>• Average Rent: The average rent in Santa Maria is approximately \$2,500. However, different sources provide slightly varying figures (e.g., \$1,893 and \$2,360).</li> <li>• Rent Ranges: Rent prices vary, with a significant portion of apartments falling between \$2,001 and \$3,000.</li> <li>• Relative Affordability: While Santa Maria is more expensive than the national average, housing costs are more affordable than in nearby communities like Santa Barbara.</li> <li>• Cheaper to Rent than Buy: Reports suggest it is generally more affordable to rent than to buy in Santa Maria.</li> </ul>
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	<p>Commercial Real Estate Market:</p> <ul style="list-style-type: none"> <li>• Industrial Market Strength: The industrial property market in Santa Maria is stronger than the national average.</li> <li>• Retail Market Weakness: Conversely, the retail property market is weaker than the national average.</li> <li>• Office Market Stability: The office property market is considered to be about the same as the national average.</li> <li>• Hotel/Lodging Strength: The hotel and lodging property market is stronger than the national average.</li> <li>• Market Recovery: The commercial real estate market is gradually recovering, though challenges remain, such as elevated vacancy rates in the office sector.</li> <li>• Increased Activity: Recent commercial real estate sales have shown increased activity, potentially due to pent-up demand and increased inventory.</li> <li>• Vacancy Rates: Vacancy rates in the commercial sector show mixed results across different property types and locations within Santa Barbara County.</li> </ul>
<p><b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b></p>	<p>See PR-15 - Citizen Participation</p>
<p><b>Identify the needs in this target area.</b></p>	<p>See MA-50 - Needs and Market Analysis Discussion</p>

<p><b>What are the opportunities for improvement in this target area?</b></p>	<p>Per Google AI, several census tracts in Santa Maria are designated as low-to-moderate income areas. Census Tract 24.03, for example, is identified as a Low-Income Community Opportunity Zone, with a median household income significantly below the state average. Other areas, like Tracts 22.10, 22.11, and 21.01, are also listed as having low income levels, according to Data USA - <a href="https://datausa.io/profile/geo/santa-maria-ca">https://datausa.io/profile/geo/santa-maria-ca</a>. Here's a more detailed breakdown:  Census Tract 24.03: This tract is designated as a Low-Income Community Opportunity Zone and has a median household income of approximately \$54,000, which is 32% lower than the California median.  Census Tract 24.04: This tract has a very low median income of \$21,901, according to Data Commons - <a href="https://datacommons.org/place/geoid/06083002404">https://datacommons.org/place/geoid/06083002404</a>  Other potentially low-income tracts:  Census Tracts 22.10, 22.11, and 21.01 are also listed as having low income levels, according to Data USA - <a href="https://datausa.io/profile/geo/santa-maria-ca">https://datausa.io/profile/geo/santa-maria-ca</a>.  These tracts are often targeted for economic development and community investment initiatives designed to address poverty and improve living conditions.</p>
<p><b>Are there barriers to improvement in this target area?</b></p>	<p>The increased cost of living, which is an issue throughout the state, not just in this target area.</p>

**General Allocation Priorities**

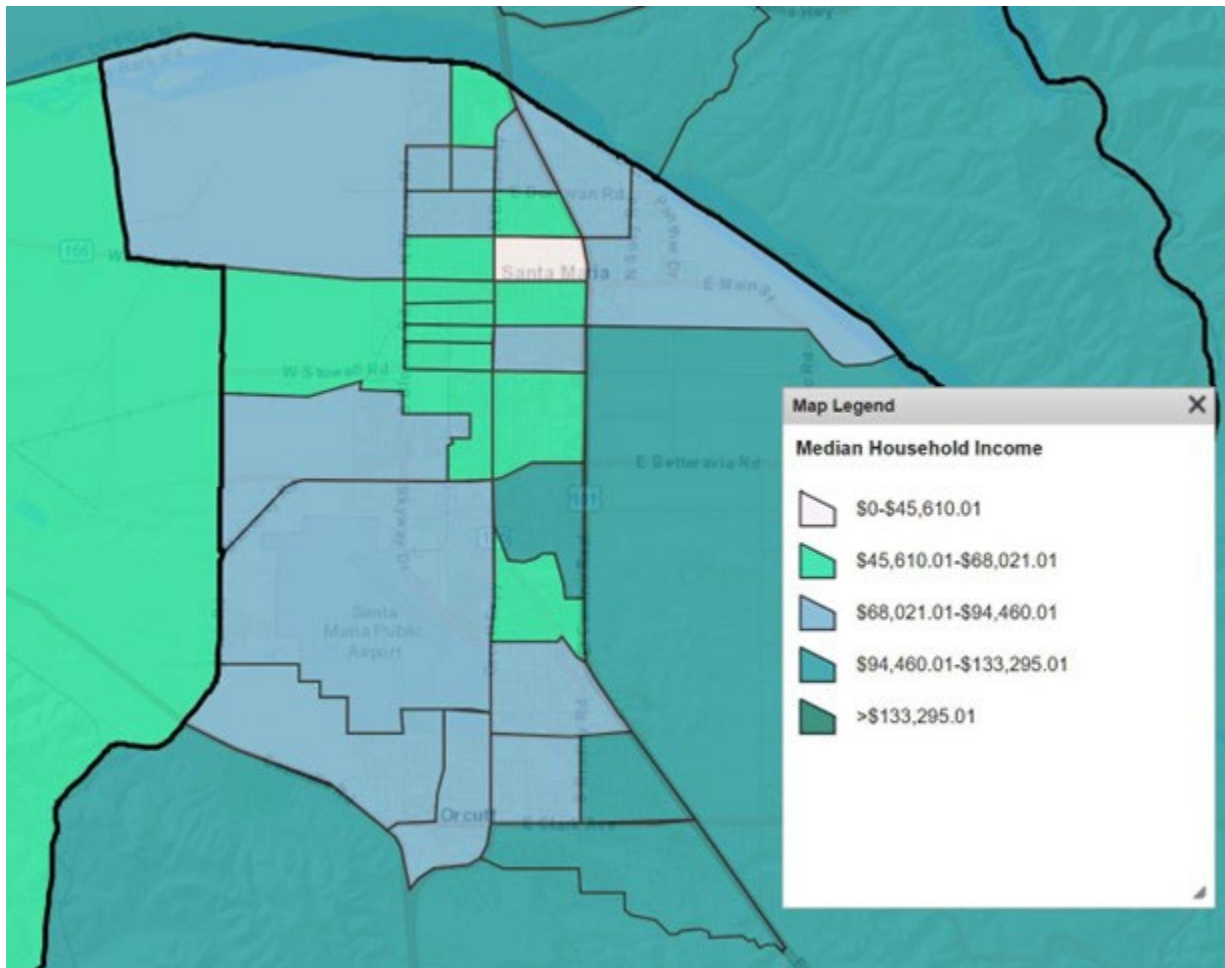
Describe the basis for allocating investments geographically within the state

Santa Maria is a rapidly growing City with a diverse population and evolving community needs. As outlined in the Needs Assessment, the median household income in Santa Maria is \$67,634. However, HUD’s Community Planning and Development (CPD) mapping system reveals that 10 Census Tracts within the City have a median household income of \$68,021 or less. Among these, at least one Census Tract has a median household income of \$45,610 or less, indicating a significant concentration of lower-income households. These lower-income Census Tracts are primarily concentrated in the central and northern parts of the City. Given these findings, the City has developed an allocation strategy that balances citywide investments with targeted neighborhood revitalization efforts.

