



Agenda Item C.1
DISCUSSION/ACTION ITEM
Meeting Date: May 6, 2008

TO: Mayor and Councilmembers

FROM: Vyto Adomaitis, Redevelopment, Neighborhood Services & Public Safety Director

CONTACT: Jaime Valdez, Management Analyst

SUBJECT: Report of the CDBG Subcommittee Recommendations for the 2008-2009 Community Development Block Grant (CDBG) Action Plan

RECOMMENDATION:

Accept the report of the City Council CDBG Subcommittee and provide direction regarding 2008-2009 CDBG Draft Action Plan recommendations.

BACKGROUND:

The City of Goleta receives an annual allocation of Community Development Block Grant (CDBG) funding from the U.S. Department of Housing and Urban Development (HUD). The primary objective of the CDBG program is the development of viable communities, decent and affordable housing, and expansion of economic development opportunities for persons of low and moderate income.

As part of the strategic planning process for the CDBG program, the City of Goleta developed the 2004-2009 CDBG Consolidated Plan, a five year planning document. This Plan establishes the needs and priorities of the City with regard to affordable housing and community development activities. As part of the Consolidated Planning process, each year the City must develop an Action Plan that outlines how funds will be used in the upcoming program year. The use of these funds must be consistent with the goals and objectives outlined in the City's CDBG Consolidated Plan.

On March 4, 2008, the City held its first public hearing regarding project selection for the 2008-2009 CDBG Program Year. At that meeting, it was determined that the CDBG Subcommittee would meet with City staff and provide recommendations to the City Council on funding and program priorities at a future meeting.

The process to review each year's CDBG funding allocation with the CDBG Subcommittee and have staff present those recommendations to the full City Council is consistent with prior program years. The CDBG Subcommittee is comprised of Mayor Pro Tempore Roger Aceves and Councilmember Jonny Wallis.

City staff and the CDBG Subcommittee met on March 17th and March 31st to review this year's anticipated CDBG funding allocation, funding applications for social services, capital improvements and project recommendations for the 2008-2009 CDBG Program Year.

As a result, staff is now returning to the City Council with the following recommendations included in the 2008-2009 Draft Annual Action Plan (Attachment 2) for Council review and approval.

DISCUSSION:

CDBG funds must be used to directly assist low and moderate income residents, such as through social service programs or capital improvements in areas of the City where there is a high concentration of low or moderate income households. Low and moderate income households are households earning less than 80% of the county median annual income, adjusted for family size. In the case of the City of Goleta, this figure is currently \$62,250 for a family of four.

It is expected that \$265,982 will be available in CDBG funds from HUD during 2008-2009 program year. Under the CDBG program, 15% of the annual allocation, or \$39,897, may be used to fund social services; 20% of the annual allocation, or \$53,196, can be used for administrative expenses. Funds that are not allocated to social services and administration typically must be dedicated to capital improvement projects.

Social Service Funding

The City received applications for over \$100,000 in CDBG social services funding for the upcoming program year, more than double the amount of funding available.

The 2004-2009 Consolidated Plan identified as a priority the need for more services for seniors, children, and the homeless. The Subcommittee expressed that funding for seniors, children and young adults were of particular importance given recent violent incidents involving youth.

Based on input provided from the CDBG Subcommittee, staff has prepared the following proposed social service funding recommendations which are provided below, along with the requested funding amount and prior year grants, where applicable. Given the limited funding resources available, the majority of social services applicants were not able to receive full funding for their proposals.

Social Services Funding

Project	2007-2008 Funding	2008-2009 Funding Request	2008-2009 Recommended Funding
Community Action Commission	\$19,000	\$30,000	\$8,000
Sarah House – AIDS Housing	\$10,000	\$3,000	\$3,000
Girl's Inc.	\$3,000	\$3,000	\$6,897
People's Self Help Housing	\$3,000	\$5,000	\$3,000
United Boys & Girls Club	\$3,000	\$8,000	\$7,000
Santa Barbara Police Activities Leagues (PALS)	New Applicant	\$13,090	\$7,000
Child Abuse Listening & Mediation (CALM)	New Applicant	\$40,000	\$5,000
TOTAL:			\$39,897

CDBG Program Administration Funding

Staff has requested \$53,000 in CDBG funds for 2008-2009 to support program administration. As a Federal program, there are numerous requirements associated with the CDBG program, and projects require significant staff administration time. Based on input provided by the CDBG Subcommittee, staff is proposing the following level of funding noted below.

Administration Funding

Project	2007-2008 Funding	2008-2009 Funding Request	2008-2009 Recommended Funding
Administration of the CDBG Program	\$45,000	\$53,000	\$53,000

Minor Rehabilitation Funding

The Family Service Agency (FSA) received \$30,000 in CDBG funding during the 2006-2007 and 2007-2008 CDBG Program Years for its SAIL (Services Aimed at Independent Living) Program. The SAIL program helps low income seniors remain at home for as long as safely possible by offering home maintenance and repair to at risk elderly. The FSA has requested \$27,000 for the 2008-2009 program year. If awarded, funds will be used to continue outreach to Goleta residents, and ultimately, to provide home maintenance repairs to approximately 50 senior citizens. It should be noted that funding for this program comes out of the Capital Improvements portion of the CDBG allocation and not the Public Services portion.

Based on input provided from the City Council CDBG Subcommittee, staff has prepared the following proposed funding recommendation.

Minor Rehabilitation Funding

Project	2007-2008 Funding	2008-2009 Funding Request	2008-2009 Recommended Funding
Family Service Agency – SAIL	\$30,000	\$27,000	\$27,000

Capital Improvements Funding

Nectarine Park: \$25,000

The City of Goleta completed Phase I of the Nectarine Park improvement project in February 2006, which included the following:

1. Site grading and removal of existing playground equipment;
2. Specifications, bidding and arrangement for the delivery of new playground equipment;
3. Installation of concrete curb and placement of playground area base material; and
4. Installation of the new playground equipment along with the rubberized safety surfacing.

The Community Services Department is requesting funding for the completion of Phase II park improvements which includes the installation of a water meter and landscaping to enhance and support the existing park improvements.

Armitos Park: \$30,000

In December 2005, the City of Goleta acquired a 1.5 acre parcel in Old Town Goleta on Armitos Avenue. The City plans to create a neighborhood park on the site. There is currently an estimated \$100,000 in Proposition 40 funds that were passed through from the County of Santa Barbara and are dedicated to this project. The Community Services Department has requested CDBG funding to complete Phase II of this project which includes the installation of a water meter and associated costs.

San Jose Creek Capacity Project: \$91,085

Since 2004, the City has dedicated approximately \$360,000 in CDBG funds for the development of the San Jose Creek Flood Control Project, a top priority in the City's Capital Improvements for the Old Town area. The Community Services Department is requesting CDBG funds to help cover additional project development costs.

