

This Community Development Block Grant (CDBG) Drafted Action Plan is a document that outlines how the City intends to use federal CDBG funds for FY 2026-27. These funds, provided by the U.S. Department of Housing and Urban Development (HUD), are meant to support community development needs, especially for low- and moderate-income residents. The public review period runs through April 26, 2026. To submit a public comment, please email: communityprograms@cityofsantamaria.org.

Drafted FY 2026-27 CDBG Action Plan

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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 2026-2027 program year, the City anticipates it will receive \$1,425,736 in CDBG funds.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				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	1,425,736.00	0.00	0.00	1,425,736.00	4,212,978.00	The expected amount available for the remainder of the Consolidated Plan period assumes the same level funding in future years.

Table 1 - 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. In the coming 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: \$213,860.00	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: \$906,729.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 35,355 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: \$20,000.00	Tenant-based rental assistance / Rapid Rehousing: 60 Households Assisted
4	Fair Housing Services	2025	2030	Fair Housing	Santa Maria Citywide	Ensure access to housing opportunities	CDBG: \$15,000.00	Public service activities other than Low/Moderate Income Housing Benefit: 15 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 access to housing opportunities	CDBG: \$270,147.00	Other: 1 Other

Table 2 – Goals Summary

Goal Descriptions

1	Goal Name	Public Services
	Goal Description	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.
2	Goal Name	Public Facilities & Infrastructure Improvements
	Goal Description	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.
3	Goal Name	Affordable Housing
	Goal Description	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
4	Goal Name	Fair Housing Services
	Goal Description	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 access to safe, affordable housing regardless of race, ethnicity, disability, familial status, or other protected classes.

5	Goal Name	Planning and Administration
	Goal Description	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.

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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 3 – 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 2026-2027 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 2026-2027 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

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1	Project Name	Public Services
	Target Area	Santa Maria Citywide
	Goals Supported	Public Services
	Needs Addressed	Expand public services for LMI People and Areas Prevent and reduce homelessness
	Funding	CDBG: \$213,860.00
	Description	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.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	2,175 persons assisted
	Location Description	Santa Maria Citywide and CDBG Eligible Areas

	Planned Activities	<ul style="list-style-type: none"> • Access Central Coast: Community Based Living for Older Adults and People with Disabilities (6 people) - \$15,824 • Alliance for Pharmaceutical Access: Patient Advocacy for Low or No Cost Medications (64 people) - \$17,861 • Boys & Girls Clubs of the Central Coast - The Formula for Impact High Quality Afterschool Programming (7 people) - \$15,824 • Community Partners in Caring: Volunteer Caregiving Program (17 people) - \$17,861 • Council on Alcoholism and Drug Abuse (CADA) – Daniel Bryant Youth and Family Center Treatment Program (??? People) - \$15,824 • Family Service Agency: Long-Term Care Ombudsman (LTCO) Program (105 people) - \$15,824 • Fighting Back Santa Maria Valley – Homeless Children and Youth Services, Students in Transition, and Restorative Justice (??? People) - \$15,824 • Good Samaritan Shelter: Freedom Warming Center (50 people) - \$15,824 • Good Samaritan Shelter: Homeless Shelter Programs (5 people) - \$15,824 • Meals on Wheels Santa Maria Valley: Meals on Wheels (13 people) - \$17,861 • North County Rape Crisis & Child Protection Center: Santa Maria Services (446 people) - \$17,861 • SMOOTH, Inc.: Senior Dial A Ride (1,462 people) - \$15,824 • Teddy Bear Cancer Foundation: Assistance for Families of Children with Cancer (7 people) - \$15,824
2	Project Name	Public Facilities and Infrastructure Improvements
	Target Area	Santa Maria Citywide
	Goals Supported	Public Facilities & Infrastructure Improvements
	Needs Addressed	Improve public facilities and infrastructure Address material barriers to accessibility
	Funding	CDBG: \$906,729.00

	Description	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 Americans with Disabilities Act (ADA).
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	35,355 Persons assisted
	Location Description	The 21-acre site is located at South Depot Street and West Stowell Road.
	Planned Activities	City of Santa Maria: Community Sports Park (Area Benefit - 35,355 Persons)
3	Project Name	Affordable Housing
	Target Area	Santa Maria Citywide
	Goals Supported	Affordable Housing
	Needs Addressed	Preserve the supply of affordable housing
	Funding	CDBG: \$20,000.00
	Description	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.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	60 Tenant Households Assisted
	Location Description	Citywide

	Planned Activities	City of Santa Maria: TBRA Program (60 Households) - \$20,000
4	Project Name	Fair Housing Services
	Target Area	Santa Maria Citywide
	Goals Supported	Fair Housing Services
	Needs Addressed	Ensure access to housing opportunities
	Funding	CDBG: \$15,000.00
	Description	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 access to safe, affordable housing.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	15 persons assisted
	Location Description	Citywide
	Planned Activities	LAF: Fair Housing Services (15 persons)
5	Project Name	Program Administration
	Target Area	Santa Maria Citywide
	Goals Supported	Planning and Administration
	Needs Addressed	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 access to housing opportunities
	Funding	CDBG: \$270,147.00
	Description	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.

Target Date	6/30/2027
Estimate the number and type of families that will benefit from the proposed activities	N/A
Location Description	Citywide
Planned Activities	City of Santa Maria: CDBG Administration

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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 2026-2027 program year, one public facility and infrastructure project will rely on the established low- and moderate-income area - the CDBG-eligible portions of the Santa Maria Community Sports Park project.

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

Geographic Distribution

Target Area	Percentage of Funds
Santa Maria Citywide	100

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

For the 2026-2027 program year, the City will invest \$1,425,736.00 of CDBG funds that will benefit low- and moderate-income residents throughout the City. Of this amount,

\$906,729 or 64%, 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 are targeted to the designated Low- and Moderate-Income Area (LMA), while other activities that 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 2026-2027 to activities that benefit low- and moderate-income residents.

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

Introduction

In the implementation of the 2026-2027 Annual Action Plan, the City will invest CDBG resources to address obstacles to meeting underserved needs, foster and maintain affordable housing, 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 2026-2027 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 households to maintain housing, including security deposit assistance and other forms of short-term financial support.

Actions planned to foster and maintain affordable housing

During the 2026-2027 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 2026-2027 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 a monthly electronic newsletter and social media platforms such as Facebook, Twitter, Instagram, etc.

Discussion

In the implementation of the 2026-2027 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.

The City of Santa Maria agrees that its compliance in all respects with all applicable Federal anti-discrimination laws is material to the U.S. Government's payment decisions for purposes of section 3729(b)(4) of title 31, United States Code.

The City of Santa Maria will not operate any programs that violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964.

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Program Specific Requirements

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

Introduction

In the implementation of programs and activities under the 2026-2027 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% |