During the Consolidated Plan cycle, CDBG funding will be principally directed toward activities that serve low- and moderate-income residents citywide. While Santa Maria remains committed to ensuring all

qualifying residents have access to these resources, it will also consider funding neighborhood-specific projects in areas where at least 51 percent of residents are low- and moderate-income.

Santa Maria’s funding strategy is designed to be both flexible and intentional. While the City recognizes the broad, citywide need for CDBG investments, it also acknowledges that certain neighborhoods face more severe housing and community development challenges than others. Therefore, the City’s approach balances citywide resource allocation with targeted, place-based revitalization efforts to achieve the greatest possible impact.



Map 6 - Median House Income (Santa Maria)

## SP-25 Priority Needs - 91.415, 91.215(a)(2)

### Priority Needs

Table 13 – Priority Needs Summary

<b>1</b>	<b>Priority Need Name</b>	Expand public services for LMI People and Areas
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents 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
	<b>Geographic Areas Affected</b>	Santa Maria Citywide
	<b>Associated Goals</b>	Public Services Planning and Administration

	<b>Description</b>	<p>Santa Maria is home to 15,335 low- and moderate-income households, representing 55% of all households in the City. Many of these residents, particularly at-risk youth, seniors, individuals with disabilities, and survivors of domestic violence, face persistent barriers to stability, wellness, and self-sufficiency. These barriers often stem from limited access to essential resources such as food, housing and shelter, clothing, health care, and safety services.</p> <p>High-quality public services are essential to enhancing the well-being, independence, and economic resilience of vulnerable households. These include programs that will help prevent juvenile delinquency, support survivors of domestic violence, address family instability, and provide early intervention for at-risk youth. Additionally, the City seeks to expand educational and development opportunities for residents of all ages through programs that improve educational outcomes for children and provide adult literacy and life skills education that fosters long-term stability and success. Investments in service delivery help prevent crises before they escalate, reduce reliance on emergency systems, and build long-term capacity for individuals and families to thrive.</p>
	<b>Basis for Relative Priority</b>	<p>Expanding access to public services was consistently identified as a high priority through resident surveys, stakeholder consultations, and community meetings. The Block Grant Advisory Committee (BGAC) further emphasized the importance of addressing the critical needs of low- and moderate-income households, particularly at-risk youth, seniors, and underserved populations. The BGAC also prioritized expanding educational and development opportunities to improve long-term outcomes. Supporting a robust network of service providers is vital to advancing the City’s goal of promoting stability, safety, and long-term growth for residents at every stage of life.</p>
2	<b>Priority Need Name</b>	Prevent and reduce homelessness
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	<b>Geographic Areas Affected</b>	Santa Maria Citywide
	<b>Associated Goals</b>	Public Services Planning and Administration
	<b>Description</b>	<p>Santa Maria has a growing homeless population, with 424 individuals identified as homeless in the 2024 Point-In-Time (PIT) Count. Additionally, the Needs Assessment shows that 2,125 extremely low- and low-income renters face severe cost burdens, placing them at imminent risk of homelessness.</p> <p>Addressing homelessness in the City requires a comprehensive, coordinated, and housing-focused response. This includes both immediate and preventative solutions, such as increased shelter capacity, transitional housing, rental assistance, flexible financial support, and wraparound supportive services. Emphasis will be placed on programs that prevent homelessness among at-risk youth, elderly residents, and individuals with disabilities or health-related needs.</p>
	<b>Basis for Relative Priority</b>	Preventing and reducing homelessness is one of the City’s top priorities. Stakeholders emphasized the importance of early intervention to stabilize at-risk individuals before they become homeless. This includes addressing the needs of at-risk youth and underserved populations through preventative services that reduce the incidence of family violence, school disengagement, and substance abuse which are key pathways into homelessness. Through partnerships with the CoC, service providers, and housing developers, the City will support a range of activities that address both the immediate needs of people experiencing homelessness and the structural factors that contribute to housing instability.
<b>3</b>	<b>Priority Need Name</b>	Improve public facilities and infrastructure
	<b>Priority Level</b>	High

	<b>Population</b>	Non-housing Community Development
	<b>Geographic Areas Affected</b>	Santa Maria Citywide
	<b>Associated Goals</b>	Public Facilities & Infrastructure Improvements Planning and Administration
	<b>Description</b>	The City’s General Plan highlights the need for improved public facilities and infrastructure. Many low- and moderate-income neighborhoods have deteriorated roads, outdated utilities, and inadequate public spaces. Investments in youth centers, parks, emergency shelters, and senior facilities are needed, along with improvements to sidewalks, streets, drainage, and utility systems. These improvements will enhance walkability, accessibility, and resilience to environmental hazards in underserved areas. The City is particularly focused on revitalizing existing neighborhoods by enhancing public facilities to ensure residents have safe, accessible spaces that meet the needs of at-risk youth, families, seniors, and people with disabilities.
	<b>Basis for Relative Priority</b>	The need to improve public facilities and infrastructure is informed by the results of the resident survey, input received during the community meetings, and the City’s ongoing assessment of critical community facilities as evidenced in the General Plan. The BGAC also emphasized the importance of revitalizing neighborhoods through improved infrastructure and service capacity. Enhancing public facilities and infrastructure in underserved areas is a key strategy to improve safety, promote social cohesion, and support the delivery of services to people experiencing homelessness, at-risk youth, and residents with special needs.
4	<b>Priority Need Name</b>	Address material barriers to accessibility
	<b>Priority Level</b>	High
	<b>Population</b>	Elderly Frail Elderly Persons with Physical Disabilities Non-housing Community Development
	<b>Geographic Areas Affected</b>	Santa Maria Citywide
	<b>Associated Goals</b>	Public Facilities & Infrastructure Improvements Planning and Administration