Capital Improvements Funding

Project	2007-2008 Funding	2008-2009 Funding Request	2008-2009 Recommended Funding
Nectarine Park	\$0	\$25,000	\$25,000
Armitos Park	\$0	\$30,000	\$30,000
San Jose Creek Capacity Project	\$160,343	\$91,085	\$91,085
Family Service Agency – SAIL	\$30,000	\$27,000	\$27,000
TOTAL:			\$173,085

SUMMARY of Proposed CDBG 2008-2009 Funding Recommendations:

Anticipated CDBG 2008-2009 Allocation:	\$265,982
Public Services (15%):	\$ 39,897
CDBG Program Administration (20%)	\$ 53,000
Capital Improvements (65%):	\$173,085
Total:	\$265,982

GOLETA STRATEGIC PLAN:

The CDBG funded programs, services and projects listed in this report are consistent with the following goals listed in the City's Strategic Plan, including the following:

1. Promoting Comprehensive Housing Programs
2. Emphasizing Old Town Revitalization
3. Facilitate Delivery of Services to Residents

CONCLUSION:

Pending Council approval of the proposed funding for the 2008-2009 CDBG Program Year, the Draft Annual Action Plan will be made available to the public for a 30 day review period beginning on May 9, 2008, in accordance with the City's CDBG Citizen Participation Plan. Staff anticipates returning to the City Council on June 17, 2008, for a second public hearing to receive any final comments from the public regarding the Draft Action Plan. The City Council will then have the opportunity to provide final approval of the document, and the Plan will be forwarded to HUD for review and approval. The proposed projects and programs listed in this year's Draft Annual Action plan are fully consistent with the CDBG Program and the recommendations provided to staff by the City Council CDBG Subcommittee.

ALTERNATIVES:

The City Council may wish to allocate 2008-2009 CDBG funds differently.

FISCAL IMPACTS:

Approximately, \$50,000 was allocated for program administration and planning of the CDBG program during the 2008-2009 program year. Since the administration charges are part of the CDBG program, there is no impact on the City's General Fund. Approximately, 50 hours were used in the preparation of this Agenda Report.

Submitted By:

Reviewed by:

Approved By:

Vyto Adomaitis
RDA, NS, Public Safety Dept.
Director

Michelle Greene
Administrative Services
Director

Daniel Singer
City Manager

ATTACHMENTS:

1. March 4, 2008 Staff Report
2. Draft 2008-2009 CDBG Action Plan

ATTACHMENT 1

**March 4, 2008 Staff Report:
Public Hearing on Housing, Community
Development Needs and Proposed Activities for
the 2008–2009 Community Development Block
Grant Program (CDBG).**



TO: Mayor and Councilmembers

FROM: Vyto Adomaitis, Redevelopment, Neighborhood Services & Public Safety Director

CONTACT: Von Louise Detrick, Management Analyst

SUBJECT: Public Hearing on Housing, Community Development Needs and proposed activities for the 2008–2009 Community Development Block Grant Program (CDBG).

RECOMMENDATION:

- A. Conduct a Public Hearing to receive comments regarding housing, community development needs, and possible activities for the 2008–2009 Community Development Block Grant Program. (CDBG).
- B. Request that the CDBG Sub-Committee meet to further develop project recommendations for the 2008–2009 program year.

BACKGROUND:

As a CDBG entitlement community, the City of Goleta is required to submit an Annual Action Plan to the Department of Housing and Urban Development (HUD). The Annual Action Plan provides the City's proposed CDBG projects for the upcoming program year.

The primary objective of the CDBG program is the development of viable communities, decent and affordable housing, and expanded economic development opportunities for persons of very low, low and moderate income. It is expected that \$265,982 will be available in CDBG funds from HUD during the 2008–2009 program year, though this is subject to confirmation from HUD. Under the CDBG program, up to 15% of the City's annual allocation (approximately \$39,897) may be used to fund social services, and 20% (approximately \$53,000) may be used for administrative expenses.

This Public Hearing is part of the planning process for the 2008-2009 CDBG program and provides the City Council and public with the opportunity to:

- Hear a progress report from staff on 2007-2008 CDBG projects
- Discuss community needs and priorities as they relate to the CDBG program
- Discuss possible projects and priorities for 2008-2009

While this Public Hearing provides the opportunity for City Council and the community to discuss potential projects for the 2008-2009 program year, final approval of the projects cannot be provided until a second hearing is held in June of 2008. This will provide the community with adequate time to review and comment on the City's proposed Annual Action Plan.

DISCUSSION:

I. CDBG Program Overview

CDBG Program Goals

As noted above, the primary goals of the Community Development Block Grant (CDBG) Program are:

1. The development of viable urban communities, including decent housing and a suitable living environment; and
2. The expansion of economic opportunities, specifically focusing on persons of very low, low and moderate income.

Eligible Activities

CDBG funds must be used to directly assist very low, low and moderate income residents, such as through social service programs, or for capital improvements in areas of the City where there is a high concentration of very low, low or moderate income households. Very low, low and moderate income households are households earning less than 80% of the Santa Barbara County median annual income, adjusted for family size. In the case of the City of Goleta, this figure is currently \$53,700 (80% of AMI) for a family of four.

Previous City of Goleta CDBG Funding

During previous CDBG funding cycles, the City has typically set aside the maximum amount of funding allowed for social service agencies, approximately \$39,897 for 2008-2009. Social service agencies are invited to apply for funding annually.

As CDBG program administration is time-intensive for the Redevelopment and Neighborhood Services staff, approximately \$53,000 has been set aside in previous years for program administration. The balance of funds has been used to support capital improvement projects, such as the San Jose Creek Flood Control Improvement Project, and previous improvements to both Mathilda Park and Nectarine Park. During past years funding has also been provided to the Family Service Agency for minor rehabilitation to senior housing.

Each year the CDBG Sub-Committee meets to review social service applications, as well as departmental requests for funding. Sub-committee recommendations were then made to the entire City Council, typically in early May, at which time the Council

provides direction on project selection for the upcoming program year. Staff recommends maintaining the Sub-committee's role in reviewing applications and providing recommendations.

II. Progress Report on 2007-2008 CDBG Projects

The City Council elected to fund the following projects for the 2007-2008 program year. The table below summarizes these projects and progress made through February 2008. The CDBG program year begins on October 1st and goes through September 30th.

SOCIAL SERVICES		
Project	Funding	Progress
Community Action Commission	\$19,000	Underway; this service funds the Goleta's Senior Nutrition Program.
Foodbank of Santa Barbara County	\$6,000	Underway; this program serves Goleta households through the Foodbank's various programs.
Girl's Incorporated of Greater Santa Barbara	\$3,000	Underway; this program serves girls through the scholarship program.
New Beginnings Counseling Center	\$2,031	Underway; this program serves Goleta's residents through the New Beginnings Homeless Outreach Center.
AIDS Housing	\$3,000	Underway; this service provides end of life care to low income Goleta residents suffering from HIV/AIDS.
Transition House	\$2,000	Underway; this program serves children & families who are at risk of being homeless.
Court Appointed Special Advocates	\$1,500	Underway; this program provides advocates for children in the foster care system to ensure their needs are met.
United Boys & Girl's Club of Santa Barbara County	\$3,000	Underway; this program provides a safe, healthy environment for children after school.