	<b>Description</b>	Many public buildings, sidewalks, and parks lack necessary accessibility features, making it difficult for seniors and people with disabilities to navigate the community. ACS data (S1810) highlights that 12,444 individuals in Santa Maria have a disability, of which 11,403 are disabled adults. In addition, an estimated 4,416 elderly households face accessibility challenges. Installing accessibility features such as ramps, widened sidewalks and doorways, as well as sensory aids, improves pedestrian safety, supports aging in place, and helps residents participate fully in civic life.
	<b>Basis for Relative Priority</b>	Addressing barriers to accessibility is rated as a high priority need for the City to ensure residents can age in place and access essential services.
<b>5</b>	<b>Priority Need Name</b>	Preserve the supply of affordable housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate
	<b>Geographic Areas Affected</b>	Santa Maria Citywide
	<b>Associated Goals</b>	Affordable Housing Planning and Administration

	<p><b>Description</b></p> <p>The City of Santa Maria faces growing challenges related to the condition, affordability, and accessibility of its existing housing stock. As the City’s housing stock ages, a growing percentage of housing units may need rehabilitation to allow them to remain safe and habitable. This situation is of particular concern for low- and moderate-income households, who often lack the financial resources to make necessary repairs. Compounding these challenges, over one half (52%) of the homeowner housing stock was built before 1980, increasing the likelihood of structural deficiencies, outdated electrical and plumbing systems, and lead-based paint hazards. The condition and aging nature of the housing stock emphasizes the critical need for housing rehabilitation programs that support homeowners in addressing health and safety hazards, enhancing overall habitability, and improving accessibility.</p> <p>Rental affordability also remains a major concern. Between 2010 and 2020, median contract rents increased by 36 percent, from \$1,085 to \$1,475. Additionally, the Needs Assessment revealed widespread housing cost burdens affecting 5,794 low- and moderate-income renters, with the greatest challenges faced by 2,279 renters that are severely cost burdened. Expanding rental assistance programs is essential to alleviate these cost burdens and help these households maintain stable housing.</p>
	<p><b>Basis for Relative Priority</b></p> <p>The aging condition of Santa Maria’s housing stock presents both a challenge and an opportunity. Rehabilitation of existing housing is a cost-effective way to extend the lifespan of properties that are already affordable to low- and moderate-income homeowners, improve safety and habitability, and support aging in place. Housing preservation is rated as a high priority based on the demand for services reported by the Community Action Commission of Santa Barbara County (CommUnify) and Community Action Partnership of SLO County (CAPSLO).</p> <p>To address the affordable housing needs of renters, the City is prioritizing the investment of funds toward a Tenant-Based Rental Assistance (TBRA) program, which is essential for the affordability and availability of decent, safe, sanitary housing. Together, these strategies form a core component of the City’s commitment to preserving affordable housing opportunities for low- and moderate-income residents.</p>
6	<p><b>Priority Need Name</b></p> <p>Increase the supply of affordable housing</p>
	<p><b>Priority Level</b></p> <p>High</p>

<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents
<b>Geographic Areas Affected</b>	Santa Maria Citywide
<b>Associated Goals</b>	Affordable Housing Planning and Administration
<b>Description</b>	<p>The City faces a significant shortage of adequate housing to meet the diverse needs of its residents. Households vary widely in size, structure, and needs, from single-person households and seniors aging in place, to large families requiring multiple bedrooms, to individuals with disabilities in need of accessibility features. However, the current housing stock does not adequately reflect this diversity, resulting in a mismatch between available units and actual housing needs.</p> <p>Santa Maria’s housing market is characterized by limited inventory, rising demand, and increasing construction costs, all of which contribute to affordability challenges. The shortage of small, affordable units makes it difficult for single individuals, small families, and seniors to find suitable homes, while large families struggle with overcrowding due to a lack of multi-bedroom housing options. Additionally, residents with disabilities face barriers to securing homes with necessary accessibility features such as ramps, widened doorways, and sensory adaptations.</p> <p>Addressing these challenges requires a comprehensive approach that includes expanding the supply of affordable housing across all unit types and sizes, incorporating accessible design features, and promoting housing development in areas with access to transportation, services, and employment opportunities.</p>
<b>Basis for Relative Priority</b>	Feedback from residents and stakeholders consistently identified the need for more affordable housing options that are suitable for households of all sizes and compositions. Developing affordable rental and homeownership opportunities is a high priority to meet the growing demand and reduce housing cost burdens, overcrowding, and substandard housing conditions. Expanding the availability of well-designed, appropriately sized, and accessible housing units is critical to ensuring housing meets the evolving needs of the City’s population.

<b>7</b>	<b>Priority Need Name</b>	Ensure equal access to housing opportunities
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Rural 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
	<b>Geographic Areas Affected</b>	Santa Maria Citywide
	<b>Associated Goals</b>	Fair Housing Services Planning and Administration

<b>Description</b>	The City of Santa Maria is committed to affirmatively furthering fair housing and ensuring that all residents, regardless of race, ethnicity, national origin, religion, sex, familial status, disability, or other protected characteristics, have equal access to safe, decent, and affordable housing. This includes providing counseling on fair housing rights, monitoring for discriminatory practices, and advocating on behalf of residents seeking reasonable accommodations.
<b>Basis for Relative Priority</b>	Ensuring equal access to housing is a federal requirement and a high priority for Santa Maria, as demonstrated by the goals outlined in the City’s most recently adopted Housing Element. The City will continue to certify compliance with HUD’s fair housing requirements in each Annual Action Plan and will take meaningful actions to remove barriers to housing choice and combat housing discrimination.

**Narrative (Optional)**

**SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)**

**Introduction**

During the five year period of the Consolidated Plan, the City of Santa Maria anticipates investing approximately \$7 million of CDBG funds to achieve the goals outlined in this Strategic Plan. It is important to note that the City’s annual allocation of CDBG funds is subject to change based on federal budget appropriations and shifts in demographic data used in HUD’s funding formulas.

For the 2025-2026 program year, the City anticipates it will receive \$1,404,326 in CDBG funds. When combined with available prior year resources, the 2025-2026 Action Plan allocates \$1,489,291.00 of CDBG funds to activities that will be implemented from July 1, 2025 to June 30, 2026.

**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	1,404,326	0	84,965	1,489,291	5,617,304	The expected amount available for the remainder of the Consolidated Plan period assumes level funding in future years.

**Table 14 - 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**

As a City with substantial housing and community development needs, Santa Maria understands it may be advantageous for the City to use CDBG funds to leverage appropriate federal, state, local, and private resources, including but not limited to those listed below:

**Federal Resources**

- Continuum of Care (CoC) Program
- Emergency Solutions Grants (ESG), as a pass-through from the State
- HUD Veterans Affairs Supportive Housing (HUD-VASH)
- Supportive Housing for the Elderly (Section 202)
- Supportive Housing for Persons with Disabilities (Section 811)
- Federal Low-Income Housing Tax Credit (LIHTC) Program

**State Resources**

- State Low-Income Housing Tax Credit Program
- Permanent Local Housing Allocation (PLHA)
- CalHome Program
- Multifamily Housing Program (MHP)
- CalHFA Single and Multi-Family Program
- Mental Health Service Act (MHSA) Funding
- Justice Assistance Grant (JAG) Program
- Homeless Emergency Aid Program (HEAP)

**Local Resources**

- Housing Authority of the County of Santa Barbara (HASBARCO)
- General fund

## Private Resources

- Federal Home Loan Bank Affordable Housing Program (AHP)
- Community Reinvestment Act Programs
- People’s Self-Help Housing
- Private Contributions

## HOME Match Requirements

The City does not receive HOME as part of its entitlement allocation. The amount of matching is, therefore, not applicable to Santa Maria.