MINOR REHABILITATION		
Program	Funding	Progress
Family Service Agency	\$30,000	Underway; this service helps low-income Goleta seniors live independently at home longer & more safely.

PUBLIC FACILITIES IMPROVEMENTS		
Project	Funding	Progress
San Jose Creek Capacity Project	\$160,343	Underway; this is part of a multi-million dollar capital improvement project

ADMINISTRATION		
Project	Funding	Progress
Planning and Administration	\$45,000	Ongoing

III. Housing and Community Development Needs and Priorities

The 2004-2009 Consolidated Plan submitted to HUD in July 2004 established a number of housing and community development needs and priorities. In discussing 2008-2009 needs and priorities, the City Council may prefer to use the goals indicated below from the Consolidated Plan.

- Preserve and improve the City's existing affordable housing stock through CDBG funded rehabilitation and Redevelopment Agency funded rehabilitation.
- Expand existing rental and home ownership opportunities for very low, low and moderate income households by adopting policies through the City's Housing Element for the creation of affordable housing, such as an inclusionary housing policy.
- Continue to ensure that fair housing services are offered in the City so that persons, regardless of race, creed, color, national origin, religion, gender, family status, age, handicap/ disability have an equal opportunity to secure decent housing and are treated fairly in accordance with Title VIII of the Civil Rights Law of 1968 in dealing with landlords, real estate brokers, and lenders.
- Complete an updated Analysis of Impediments to Fair Housing (AI) study for the City of Goleta.
- Continue to support affordable housing in the City through the Santa Barbara County Housing Authority Section 8 Rental Assistance Program, as well as support the Family Self-Sufficiency program.
- Participate in regional programs, such as the County Continuum of Care (COC) Program, to improve the provision of services to the homeless in the City of Goleta.
- Reduce additional episodes of family and individual homelessness from occurring by serving as a referral agency to homeless programs under the Continuum of Care Program.
- Maintain and improve the quality of housing and prevent slum/blight through code enforcement and community clean-up activities in targeted very low, low and moderate income neighborhoods.
- Support senior programs in the City of Goleta.
- Support youth programs in the City of Goleta.
- Promote a safe living environment through various street, drainage, and infrastructure projects.

- Investigate additional sources of funding and/or leverage other funding sources for street, drainage and other infrastructure projects in Old Town Goleta.
- Implement infrastructure projects to improve the circulation, safety and attractiveness of Old Town Goleta.
- Continue to promote accessibility to public facilities for all City of Goleta residents through ADA improvements.
- Continue to promote open space and recreational opportunities through infrastructure improvements at parks and acquisition of park land in very low, low and moderate income neighborhoods.
- Continue to provide a variety of economic revitalization activities and business retention opportunities within Old Town Goleta.

IV. 2008-2009 Potential Projects

Staff has assembled the following preliminary list of projects for City Council consideration this year:

CAPITAL IMPROVEMENTS

Armitos Park: \$30,000 Funding Request

In December 2005, the City of Goleta acquired a 1.5 acre parcel in Old Town Goleta on Armitos Avenue. The City plans to create a neighborhood park on the site. There is currently an estimated \$100,000 in Proposition 40 funds that were passed through from the County of Santa Barbara and are dedicated to this project. The current budget has a funding shortfall due to a significant increase in the costs of the water meter and generally escalating construction costs since the project was originally estimated in 2005. The Community Services Department has requested \$30,000 to for this project.

Amtrak Project: \$70,000 Funding Request

Design and construction of ADA compliant restrooms for the Amtrak station located within the City of Goleta's Redevelopment area.

The City has been working closely with Amtrak on the installation of restrooms and bicycle lockers at the Goleta station since 2005. The City has also been investigating the installation of sidewalk along the westerly side of La Patera Lane in order to complete an ADA accessible route from the bus line along Hollister Ave to the Amtrak station at the end of La Patera Lane.

Amtrak has now secured \$103,000 in funding for this project. In order for the funding to not expire, the project must be completed by the end of April 2008.

Amtrak's estimation for installing a sewer lateral to the sewer main in La Patera is \$70,000. This would make the project unfeasible under the current funding available for the restroom project. The City is looking to contribute \$70,000 for the new sewer lateral in order to help keep this project alive and moving forward. It is estimated that the design and installation of the side walk would be \$80,000 in order to complete an accessible route.

San Jose Creek Capacity Project: \$40,000 Funding Request

Since 2004, the City has dedicated approximately \$360,000 in CDBG funds for the development of the San Jose Creek Flood Control Project. Since this particular project continues to face funding shortfalls, the Community Services Department is requesting the balance of available CDBG funds to help cover additional project development costs.

MINOR REHABILITATION

The Family Service Agency received \$30,000 in CDBG funding during 2007-2008 for the SAIL (Services Aimed at Independent Living) program. The SAIL program helps low income seniors remain at home for as long as safely possible by offering home maintenance and repair to elderly at risk.

The FSA has requested \$30,000 for the 2008-2009 program year. Funds would be used to facilitate outreach to Goleta seniors, and ultimately to provide home maintenance repairs to approximately 50 needy seniors.

AFFORDABLE HOUSING

The County of Santa Barbara Housing Authority is applying for HOME funding in support of development of the Braddock House and for a community center that the Housing Authority plans to build on the same site. The Braddock House will be a four bedroom home which will be designed to meet the needs of four unrelated adults with development disabilities so that they may be able to live successfully and independently within the community. It will be located on the Housing Authority's property on Armitos Avenue in Old Town Goleta.

The Housing Authority has requested \$50,000 in HOME funds from the City to cover a gap in funding for this project due to increased construction costs. The Housing Authority's application for HOME funds was submitted to the County HOME Consortium in February 2008 and the City Council will have the opportunity to review this application formally later this spring. As of the date of this staff report there is sufficient funding for this request in the City's HOME allocation and it is recommended that City Council use these HOME funds rather than CDBG funds to cover the shortfall.

SOCIAL SERVICES

In addition to the projects listed above, the City of Goleta has received 10 applications for social services funding. The total amount requested is approximately \$39,000 and is available to fund social service programs through the CDBG program. Staff has preliminarily determined that the following projects would be eligible under CDBG regulations for funding.