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

The City owns a variety of public facilities that serve Santa Maria residents. Over the next five years, the City proposes to target a significant portion of its CDBG funding to enhancing its public facilities and infrastructure in predominantly low- and moderate-income neighborhoods that need revitalization. As such, the City is committed to exploring opportunities to leverage these publicly owned sites in combination with CDBG funds to maximize the impact of limited public funding to meet high priority community needs.

## Discussion

Santa Maria anticipates investing approximately \$7 million in CDBG funds during the Consolidated Plan period to enhance public services, expand and preserve the supply of affordable housing, and improve public facilities and infrastructure. These funds will be strategically leveraged with federal, state, local, and private resources to maximize the impact of these initiatives.

## SP-40 Institutional Delivery Structure - 91.415, 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
COUNTY OF SANTA BARBARA	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
City of Santa Maria	Government	Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
Housing Authority of the County of Santa Barbara	PHA	Public Housing Rental	Jurisdiction
Alliance for Pharmaceutical Access	Non-profit organizations	Non-homeless special needs public facilities	Jurisdiction
COMMUNITY PARTNERS IN CARING	Non-profit organizations	Non-homeless special needs public facilities	Jurisdiction
DOMESTIC VIOLENCE SOLUTIONS FOR SANTA BARBARA COUNTY	Non-profit organizations	Homelessness Non-homeless special needs public facilities	Jurisdiction

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
FAMILY SERVICE AGENCY	Non-profit organizations	Non-homeless special needs public facilities	Jurisdiction
Fighting Back Santa Maria Valley	Non-profit organizations	Homelessness Non-homeless special needs public facilities	Jurisdiction
Foodbank of Santa Barbara County	Non-profit organizations	public facilities	Jurisdiction
Good Samaritan Shelter	Non-profit organizations	Homelessness Non-homeless special needs public facilities	Jurisdiction
Meals on Wheels Santa Maria Valley	Non-profit organizations	Non-homeless special needs public facilities	Jurisdiction
NORTH COUNTY RAPE CRISIS & CHILD PROTECTION CENTER	Non-profit organizations	Non-homeless special needs public facilities	Jurisdiction
THE SALVATION ARMY	Non-profit organizations	Non-homeless special needs public facilities	Jurisdiction

**Table 15 - Institutional Delivery Structure**

### **Assessment of Strengths and Gaps in the Institutional Delivery System**

Santa Maria’s institutional delivery system is highly collaborative, well-structured, and equipped with experienced public and private sector partners. One of the key strengths of the system is the diverse network of service providers capable of leveraging CDBG funds to address affordable housing, public services, and community development needs. The Housing Authority of the County of Santa Barbara and nonprofit partners ensure that residents have access to rental assistance, homeownership opportunities, and supportive housing programs. The Community Development Department coordinates resources to assist homeless individuals and families, while various City departments work together to implement public facility and infrastructure improvement projects.

Despite these strengths, gaps remain in the delivery system. The most significant challenge is the limited availability of financial resources. Federal funding allocations for CDBG are insufficient to fully address local housing and community development needs.

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

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

**Table 16 - 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)**

The City of Santa Maria works closely with local nonprofits and regional service providers to ensure that homeless individuals, families, and persons with HIV/AIDS have access to housing assistance, supportive services, and case management. Homelessness prevention services such as rental assistance are available and target both homeless individuals and those at risk of homelessness.

A key pillar of the City’s approach is the implementation and expansion of Housing First strategies, which prioritize placing individuals and families experiencing homelessness into housing without

preconditions such as sobriety or service participation. Once housed, they received voluntary, individualized services to support housing stability and long-term self-sufficiency. Housing First has proven to be particularly effective in serving chronically homeless individuals and those with complex behavioral and substance use needs.

To ensure effective outreach and engagement, the City supports multi-disciplinary street outreach teams that include case managers, behavioral health professionals, medical providers, and peer navigators. These teams proactively identify and engage unsheltered individuals, including unaccompanied youth and veterans, and connect them to shelter, healthcare, and housing services.

The City also funds and supports a range of supportive services, including mental health and substance use counseling, employment training, childcare, transportation assistance, and healthcare access. These services are available to both homeless persons and those at risk of homelessness, and many are tailored to meet the needs of specific populations, including families with children, veterans, and individuals living with HIV/AIDS.

To maintain its ability to deliver a comprehensive system of care that addresses the diverse needs of its residents, the City will continue working with its partners to expand housing-first programs, increase emergency shelter capacity, and strengthen outreach initiatives to connect individuals with available support services.

**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**

Santa Maria's institutional delivery system effectively supports homeless individuals, special needs populations, and low-income residents through a network of service providers offering case management, housing assistance, and supportive services. The City prioritizes programs that address the unique needs of chronically homeless individuals, families with children, veterans, and unaccompanied youth.

A key strength of the delivery system is its proactive and collaborative approach. Service providers conduct direct outreach to homeless populations to ensure they are connected to housing programs and mainstream benefits. In partnership with nonprofit organizations, the City funds programs that provide rental assistance for those most at risk of homelessness.

One of the most pressing challenges is the lack of emergency and transitional housing options. The existing shelter system does not have enough capacity to serve all individuals in need, particularly families with children and unaccompanied youth. Limited funding for public services also restricts the City's ability to expand supportive housing programs and case management services. To address these gaps, the City maximizes all available resources, including allocating the full 15 percent allowable under the CDBG public services cap, and supplementing these investments with other resources to support

critical programs and services. However, even with these efforts, funding remains insufficient to fully meet the level of need across the City.

Moving forward, the City is committed to continuing its efforts to expand capacity and improve delivery service. This includes seeking additional funding opportunities, strengthening partnerships with the private sector, and exploring innovative housing solutions.

**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**

To enhance the effectiveness of the institutional delivery system and address service gaps, the City will pursue coordinated strategies that align with the adopted Community Action Plan to Address Homelessness, General Plan, and the Housing Element to better meet the needs of residents. Through leveraged investments and strategic partnerships, the City aims to enhance housing stability, service accessibility, and overall quality of life for its most vulnerable residents. By aligning the Consolidated Plan goals with broader planning initiatives, the City of Santa Maria will work toward building a more effective, responsive, and well-funded delivery system that can meaningfully address the community's priority needs over the next five years.