Project	Description	Funding Request	CDBG Funds Received in Prior Year
AIDS Housing of Santa Barbara	Provides end of life care to low income Goleta residents suffering from HIV/AIDS	\$10,000	\$3,000 2007-2008
Domestic Violence Solutions of S.B.	Works to end the intergenerational cycle of domestic violence by providing prevention and intervention services.	\$10,000	None. New Applicant
County of Santa Barbara California – Department of Social Services	Provides services which assist residents in becoming productive and self-sufficient contributors to the well-being of the community	\$3,500	None. New Applicant
United Boys & Girls Club of Santa Barbara	Provides a safe, healthy environment for children after school.	\$8,000	\$3,000 2007-2008 \$3,000 2006-2007
Transition House	Serves children & families who are at risk of being homeless.	\$10,500	\$2,000 2007-2008
Foodbank of Santa Barbara County	Serves Goleta households through the Foodbank's various programs.	\$15,000	\$6,000 2007-2008 \$8,000 2006-2007 \$8,000 2005-2006
Child Abuse Listening & Mediation	Serves to prevent, assess, and treat child abuse by providing comprehensive, culturally appropriate services for children, adults and families.	\$40,000	None. New Applicant
Family Services Agency of S.B. - 211	Easy to remember help line for non-emergency information and referral, crisis intervention, and suicide prevention.	\$10,000	\$2,000 2006-2007
Family Services Agency – SAIL	Helps seniors and disabled adults to remain living independently in their own home by providing home repair and maintenance services.	\$27,000	\$30,000 2007-2008 \$30,000 2006-2007 \$30,000 2005-2006
People's Self Help Housing of S.B.	Provide affordable housing and programs leading to self-sufficiency for low-income families, seniors, and other special needs groups on California's Central Coast.	\$5,000	\$3,000 2007-2008

GOLETA STRATEGIC PLAN:

The CDBG funded programs, services and projects listed in this report are consistent with the following goals listed in the City's Strategic Plan, including:

1. Promoting Comprehensive Housing Programs
2. Emphasizing Old Town Revitalization
3. Facilitate Delivery of Services to Residents

CONCLUSION:

Staff recommends that the Council Sub-Committee convene in March or April to review the proposed projects and funding applications more thoroughly. The Sub-committee may then report back to the full Council with recommendations in May 2008. Once the City Council has offered its recommendations for projects, the 2008-2009 CDBG Action Plan will be prepared and made available for public review for 30 days.

A second public hearing will then be held to allow opportunities for final changes to the document before submitting the Action Plan to HUD. The program year will commence on October 1, 2008.

ALTERNATIVES:

No feasible alternative has been identified.

FISCAL IMPACTS:

Approximately \$53,000 has been allocated for the program administration for the 2008-2009 program year. The costs of preparing this Agenda Report are within budgeted expenditures for the CDBG Program.

Prepared By:

Reviewed By:

Approved By:

Vyto Adomaitis
Redevelopment,
Neighborhood Services
& Public Safety Director

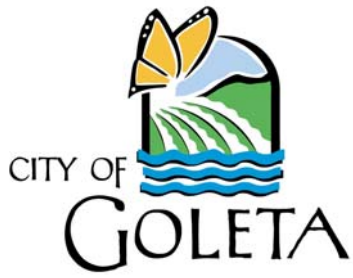
Michelle Greene
Administrative Services
Director

Daniel Singer
City Manager

ATTACHMENT 2

Draft 2008-2009 CDBG Action Plan

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**COMMUNITY DEVELOPMENT
BLOCK GRANT
2008-2009 ACTION PLAN**

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CITY OF GOLETA COMMUNITY DEVELOPMENT BLOCK GRANT ONE-YEAR ANNUAL ACTION PLAN 2008-2009

Introduction

The City of Goleta is pleased to present its fifth annual Community Development Block Grant (CDBG) Action Plan. This Action Plan outlines the City's CDBG activities for the 12-month period from October 1, 2008 to September 30, 2009. As with all CDBG activities, the projects outlined in this Plan must meet one of the Department of Housing and Urban Development's three national objectives for the CDBG program. These objectives include:

- Activities which benefit low- and moderate-income persons;
- Activities which aid in the prevention or elimination of slums or blight; and
- Activities designed to meet community development needs having a particular urgency.

The City's 2008-2009 proposed projects must also support the needs and priorities identified in the City's first Consolidated Plan, which was adopted in July 2004. The Consolidated Plan is a community blueprint for meeting the housing and community development needs of the City of Goleta. The Plan provides a description of existing housing and community development needs, and long-term strategies to address those needs.

The following seven overall goals are identified in the 2004-2009 Consolidated Plan:

I. Affordable Housing Goals

- A. Preserve and Upgrade Existing Affordable Housing Stock
- B. Increase affordable housing opportunities for low- and moderate-income residents
- C. Encourage Fair Housing

II. Community Development Goals

- A. Provide for Public Facilities and Infrastructure Improvements
- B. Provide for Neighborhood Preservation and Code Enforcement
- C. Enhance Social Services to Special Needs Populations
- D. Continue and Expand Economic Revitalization Activities

More specific goals related to the City's housing and community development projects and program are provided in Section C of this Action Plan.

2008-2009 Project Selection

The data and needs assessment provided in the 2004-2009 Consolidated Plan were analyzed in order to prioritize 2008-2009 CDBG projects. 2008-2009 activities are also based on an assessment of the priority needs identified at a March 4, 2008 public hearing regarding the 2008-2009 CDBG program. In addition, comments and suggestions regarding proposed projects for the 2008-2009 Action Plan were solicited from several City departments, including the City Manager's Office, the Community Services Department, the Department of Planning and Environmental Services, and the Redevelopment and Neighborhoods Services Department.

The 2008-2009 Action Plan includes several components, including:

- A. Funding Sources;
- B. Geographic Distribution of Funds;
- C. CDBG 2004-2009 Work Program;
- D. 2008-2009 Activities;
- E. Other Actions

A. FUNDING SOURCES

The City of Goleta's CDBG entitlement for 2008-2009 is estimated to be \$265,982. Of this, \$53,196 may be used for planning and administrative costs and a maximum of \$39,897 may be used for public services. Seventy percent (70%) of all expenditures must benefit low-to-moderate income households.

During the 2008-2009 program year, the City will utilize several federal, state, local and private resources to address housing and community needs. Below is a summary of the major funding resources that will be used to carry out activities.

- **Federal Resources** – The City's primary federal funding source for housing and community development is the CDBG entitlement. Federal funds for housing are also available to the City through the HOME Investment Partnership. These funds are distributed to the City through the Santa Barbara County HOME Consortium. The City will receive approximately \$126,000 in HOME funds for 2008-2009.

Section 8 Rental Assistance is provided to City of Goleta residents through the Housing Authority of the County of Santa Barbara. The program provides rent subsidies to eligible low-income person and families who rent units in the private housing market. This is the principal HUD program for assisting participants in finding decent, affordable, safe, and sanitary housing in the City. The total Fiscal Year 2008-2009 funding for the Section 8 Rental Assistance program will service an estimated 80 low-income families/persons.

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A \$100,000 Environmental Protection Agency Brownfields Assessment Grant has also been awarded to the City for the identification of brownfields in Old Town Goleta. The City plans to undertake extensive soil and water testing in the Ekwill and Fowler Street areas of Old Town during 2008-2009. The addition of two east-west arterial streets is planned for the Ekwill-Fowler area in order to alleviate traffic congestion on Hollister Avenue and revitalize Old Town Goleta. The City may also use a portion of these funds as part of the environmental review process for the development of Armitos Park in Old Town Goleta. (See below for additional information about the park.)