## SP-45 Goals - 91.415, 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	Public Services	2025	2030	Homeless Non-Homeless Special Needs Non-Housing Community Development	Santa Maria Citywide	Expand public services for LMI People and Areas Prevent and reduce homelessness	CDBG: \$1,053,240	Public service activities other than Low/Moderate Income Housing Benefit: 12500 Persons Assisted
2	Public Facilities & Infrastructure Improvements	2025	2030	Non-Housing Community Development	Santa Maria Citywide	Improve public facilities and infrastructure Address material barriers to accessibility	CDBG: \$4,174,030	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 150000 Persons Assisted
3	Affordable Housing	2025	2030	Affordable Housing	Santa Maria Citywide	Preserve the supply of affordable housing Increase the supply of affordable housing	CDBG: \$475,000	Homeowner Housing Rehabilitated: 80 Household Housing Unit  Tenant-based rental assistance / Rapid Rehousing: 300 Households Assisted
4	Fair Housing Services	2025	2030	Fair Housing	Santa Maria Citywide	Ensure equal access to housing opportunities	CDBG: \$50,000	Public service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Planning and Administration	2025	2030	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Santa Maria Citywide	Expand public services for LMI People and Areas Improve public facilities and infrastructure Prevent and reduce homelessness Address material barriers to accessibility Preserve the supply of affordable housing Increase the supply of affordable housing Ensure equal access to housing opportunities	CDBG: \$1,354,325	Other: 1 Other

Table 17 – Goals Summary

**Goal Descriptions**

1	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	Expand and support a comprehensive network of public services that address the critical needs of low- and moderate-income residents, including at-risk youth, seniors, people with disabilities, and survivors of domestic violence. Services may include, but are not limited to, food assistance, health care access, homelessness prevention, youth development programs, educational and enrichment opportunities, adult literacy, and life-skills training. These programs are intended to promote safety, stability, and self-sufficiency for underserved populations and prevent crises such as homelessness, school dropout, and family violence.
2	<b>Goal Name</b>	Public Facilities & Infrastructure Improvements
	<b>Goal Description</b>	Invest in the rehabilitation, expansion, or development of public facilities and infrastructure that serve low- and moderate-income residents. Improvements may include parks, youth and senior centers, emergency shelters, sidewalks, street lighting, and other critical infrastructure that enhances neighborhood safety, accessibility, and quality of life. Priority will be given to projects that serve predominantly low- and moderate-income areas, or residents presumed under HUD regulations to be low- and moderate-income, such as seniors, severely disabled adults, survivors of domestic violence, and residents experiencing homelessness. Where possible, improvements will remove material and architectural barriers to accessibility, in compliance with the Americans with Disabilities Act (ADA).
3	<b>Goal Name</b>	Affordable Housing
	<b>Goal Description</b>	Preserve and increase the supply of safe, decent, and affordable housing for low- and moderate-income households. This includes the rehabilitation of existing owner-occupied housing, with a focus on improving accessibility and addressing health and safety hazards. Where appropriate, energy efficiency improvements and conservation measures will be implemented to increase sustainability and reduce monthly household utility costs, and promote long-term affordability. The City will also provide rental assistance to households experiencing economic distress or at-risk of homelessness to help maintain housing stability. These efforts will support aging in place, neighborhood preservation, and overall housing affordability.

4	<b>Goal Name</b>	Fair Housing Services
	<b>Goal Description</b>	Affirmatively further fair housing by providing residents with education, outreach, and counseling services related to their housing rights. Activities include anti-discrimination training, landlord-tenant mediation, and support for individuals seeking reasonable accommodations. These services are essential to eliminating barriers to housing choice and ensuring equal access to safe, affordable housing regardless of race, ethnicity, disability, familial status, or other protected classes.
5	<b>Goal Name</b>	Planning and Administration
	<b>Goal Description</b>	Ensure the effective, timely, and compliant administration of the CDBG program following HUD policy and federal regulations. Activities include overall program oversight, planning, performance evaluation, reporting, and coordination with community stakeholders to ensure resources are aligned with community needs and priorities.

**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)**

The City of Santa Maria anticipates providing affordable housing to 380 low- and moderate- income households through the following activities:

- Tenant-Based Rental Assistance (TBRA) – 300 households assisted with the use of HOME funding through the Santa Barbara County HOME Consortium.
- Homeowner Home Repair – 80 households / housing units assisted with the use of CDBG funding through the City of Santa Maria's Entitlement Allocation.

## **SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

The Residential Lead-Based Paint Hazard Reduction Act of 1992 (Title X) emphasizes prevention of childhood lead poisoning through housing-based approaches. This strategy requires the City to implement programs that protect children living in older housing from lead hazards.

Nearly half of the City's housing stock (52%) was built before 1980, when the use of lead-based paint was outlawed, meaning that residents of these homes are at risk of lead-based paint hazards. In these units, the best way to have reasonable assurance that lead-based paint hazards are not present is to have the painted surfaces tested.

To reduce lead-based paint hazards, the City takes the following actions:

- Include lead testing and abatement procedures if necessary in all residential rehabilitation activities for units built before January 1, 1978.
- Educate residents on the health hazards of lead-based paint through the use of brochures and encourage screening children for elevated blood-lead levels.

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

The City's Home Repair Program Guidelines require the dissemination of brochures provided by the U.S. Environmental Protection Agency to all applicants as part of the transmittal of the program application for applicable rehabilitation activities. Any unit receiving assistance through the program that was built before January 1, 1978, is tested. Over time, through testing and abatement, monitoring of public health data, and through public education, the public will have greater awareness of the hazards of lead-based paint to children. This will prompt homeowners, landlords, and parents of young children to proactively address unsafe housing conditions in pre-1978 units where children may potentially be exposed to lead-based paint hazards. If lead-based paint is present, appropriate abatement procedures are implemented as part of the rehabilitation contract consistent with the requirements of 24 CFR Part 35.

## **SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)**

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

To meaningfully address this challenge, each of the goals included in the Strategic Plan is aligned to support activities that promote the availability of affordable housing and provide essential services that directly benefit low- and moderate-income residents. In the implementation of the Strategic Plan, the City will prioritize funding for activities that most effectively address these goals over the next five years. This strategy will emphasize using CDBG funds to help individuals and families rise out of poverty to long-term self-sufficiency.