- **State Resources** – The City is the recipient of a \$90,000 Caltrans Environmental Justice Grant. This grant is being used to facilitate the redesign of Hollister Avenue in Old Town Goleta, the main thoroughfare in an area with one of the City's highest concentrations of low- and moderate-income persons. The objective of the Hollister redesign project is to create a more pedestrian friendly environment, as well as transform Hollister Avenue into a corridor that supports multi-modal transportation alternatives for segments of the community that do not rely on single passenger vehicles as their primary mode of transit.

A survey of the corridor was recently completed, and a more detailed traffic analysis will be initiated soon. A public workshop will be held before a scheme is selected.

The City of Goleta was also awarded approximately \$300,000 in state Proposition 40 grant funds through the County of Santa Barbara for the development of Armitos Park in Old Town Goleta. Acquisition for the park took place in December 2005, and will provide much needed recreational space for Old Town Goleta's predominantly low- and moderate-income households. Prop 40 funds also will be used to complete the development of the park in fall 2008.

- **Local Resources** – Affordable housing funds are available to the City of Goleta through Redevelopment Agency housing set-aside funds. The state mandates that 20 percent of tax increment revenue generated by redevelopment activities be set-aside for affordable housing activities. The City of Goleta projects that approximately \$1,600,000 will be available in set-aside funds for housing activities during 2008-2009. The City has committed to using \$1.5 million of this set-aside balance for the recently approved 200 unit Sumida Gardens rental project. This rental project will provide 34 affordable units of housing.

Local resources also include in-lieu fees collected through the City's Interim General Plan affordable housing policy. Under this policy, a residential development that creates five or more units of housing is required to set aside 20% of the total number of units at rental rates or sales prices affordable to low- and moderate-income households. Housing developers who do not satisfy this requirement on site must pay an in-lieu fee to the City.

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During 2008-2009, it is expected that approximately \$1.5 million in in-lieu fees will be available to the City for the development of affordable housing. The City has committed to using \$1.46 million of its current in-lieu fees fund for the recently approved 200 unit Sumida Gardens rental project. This rental project will provide 34 affordable units of housing.

- **Non-profit Resources** – Where possible, the City of Goleta works in collaboration with local non-profits on housing and community development projects in the City's low- and moderate-income neighborhoods.
- **Leveraging of Resources** – As government resources cannot solve all of the City's housing and community needs, the City's goal is to leverage federal and local funds to maximize the number of eligible residents that can be assisted by public funds. The City will continue to seek other federal and non-federal resources that may be available to provide funding support for housing and community development needs.
- **Other Resources** – The City does not anticipate the generation of CDBG program income or revolving loan income during the 2008-2009 program year. The City will also not undertake any float-funded activities during this period.

B. GEOGRAPHIC DISTRIBUTION OF CDBG FUNDS

The highest concentration of low- and moderate-income households occurs in Old Town Goleta and in the Entrance Road area in the southwestern part of the City. Infrastructure upgrades, public facilities improvements and economic revitalization programs will be focused in the Goleta Old Town area, which contains the City's oldest commercial area and residential neighborhood. While the need for infrastructure improvements and economic revitalization activities is not as pronounced in the Entrance Road area, the City is proceeding with much needed improvements to a park that serves residents of the neighborhood.

C. CDBG 2004-2009 WORK PROGRAM

The City of Goleta identified several housing and community development project and program goals in the Consolidated Plan. Specific goals from 2004-2009 are as follows:

- Preserve the City's existing affordable housing stock through CDBG-funded rehabilitation and Redevelopment Agency funded rehabilitation.
- Expand existing rental and home ownership opportunities for low- and moderate-income households by adopting policies through the City's Housing Element for the creation of affordable housing, such as an inclusionary housing policy.

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- Continue to ensure that further fair housing services are offered in the City so that persons, regardless of race, creed, color, national origin, religion, sex, family status, age, handicap/disability have an equal opportunity to secure decent housing and are treated fairly in accordance with Title VIII of the Civil Rights Law of 1968 in dealing with landlords, real estate brokers, and lenders.
- Complete an Analysis of Impediments to Fair Housing (AI) study for the City of Goleta.
- Continue to support affordable housing through the Santa Barbara County Housing Authority Section 8 Rental Assistance Program for affordable rental housing within the City, as well as support for Family Self-Sufficiency
- Participate in regional programs, such as the County Continuum of Care (COC) Program, to improve the provision of services to the homeless in the City of Goleta.
- Reduce additional episodes of family and individual homelessness from occurring by serving as a referral agency to homeless programs under the Continuum of Care.
- Maintain and improve the quality housing and prevent slum/blight through code enforcement and community clean-up activities in targeted low- and moderate-income neighborhoods
- Support programs for senior and youth in the City of Goleta.
- Promote a safe living environment through various street, drainage, and infrastructure projects.
- Implement infrastructure projects to improve the circulation, safety and attractiveness of Old Town Goleta.
- Investigate additional sources of funding and/or leverage for street, drainage, and infrastructure projects in Old Town Goleta.
- Continue to promote accessibility to public facilities for all City of Goleta residents through ADA improvements.
- Continue to promote open space and recreational opportunities through infrastructure improvements at Parks and acquisition of park land in low- and moderate-income neighborhoods.
- Continue to provide a variety of economic revitalization and business retention opportunities in Old Town Goleta.

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D. 2008-2009 ACTIVITIES

In accordance with the 2004-2009 Consolidated Plan, the City of Goleta will allocate 2008-2009 CDBG resources toward housing rehabilitation activities, improved services for the homeless, enhanced social services for youth and seniors, and infrastructure improvements in Old Town Goleta.

A summary table of the allocation of CDBG 2008-2009 Funds is as follows:

<u>CDBG Program</u>	<u>2008-2009 Funding</u>
DESIGN OF SAN JOSE CREEK FLOOD CONTROL PROJECT (Infrastructure)	\$91,085
ARMITOS PARK (Infrastructure)	\$30,000
NECTARINE PARK (Infrastructure)	\$25,000
FAMILY SERVICE AGENCY SAIL PROGRAM (rehab)	\$27,000
AIDS HOUSING SANTA BARBARA (social services)	\$3,000
Child Abuse Listening & Mediation CALM (social services)	\$5,000
COMMUNITY ACTION COMMISSION (social service)	\$8,000
GIRLS INC (social service)	\$6,897
PEOPLE'S SELF-HELP HOUSING (social services)	\$3,000
Santa Barbara Police Activities Leagues PALS (social services)	\$7,000
UNITED BOYS AND GIRLS CLUB (social service)	\$7,000
PLANNING AND ADMINISTRATION (planning and admin)	\$53,000
Total CDBG 2008-2009	<u>\$265,982</u>

Project Descriptions

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Housing:

- H-1. Strategy: Continue to contract for fair housing counseling services with the City of Santa Barbara.

Expected Outcome: Ensure that the City's low and moderate income households have access to fair housing counseling services. It is expected that 200-300 Goleta residents will be assisted during the course of the 2008-2009 program year.