The implementation of CDBG activities meeting the goals established in this Strategic Plan will help to reduce the number of poverty-level families by:

- Providing public services designed to address the needs of low- and moderate-income at-risk youth, seniors, residents with special needs, and those experiencing homelessness
- Improving public facilities and infrastructure to benefit low- and moderate-income residents or those presumed under HUD regulations to be low- and moderate-income, such as the elderly and disabled adults
- Supporting activities that preserve the existing housing stock and increase the supply of housing that is affordable to low- and moderate-income households
- Providing Tenant-Based Rental Assistance (TBRA) to low-income households to alleviate housing cost burdens and ensure housing stability

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

The goals of this Strategic Plan are aligned to benefit low- and moderate-income residents and to reduce the number of poverty-level families. For example, the affordable housing goal will include activities targeted at households who own their residence but lack the resources to address emergency repairs or maintain the property in compliance with City codes and standards. Addressing substandard or emergency housing conditions allows low- and moderate-income families to maintain housing stability while also guaranteeing that all economic segments of the community live in decent housing. Additionally, this goal supports the provision of Tenant-Based Rental Assistance (TBRA) for low-income families to alleviate housing cost burdens and ensure housing stability. The public services goal will include funding for activities targeted at families in poverty and other low- and moderate-income households with specific service needs. Providing this range of targeted services ensures that at-risk youth, seniors, residents with special needs, and those experiencing homelessness have the appropriate support and resources to thrive in Santa Maria.

## **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**

Subrecipients normally have 30 days to provide the City with corrective actions taken to address any noted findings. Individualized technical assistance is provided, as noted above, as soon as compliance concerns are identified. For CDBG capital projects, monitoring also includes compliance with regulatory agreement requirements.

## Expected Resources

### **AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)**

#### **Introduction**

During the five-year period of the Consolidated Plan, the City of Santa Maria anticipates investing approximately \$7 million of CDBG funds to achieve the goals outlined in this Strategic Plan. It is important to note that the City's annual allocation of CDBG funds is subject to change based on federal budget appropriations and shifts in demographic data used in HUD's funding formulas.

For the 2025-2026 program year, the City anticipates it will receive \$1,404,326 in CDBG funds. When combined with available prior year resources, the 2025-2026 Action Plan allocates \$1,489,291.00 of CDBG funds to activities that will be implemented from July 1, 2025 to June 30, 2026.

**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	1,404,326.00	0.00	84,965.00	1,489,291.00	5,617,304.00	The expected amount available for the remainder of the Consolidated Plan period assumes level funding in future years.

**Table 18 - Expected Resources – Priority Table**

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

As a City with substantial housing and community development needs, Santa Maria understands it may be advantageous for the City to use CDBG funds to leverage appropriate federal, state, local, and private resources, including but not limited to those listed below:

Federal Resources

- Continuum of Care (CoC) Program
- Emergency Solutions Grants (ESG), as a pass-through from the State
- HUD Veterans Affairs Supportive Housing (HUD-VASH)
- Supportive Housing for the Elderly (Section 202)

- Supportive Housing for Persons with Disabilities (Section 811)
- Federal Low-Income Housing Tax Credit (LIHTC) Program

### **State Resources**

- State Low-Income Housing Tax Credit Program
- Permanent Local Housing Allocation (PLHA)
- CalHome Program
- Multifamily Housing Program (MHP)
- CalHFA Single and Multi-Family Program
- Mental Health Service Act (MHSA) Funding
- Justice Assistance Grant (JAG) Program
- Homeless Emergency Aid Program (HEAP)

### **Local Resources**

- Housing Authority of the County of Santa Barbara (HASBARCO)
- General fund

### **Private Resources**

- Federal Home Loan Bank Affordable Housing Program (AHP)
- Community Reinvestment Act Programs
- People’s Self-Help Housing
- Private Contributions

### **HOME Match Requirements**

The City does not receive HOME as part of its entitlement allocation. The amount of matching is, therefore, not applicable to Santa Maria.

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

The City owns a variety of public facilities that serve Santa Maria residents. Over the next five years, the City proposes to target a significant portion of its CDBG funding to enhancing its public facilities and infrastructure in predominantly low- and moderate-income neighborhoods that need revitalization. As such, the City is committed to exploring opportunities to leverage these publicly owned sites in combination with CDBG funds to maximize the impact of limited public funding to meet high priority community needs.

**Discussion**

Santa Maria anticipates investing approximately \$7 million in CDBG funds during the Consolidated Plan period to enhance public services, expand and preserve the supply of affordable housing, and improve public facilities and infrastructure. These funds will be strategically leveraged with federal, state, local, and private resources to maximize the impact of these initiatives.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Services	2025	2030	Homeless Non-Homeless Special Needs Non-Housing Community Development	Santa Maria Citywide	Expand public services for LMI People and Areas Prevent and reduce homelessness	CDBG: \$210,648.00	Public service activities other than Low/Moderate Income Housing Benefit: 2502 Persons Assisted
2	Public Facilities & Infrastructure Improvements	2025	2030	Non-Housing Community Development	Santa Maria Citywide	Improve public facilities and infrastructure Address material barriers to accessibility	CDBG: \$982,778.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 35355 Persons Assisted
3	Affordable Housing	2025	2030	Affordable Housing	Santa Maria Citywide	Preserve the supply of affordable housing Increase the supply of affordable housing	CDBG: \$15,000.00	Tenant-based rental assistance / Rapid Rehousing: 60 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Fair Housing Services	2025	2030	Fair Housing	Santa Maria Citywide	Ensure equal access to housing opportunities	CDBG: \$10,000.00	Public service activities other than Low/Moderate Income Housing Benefit: 10 Persons Assisted
5	Planning and Administration	2025	2030	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Santa Maria Citywide	Expand public services for LMI People and Areas Improve public facilities and infrastructure Prevent and reduce homelessness Address material barriers to accessibility Preserve the supply of affordable housing Increase the supply of affordable housing Ensure equal access to housing opportunities	CDBG: \$270,865.00	Other: 1 Other

Table 19 – Goals Summary

**Goal Descriptions**

<b>1</b>	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	Expand and support a comprehensive network of public services that address the critical needs of low- and moderate-income residents, including at-risk youth, seniors, people with disabilities, and survivors of intimate partner violence. Services may include, but are not limited to, food assistance, health care access, homelessness prevention, youth development programs, educational and enrichment opportunities, adult literacy, and life-skills training. These programs are intended to promote safety, stability, and self-sufficiency for underserved populations and prevent crises such as homelessness, school dropout, and family violence.
<b>2</b>	<b>Goal Name</b>	Public Facilities & Infrastructure Improvements
	<b>Goal Description</b>	Invest in the rehabilitation of public facilities and infrastructure that serve low- and moderate-income residents. Improvements may include parks, youth and senior centers, emergency shelters, sidewalks, street lighting, and other critical infrastructure that enhances neighborhood safety, accessibility, and quality of life. Priority will be given to projects that serve predominantly low- and moderate-income areas, or residents presumed under HUD regulations to be low- and moderate-income, such as seniors, severely disabled adults, survivors of intimate partner violence, and residents experiencing homelessness. Where possible, improvements will remove material and architectural barriers to accessibility, in compliance with the ADA.
<b>3</b>	<b>Goal Name</b>	Affordable Housing
	<b>Goal Description</b>	Preserve and increase the supply of safe, decent, and affordable housing for low- and moderate-income households. This includes the provision of rental assistance to households experiencing economic distress or at-risk of homelessness to help maintain housing stability. These efforts will support aging in place, neighborhood preservation, and overall housing affordability
<b>4</b>	<b>Goal Name</b>	Fair Housing Services
	<b>Goal Description</b>	Affirmatively further fair housing by providing residents with education, outreach, and counseling services related to their housing rights. Activities include anti-discrimination training, landlord-tenant mediation, and support for individuals seeking reasonable accommodations. These services are essential to eliminating barriers to housing choice and ensuring equal access to safe, affordable housing regardless of race, ethnicity, disability, familial status, or other protected classes.