- H-2. Strategy: Implement the City's first General Plan. The newly adopted General Plan contains a Housing Element which includes policies relating to affordable housing, such as an inclusionary housing policy. Once the General Plan is approved by the state, the implementation of such policies will help to expand existing rental and ownership opportunities for low- and moderate-income households and preserve existing affordable housing.

Expected Outcome: Increased availability of affordable housing in the City of Goleta, and preservation of the City's existing affordable housing stock.

- H-3. Strategy: Provide \$27,000 in CDBG funds to the Family Service Agency (FSA) for its Services Aimed at Independent Living (SAIL) Program. This service helps low-income seniors live independently at home longer and more safely by offering home maintenance and repairs and temporary wheelchair ramp installation.

Expected Outcome: Improved outreach to Goleta seniors regarding the availability of home maintenance and repair services. FSA intends to provide outreach to 120 new and continued contacts in the City of Goleta. The Agency projects that approximately 47 Goleta seniors will be served directly by the Agency's SAIL program. The Agency will provide minor improvements and repairs to senior housing, thereby enabling seniors to live at home longer and more safely.

- H-4. Strategy: Continue to implement the City's newly initiated housing rehabilitation program. Grants are funded through the Redevelopment Agency's set-aside fund, and awarded for the purpose of funding necessary repairs required to maintain the health, safety and/or welfare of the occupants of a Single Family Dwelling (SFD). A grant of up to \$20,000 is available to very low and low income households.

Expected Outcome: Preservation of the City's existing affordable housing, and safer homes for the City's low and moderate income residents. To date, the Housing Rehabilitation program has assisted seven low and three moderate income households.

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H-5. Strategy: Provide \$3,000 in CDBG funding for supportive housing services provided by People's Self-Help Housing. The goal of this program is to keep people housed and prevent homelessness. People's Self-Help Housing does this through providing counseling, psychotherapy, social services and case management.

Expected Outcome: CDBG funds will be used to help People's Self-Help Housing provide services to approximately 30 Goleta residents. These services will include counseling, medical, and dental services, and assistance with home management, budgeting and job searches so that clients can maintain their homes.

Homelessness:

HL-1. Strategy: Participate in regional programs, such as the County Continuum of Care (COC) Program, to improve the provision of services to the homeless in the City of Goleta.

Expected Outcome: Perform annual gaps analysis of the COC and work with community agencies to address gaps, increase quality of service and develop needed resources for the homeless

HL-2. Strategy: Continue to participate in Santa Barbara County's efforts to implement its 10 Year Plan to End Chronic Homelessness.

Expected Outcome: Implementation of a comprehensive County-wide program to address chronic homelessness, providing for better service to this class of homeless, and more efficient use of public resources in addressing this problem. The City Council adopted a resolution in 2007 to support the implementation of the 10 Year Plan to End Chronic Homelessness.

HL-3. Strategy: Improve access to homeless services and information and increase the number of referrals to social service agencies. Specifically, ensure that Goleta social service agencies and Sheriffs Deputies are aware of the newly implemented 211 social service help line, and provide this number to individuals in need of social services, such as the homeless. Goal: Improve service assistance to 10 homeless families and/or individuals in 2008-2009.

Expected Outcome: Address homelessness in the City of Goleta by providing referrals of homeless and those at-risk of homelessness to homeless shelters and service agencies.

HL-4. Strategy: Provide \$3,000 in CDBG funding for AIDS Housing Santa Barbara's Sarah House. Sarah House offers end-of-life care to low and moderate individuals with AIDS, as well as end-of-life care to persons with other conditions.

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Expected Outcome: Support of hospice services for Goleta's low and moderate income residents. Last year, eight of 59 clients were Goleta residents. Funding from the City of Goleta will help the Transition House provide services for approximately 8 Goleta residents in the coming year.

Public Facilities and Infrastructure:

- FI-1. Strategy: Provide \$91,085 in CDBG funds for major infrastructure improvement program in Old Town Goleta. The San Jose Creek Flood Control Project has been identified as a priority for the City. Project costs are estimated to be \$14 million. The City is currently completing the design and environmental review process. CDBG funds will be used to help complete preliminary design and environmental review for the project.

Expected Outcome: Completion of final design for the San Jose Creek Flood Control Project will enhance the City's ability to obtain other federal, state, and local grant funds for the project. Completion of the project will result in improved safety in Old Town Goleta and the retention of existing businesses and residences in the project area.

- FI-2. Strategy: Provide \$30,000 in CDBG funds to complete Phase II of Armitos Park in Old Town Goleta in addition to current funding from the State Prop 40 parks program.

Expected Outcome: Improve the availability of recreational space in an area of the City with a high concentration of low and moderate income residents.

- FI-3. Strategy: Provide \$25,000 in CDBG funds to complete Phase II of Nectarine Park in Old Town Goleta.

Expected Outcome: Improve the availability of recreational space in an area of the City with a high concentration of low and moderate income residents.

- FI-4. Strategy: Complete the Hollister Avenue redesign process, in order to create a more pedestrian friendly environment, as well as transform Hollister Avenue into a corridor that supports a variety of transportation options.

Expected Outcome: Create a more vibrant and welcoming Old Town Goleta that provides a number of transportation options.

Economic Revitalization

ER-1. Strategy: Implement the City’s newly created Storefront Improvement Program in Old Town Goleta. This program is designed to assist merchants and commercial property owners with exterior rehabilitation of their property. Financial assistance is being offered from the City’s Redevelopment Agency in the form of one time grants of up to \$20,000 per storefront for eligible repairs and improvements.

Expected Outcome: The proposed improvements are expected to help increase business for Old Town’s existing businesses, as well as attract new investment in the area. To date, more than 20 individual storefronts have benefited from this program.

Non-Homeless Related Social Services:

SS-1. Strategy: Provide \$8,000 in CDBG funds to the Community Action Commission for its Senior Nutrition Program during the 2008-2009 program year. This program serves hot, nutritious USDA-approved lunchtime meals at the Goleta Valley Community Center, and delivers meals to frail, homebound seniors.

Expected Outcome: The Community Action Commission expects to provide approximately 900 meals to Goleta seniors in need with CDBG funds, and serve more than 90 unduplicated seniors. The program allows seniors to remain at home longer and reduces the costs associated with premature institutionalization.

SS-2. Strategy: Provide \$6,897 in CDBG funds to Girls Incorporated of Greater Santa Barbara. Girls Inc. provides educational and motivational programs to local at-risk girls. CDBG funds will be used to provide three scholarships for at risk girls to attend Girls Inc.’s summer and after school programs.

Expected Outcome: It is expected that CDBG funds will be used to support approximately 5-10 scholarships for at-risk girls served at the Goleta Valley location.

SS-3. Strategy: Provide \$7,000 in CDBG funding to United Boys and Girls Club. This agency provides after school and recreational programs to young people in the Goleta Valley. CDBG funds will be used in support of staff at the Goleta Valley Center.

Expected Outcome: Improved availability of after school and recreational programs for Goleta Youths. Approximately 25 Goleta youth will be served.

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SS-4. Strategy: Provide \$7,000 in CDBG funding to Santa Barbara Police Activities Leagues (PALS). Santa Barbara PALS strives to provide quality educational, cultural and athletic programming for youth and build positive relationships between the Police Department and all members of the community.

Expected Outcome: Improved availability of after school and recreational programs for Goleta Youths. An estimated 25 Goleta residents will be served.

SS-5. Strategy: Provide \$5,000 in CDBG funding to Child Abuse Listening and Mediation (CALM). This agency serves to prevent, assess, and treat child abuse by providing comprehensive, culturally appropriate services for children, adults and families.

Expected Outcome: Improved access to counseling and medication services for Goleta Youths and their families. Approximately 25 Goleta residents will be served.

E. OTHER ACTIONS

1. Citizen Participation

The Goleta City Council adopted the City's first Citizen Participation Plan on May 3, 2004, and amended the plan in early 2006. It was determined that amendments to the Plan were not required for the 2008-2009 program year. A copy of the current Citizen Participation Plan is available in Appendix A.

Two public hearings will be held during the 2008-2009 CDBG planning process. A hearing was held on March 5, 2008 to gather input from the community on the City's housing and community development needs. After a 30 day review period for the Draft Action Plan, a second public hearing is planned for June 3, 2008 to adopt the document. A summary of comments received at that meeting will be included in the Appendix. In addition, the issue of CDBG proposed projects will be discussed at an April 15, 2008 public meeting. City staff also will be available throughout the 2008-2009 CDBG planning process to answer any questions regarding the program from the public and social service representatives.

2. Institutional Structure and Intergovernmental Cooperation

The City has integrated several planned programs into the Consolidated Plan to ensure that all departments with the City and related agencies work together on a uniform vision for the benefit of residents of the City. Planned 2008-2009 CDBG capital projects are also part of the City's approved Redevelopment Agency activities.

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The City will continue to focus on improving coordination and eliminating gaps in the institutional structure. The City continues to build its relationship with the Housing Authority of Santa Barbara County and consulted with them in the development of the Consolidated Plan and other community development opportunities within the City.

In addition, the City continues to work to improve communication between divisions and departments, including the City Manager's Office, Community Services, Administrative Services, and Planning and Environmental Services.

In the coming year, the City will continue to pursue the following activities to enhance coordination and eliminate gaps in the institutional structure:

- Attend meetings with the County and other local governments as available on regional issues, such as those related to housing and social services.
- Attend meetings between public providers as available.
- Support the efforts of the Housing Authority to provide of Section 8 Vouchers within the City.
- Work with the Housing Authority in the development process for the construction of housing for the developmentally disabled at 5575 Armitos Avenue in Old Town Goleta. The City has also allocated \$200,000 in HOME funds for this project.
- Work with the Housing Authority to ensure consistency between Consolidated Planning and Housing Authority planning requirements.
- Continue to promote fair housing.
- Participate in regional programs offered by the Santa Barbara County Continuum of Care and other agencies as available in addressing regional homeless issues.
- Participate in the County's efforts to implement a 10 Year Plan to End Chronic Homelessness.
- Work with the Department of Planning and Environmental Services, the Community Services Department, the Department of Redevelopment and Neighborhood Services, and other entities involved in the City's economic revitalization activities.

3. Reduction of Barriers to Affordable Housing

Of the barriers identified in the 2004-2009 Consolidated Plan, the greatest obstacles to affordable housing continue to be lack of available land, insufficient financial resources for the development of affordable units, and the slow growth of income relative to increasing housing prices. The following activities are planned:

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- Preserve the City's existing affordable housing stock through the new housing rehabilitation program, which is implemented through the Department of Redevelopment and Neighborhood Services.
- Preserve housing and make housing more accessible for Goleta seniors through funding of the Family Service Agency's rehabilitation program, which provides home maintenance and wheel chair ramp installation to low- and moderate-income seniors in the area.
- Expand existing rental and home ownership opportunities for low- and moderate-income households by implementing policies through the City's Housing Element for the creation of affordable housing, such as an inclusionary housing policy.

Explore opportunities to fund low- and moderate-income housing projects with HOME, Housing Set-Aside and In Lieu Fees.

- Provide \$200,000 in HOME funds for the Housing Authority of the County of Santa Barbara's efforts to develop the Braddock House, a facility that will house four disabled people in Old Town Goleta.

4. Underserved Needs

The City of Goleta has identified a number of underserved needs in the community, and the allocation of the City's 2008-2009 community development and housing resources reflects the City's commitment to address these underserved needs.

These underserved needs generally fall into two categories, including the availability and quality of affordable housing, and the availability of social services for low and moderate income persons. Specific underserved needs are as follows:

Housing

- Affordable housing for low and moderate income persons
- Housing rehabilitation services for low and moderate income persons.

Social Services

- Social services for low and moderate income persons, particularly services for the elderly, and at-risk youth.
- Homeless services within the City's boundaries.

Addressing Obstacles to Underserved Needs

Section E.3 of this report, Barriers to Affordable Housing, addresses the actions that the City will take to overcome the obstacles to affordable housing for Goleta's low and moderate income persons, including the preservation of the City's existing affordable housing stock, funding of social services agencies that work to preserve and rehabilitate housing, and the implementation of General Plan policies to further the City's efforts to create additional low and moderate income housing.

In 2008-2009, the City will also undertake several actions to address obstacles to the availability of social services. First, the City will provide CDBG funding to social service agencies that provide services to Goleta's at-risk youth and elderly, including: The Community Action Commission; Santa Barbara Police Activities League (PALS); Child Abuse Listening & Mediation (CALM); Girls Inc.; and United Boys and Girls Club. This funding will enable these social service agencies to better address the needs of Goleta's low and moderate income residents.

Yet another obstacle to meeting underserved needs in Goleta is the lack of availability of homeless services within the City boundaries. While the number of homeless in Goleta is quite small compared to neighboring cities such as Santa Barbara, it is important to connect Goleta's homeless to regional services. In addition to participating in the County of Santa Barbara's Continuum of Care for homeless individuals, and participating in efforts to implement a 10 year plan to end chronic homelessness, in 2008-2009 the City will fund People's Self Help Housing of Santa Barbara and Sarah House—AIDS Housing Santa Barbara. These agencies will use CDBG funding specifically for services to Goleta's homeless.

The City will also work with the Santa Barbara Sheriff's Department, which provides contract police services in Goleta, to ensure that officers can provide information about resources to the City's homeless, such as information about the availability of the 211 community services help line, and other regional homeless services.

5. Foster and Maintain Affordable Housing

The City of Goleta identified the creation and maintenance of affordable housing as one of its top priorities in the 2004-2009 Consolidated Plan. The 2008-2009 Action Plan specifies a number of actions that the City will take to develop and maintain affordable housing in the coming program year. These actions include:

- Support and fund Fair Housing Counseling Services for City of Goleta residents.
- Implement the City's first General Plan, which includes a Housing Element with policies aimed at the development of affordable housing, such as an inclusionary housing policy.
- Fund the Family Service Agency, which provides housing rehabilitation services to the elderly.