5	<b>Goal Name</b>	Planning and Administration
	<b>Goal Description</b>	Ensure the effective, timely, and compliant administration of the CDBG program in accordance with HUD policy and federal regulations. Activities include overall program oversight, planning, performance evaluation, reporting, and coordination with community stakeholders to ensure resources are aligned with community needs and priorities.

## AP-35 Projects - 91.420, 91.220(d)

### Introduction

To address the high-priority needs identified in the 2025-2029 Consolidated Plan, the City of Santa Maria will invest CDBG funds in projects that provide public services to low- and moderate-income households and homeless residents, preserve affordable housing, and improve the City's public facilities and infrastructure. Together, these projects will address the housing and community development needs of residents.

#	Project Name
1	Public Services
2	Public Facilities and Infrastructure Improvements
3	Affordable Housing
4	Fair Housing Services
5	Program Administration

**Table 20 – Project Information**

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

Based on the Strategic Plan, the City is allocating 100 percent of its CDBG funds (excluding program administration) for program year 2025-2026 toward projects and activities that benefit low- and moderate-income people. Due to the nature of certain activities to be undertaken, investments in certain public service activities as well as public facilities and infrastructure improvements may be targeted to the designated Low- and Moderate-Income Areas (LMA) while other activities benefit low- and moderate-income clientele and are available citywide.

The primary obstacles to meeting the underserved needs of low- and moderate-income residents include a lack of funding from federal, state, and other local sources, the high cost of housing that is not affordable to low-income households, and the lack of availability of home improvement financing in the private lending industry. To address these obstacles, the City is investing CDBG funds through the 2025-2026 Action Plan in projects that preserve affordable housing, provide public services to low- and moderate-income households and homeless residents, and improve public facilities and infrastructure.

## AP-38 Project Summary

### Project Summary Information

<b>1</b>	<b>Project Name</b>	Public Services
	<b>Target Area</b>	Santa Maria Citywide
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Expand public services for LMI People and Areas Prevent and reduce homelessness
	<b>Funding</b>	CDBG: \$210,648.00
	<b>Description</b>	Provide a range of public services that address the critical needs of low- and moderate-income residents, including at-risk youth, seniors, people with disabilities, and survivors of intimate partner violence. Services may include, but are not limited to, food assistance, health care access, homelessness prevention, youth development programs, educational and enrichment opportunities, adult literacy, and life-skills training. These programs are intended to promote safety, stability, and self-sufficiency for underserved populations and prevent crises such as homelessness, school dropout, and family violence.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2,583 persons assisted
	<b>Location Description</b>	Santa Maria Citywide and CDBG Eligible Areas

	<b>Planned Activities</b>	<ul style="list-style-type: none"> <li>• APA: Patient Advocacy for Low or No Cost Medications (74 people) - \$16,861</li> <li>• CPC: Volunteer Caregiving Program (20 people) - \$20,924</li> <li>• DVS: Santa Maria Domestic Violence Shelter (3 people) - \$15,175</li> <li>• FBSMV: Homeless Children and Youth Services (24 people) - \$20,924 FSA: Long-Term Care Ombudsman (116 people) - \$15,175</li> <li>• FBSBC: Nutritional Security (295 people) - \$15,181</li> <li>• GSS: Freedom Warming Center (53 people) - \$15,175</li> <li>• GSS: Homeless Shelter Programs (5 people) - \$15,175</li> <li>• ILRC: Older Adults &amp; People with Disabilities (8 people) - \$20,924</li> <li>• MOWSMV: Meals on Wheels Santa Maria Valley (17 people) - \$19,035</li> <li>• NCRC: Santa Maria Services (4748 people) - \$20,924</li> <li>• TSA: Hot Lunch Program (1,494 people) - \$15,175</li> </ul>
2	<b>Project Name</b>	Public Facilities and Infrastructure Improvements
	<b>Target Area</b>	Santa Maria Citywide
	<b>Goals Supported</b>	Public Facilities & Infrastructure Improvements
	<b>Needs Addressed</b>	<p>Improve public facilities and infrastructure</p> <p>Address material barriers to accessibility</p>
	<b>Funding</b>	CDBG: \$982,778.00
	<b>Description</b>	<p>Improve public facilities and infrastructure that serve low- and moderate-income residents. Priority will be given to projects that serve predominantly low- and moderate-income areas, or residents presumed under HUD regulations to be low- and moderate-income, such as seniors, severely disabled adults, survivors of intimate partner violence, and residents experiencing homelessness. Where possible, improvements will remove material and architectural barriers to accessibility, in compliance with the ADA</p>

	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	35,355 Persons assisted
	<b>Location Description</b>	The 21-acre site is located at South Depot Street and West Stowell Road.
	<b>Planned Activities</b>	City of Santa Maria: Community Sports Park (Area Benefit - 35,355 Persons) - \$982,778
<b>3</b>	<b>Project Name</b>	Affordable Housing
	<b>Target Area</b>	Santa Maria Citywide
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Preserve the supply of affordable housing
	<b>Funding</b>	CDBG: \$15,000.00
	<b>Description</b>	Preserve and increase the supply of safe, decent, and affordable housing for low- and moderate-income households. This includes the provision of rental assistance to households experiencing economic distress or at-risk of homelessness to help maintain housing stability. These efforts will support aging in place, neighborhood preservation, and overall housing affordability.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	60 Tenant Households Assisted
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	City of Santa Maria: TBRA Program (60 Households) - \$15,000
<b>4</b>	<b>Project Name</b>	Fair Housing Services
	<b>Target Area</b>	Santa Maria Citywide
	<b>Goals Supported</b>	Fair Housing Services