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- Support the efforts of the Housing Authority to provide Section 8 Vouchers within the City.
- Work with the Housing Authority in the development process for the construction of housing for the developmentally disabled at 5575 Armitos Avenue in Old Town Goleta.
- Work with the Housing Authority to ensure consistency between Consolidated Planning and Housing Authority planning requirements.
- Preserve the City's existing affordable housing stock through the Redevelopment Agency funded rehabilitation program.
- Explore opportunities to fund low- and moderate-income housing projects with HOME, Housing Set-Aside and In Lieu Fees.

While there are significant barriers to affordable housing in the City of Goleta (see section E.3), the City is committed to expanding the availability of affordable housing, and ensuring the rehabilitation and preservation of existing affordable housing in the City.

6. Anti-Poverty Strategy

The 2004-2009 Consolidated Plan reported that there is a diversity of income groups in the City, based on income data from the 2000 Census. Of the 10,434 households, approximately 13 percent are extremely low income (less than 30 percent of the median income for the County), another 13 percent are low income (30 percent to 50 percent of the median income), 22 percent are moderate income (51 percent to 80 percent of the median income) and about 52 percent are above moderate income (over 80 percent of the area median income). The poverty level in the City of Goleta is an estimated 8.0%. As reported in the 2000 Census profile for the City of Goleta there are 287 families and 2,279 individuals living below poverty level. Of the individuals 1,829 are adults and 449 are less than 18 years of age.

A range of programs address poverty-level conditions in the City of Goleta. The Santa Barbara County Department of Health Services provides no-cost or low-cost medical care on an ability to pay plan for Santa Barbara County residents through a network of health clinics throughout the county. A range of specialized and general resources are available in Santa Barbara County to assist homeless persons and families reestablish stability in their lives and situate themselves in permanent housing. Basic public assistance is provided by the County Department of Social Services, but a number of private agencies also assist homeless persons with their most basic needs.

The City of Goleta will undertake the following programs during the 2008-2009 program year directed at alleviating poverty and promoting self-sufficiency.

1. Continue to support affordable housing through the Santa Barbara County Housing Authority Section 8 Rental Assistance Program for affordable rental housing within the City, as well as support for Family Self-Sufficiency

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2. Provide CDBG support of community services agencies that provide support services for low-income households, such as AIDS Housing Santa Barbara, Community Action Commission, Child Abuse Listening & Mediation (CALM), Santa Barbara Police Activities Leagues (PALS), Girls Inc., and United Boys and Girls Club of Santa Barbara County.
3. Funds supportive services for the homeless or near homeless, such as those offered through Peoples Self-Help Housing and AIDS Housing Santa Barbara.
4. Enforce Section 3 requirements for construction projects funded with CDBG funds. Section 3 requirements are HUD-mandated contract provisions to ensure that training, employment and contracting opportunities be available to low- and very-low-income persons.

7. Lead-Based Paint Hazards

The following actions to evaluate and reduce lead-based paint hazards will be undertaken when CDBG or HOME funded projects have the potential to disturb lead-based paint surfaces in housing units:

- Disseminate federal pamphlets regarding the dangers of lead-based paint.
- Disseminate information regarding screening opportunities to households that are determined to potentially have lead-based paint.
- For all residential rehabilitation funded through the CDBG program, test housing built before 1978 for lead-based paint.
- Work with contractors regarding their obligations with regard to lead-based paint hazards and remediation.
- Implement new lead-based paint regulations as they become effective.
- Look for additional grants for lead reduction activities.

8. Fair Housing

In 2008-2009, the City will continue to contract for fair housing services in order to promote fair housing and to provide housing mediation to owners/tenants regarding their fair housing rights. The Rental Housing Mediation Task Force (RHMTF) currently serves the City of Goleta. It is anticipated that between 200 and 300 City of Goleta residents will receive assistance in the form of information on fair housing, mediation services or outreach during the 2008-2009 program year.

In 2006, the County of Santa Barbara completed a County-wide analysis of impediments to fair housing choice.

9. Monitoring

The City is responsible performing the following types of monitoring for all City CDBG activities:

- Performance monitoring
- Financial monitoring
- Davis-Bacon Compliance
- Environmental Review Compliance

Monitoring provides a means to ensure that projects proceed in a timely manner, adhere to all CDBG and City regulations, and are performed in a way that it is consistent with project goals. Close monitoring of projects allows the City to quickly identify and correct deficiencies.

Performance Monitoring

Performance of projects and activities is monitored in various ways depending on the type of program.

CDBG Subrecipients are informed about the responsibilities and obligations that accompany CDBG funds in the City's subrecipient agreement. The City monitors all subrecipient's compliance with these requirements and progress in delivering service through on-site visits, telephone contacts and quarterly reports.

CDBG projects undertaken by City departments are also monitored very closely. Throughout the program year, the CDBG Program Manager stays in frequent contact with departments receiving CDBG funds to ensure that projects are proceeding on schedule and adhere to CDBG regulations.

In 2006-2007, the City obtained the services of the Willdan Company to perform on-site performance monitoring services. In 2007-2008, City Staff performed on-site performance monitoring services. The City anticipates contracting with Willdan again in 2008-2009 to ensure that subrecipients adhere to all CDBG requirements.

Financial Monitoring

The CDBG Program Manager, the Department of Administrative Services and the Finance Department are responsible for financial monitoring of CDBG projects undertaken by City departments and by subrecipients. The City operates in compliance with OMB Circular 133-A, which provides for annual single audits.

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All project costs are paid on a reimbursement basis. A request for reimbursement must have proper documentation to verify all expenditures, and a report of program activities must also be included with the request. By requiring documentation in association with reimbursement, the City is able to closely monitor program requirements and ensure goals are met prior to reimbursement. On-site monitoring visits are also designed to ensure financial accountability for subrecipients.

Davis Bacon Compliance

Davis-Bacon regulations require contractors and subcontractors to pay a certain wage to employees in various labor classifications in construction projects. These regulations apply to all CDBG recipients, including City subrecipients. All applicable CDBG program projects are monitored for compliance with Davis-Bacon requirements.

Environmental Review Compliance

All CDBG projects are reviewed to determine what level of environmental review is required. Environmental documentation is then maintained for each CDBG funded project.

For CDBG projects that require an environmental assessment, the City ensures compliance with all National Environmental Protection Agency (NEPA) and CEQA regulations. Where appropriate, a description of projects is sent to the State Office of Historic Preservation (SHPO) and to other applicable regulatory entities for review and approval.

Once required consultations have been completed and any mitigation measures identified, the City prepares the appropriate paperwork, including the Statutory Worksheet and publishes a combined NOI/RROF (Notice of Intent/Request for Release of Funds) and/or Finding regarding impacts. The City will draw funds for a CDBG project only once environmental clearance has been obtained and proper notice has been given.