	<b>Needs Addressed</b>	Ensure equal access to housing opportunities
	<b>Funding</b>	CDBG: \$10,000.00
	<b>Description</b>	Affirmatively further fair housing by providing residents with education, outreach, and counseling services related to their housing rights. Activities include anti-discrimination training, landlord-tenant mediation, and support for individuals seeking reasonable accommodations. These services are essential to eliminating barriers to housing choice and ensuring equal access to safe, affordable housing.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	10 persons assisted
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	LAF: Fair Housing Services (10 persons) - \$10,000
<b>5</b>	<b>Project Name</b>	Program Administration
	<b>Target Area</b>	Santa Maria Citywide
	<b>Goals Supported</b>	Planning and Administration
	<b>Needs Addressed</b>	Expand public services for LMI People and Areas Prevent and reduce homelessness Improve public facilities and infrastructure Address material barriers to accessibility Preserve the supply of affordable housing Increase the supply of affordable housing Ensure equal access to housing opportunities
	<b>Funding</b>	CDBG: \$270,865.00

<b>Description</b>	Overall administration of the CDBG program, which includes preparation and submission of the Annual Action Plan and CAPER, IDIS data input, provision of technical assistance, monitoring of all projects, and fiscal management.
<b>Target Date</b>	6/30/2026
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
<b>Location Description</b>	Citywide
<b>Planned Activities</b>	City of Santa Maria: CDBG Administration - \$270,865

## **AP-50 Geographic Distribution - 91.420, 91.220(f)**

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

Assistance will be primarily directed to activities that serve low- and moderate-income residents citywide. During the 2025-2026 program year, one public facility and infrastructure project and two public service activities rely on the established low- and moderate-income area. Those are the CDBG-eligible portions of the Santa Maria Community Sports Park project, the FBSBC: Nutritional Security activity, and the TSA: Hot Lunch program.

The low- and moderate-income census tract/block groups are shown on the map included in Appendix B of this Consolidated Plan.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Santa Maria Citywide	100

**Table 21 - Geographic Distribution**

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

For the 2025-2026 program year, the City will invest \$1,489,291.00 of CDBG funds that will benefit low- and moderate-income residents throughout the City. Of this amount,

\$1,013,134, or 68%, of all resources will be invested in activities that exclusively benefit neighborhoods where at least 51% of residents are low- and moderate-income. Due to the nature of the activities to be undertaken, investments in activities such as the Santa Maria Community Sports Park project, the FBSBC: Nutritional Security activity, and TSA: Hot Lunch program are targeted to the designated Low- and Moderate-Income Area (LMA), while other activities serve low- and moderate-income clientele are available citywide.

### **Discussion**

The City of Santa Maria is allocating 100% percent of its non-administrative CDBG funds for program year 2025-2026 to activities that benefit low- and moderate-income residents.

## **AP-85 Other Actions - 91.420, 91.220(k)**

### **Introduction**

In the implementation of the 2025-2026 Annual Action Plan, the City will invest CDBG resources to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure, and enhance coordination between public and private housing and social service agencies.

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

The primary obstacles to meeting the underserved needs of low- and moderate-income people include lack of funding from federal, state and other local sources, the high cost of housing that is not affordable to low-income households, and the lack of home improvement financing in the private lending industry. To address these obstacles, the City is investing CDBG funds through the 2025-2026 Action Plan in activities that provide public services to low- and moderate-income residents and those that are homeless. Additionally, Santa Maria will support a variety of financial assistance programs that will enable eligible tenants to receive rental support.

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

During the 2025-2026 program year, the City will invest CDBG funds to preserve and maintain affordable housing through the TBRA program by financially assisting low- income residents who are at risk of experiencing homelessness through rental payments.

While the City will not dedicate CDBG funds toward residential rehabilitation during this program year, housing rehabilitation services will continue to be available to eligible residents through an alternative funding source. Instead, the City will utilize Permanent Local Housing Allocation (PLHA) funds from the State to ensure that minor home repair services remain accessible. The City may consider allocating CDBG funds for housing rehabilitation again in future program years.

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

The Residential Lead Based Paint Hazard Reduction Act of 1992 (Title X) emphasizes prevention of childhood lead poisoning through housing-based approaches. To reduce lead-based paint hazards, the City of Santa Maria will conduct lead-based paint testing and risk assessments for each property assisted that was built prior to January 1, 1978 and will incorporate safe work practices or abatement into the scope of work as required to reduce lead-based paint hazards in accordance with 24 CFR Part 35.

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

- Providing public services designed to address the needs of at-risk youth, seniors, residents with special needs, and those experiencing homelessness
- Improving public facilities and infrastructure to benefit residents in predominantly low- and moderate-income areas or those presumed under HUD regulations to be low- and moderate-income such as elderly and disabled adults
- Providing Tenant-Based Rental Assistance (TBRA) to low-income households to alleviate housing cost burdens and ensure housing stability

In addition to these efforts, mainstream state and federal resources also contribute to reducing the number of individuals and families in poverty. Federal programs such as the Earned Income Tax Credit and Head Start provide pathways out of poverty for families who are ready to pursue employment and educational opportunities. Additionally, in California, the primary programs that assist families in poverty are CalWORKs, CalFresh (formerly food stamps) and Medi-Cal. Together, these programs provide individuals and families with employment assistance, subsidies for food, medical care, childcare and cash payments to meet basic needs such as housing, nutrition and transportation.

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

Santa Maria's institutional delivery system is highly collaborative, well-structured, and equipped with experienced public and private sector partners. One of the key strengths of the system is the diverse network of service providers capable of leveraging CDBG funds to address affordable housing, public services, and community development needs. To enhance the effectiveness of the institutional delivery system and address service gaps, the City will collaborate with nonprofit agencies receiving CDBG funds through the 2025-2026 Action Plan to ensure that the needs of low- and moderate-income residents are met as envisioned within the 2025-2029 Consolidated Plan.

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

To enhance coordination between public and private housing and social service agencies, the City will continue consulting with and inviting the participation of a wide variety of agencies and organizations involved in the delivery of housing and supportive services to low- and moderate-income residents throughout Santa Maria. With improvements in technology, the City will expand its outreach efforts to enhance coordination with public and private housing and social service agencies through social media platforms such as Facebook, Twitter, Instagram, etc.

## **Discussion**

In the implementation of the 2025-2026 Annual Action Plan, the City will invest CDBG resources to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-

based paint hazards, reduce the number of poverty-level families, develop an institutional structure, and enhance coordination between public and private housing and social service agencies.

**AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)**

**Introduction**

In the implementation of programs and activities under the 2025-2026 Annual Action Plan, the City will follow all HUD regulations concerning the use of program income, forms of investment, and the overall low- and moderate-income benefit for the CDBG program.

**Community Development Block Grant Program (CDBG)**

**Reference 24 CFR 91.220(I)(1)**

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

- 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed 0
- 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. 0
- 3. The amount of surplus funds from urban renewal settlements 0
- 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan 0
- 5. The amount of income from float-funded activities 0
- Total Program Income: 0**

**Other CDBG Requirements**

- 1. The amount of urgent need activities 0
- 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. 100.00%