



Agenda Item D.1
PUBLIC HEARING
Meeting Date: February 17, 2009

TO: Mayor and Councilmembers

FROM: Dan Singer, City Manager

CONTACT: Vyto Adomaitis, RDA, Neighborhood Services & Public Safety Director
Claudia Sigona, Management Analyst

SUBJECT: Public Hearing on Needs, Goals, and Funding Priorities for the 2010-2014 Five Year Community Development Block Grant (CDBG) Consolidated Plan, the 2009-2010 Program Year, and Impediments to Fair Housing

RECOMMENDATION:

Conduct a public hearing to receive public input on issues related to the following items and provide initial recommendations to staff for incorporation into the applicable documents:

- Needs, goals and priorities for the *2010-2014 Five Year Consolidated Plan*;
- Needs and funding priorities for the *2009-2010 CDBG Action Plan*; and
- Impediments to fair housing for the *Analysis of Impediments to Fair Housing*

BACKGROUND:

Pursuant to U.S. Housing and Urban Development (HUD) requirements, the City of Goleta is required to prepare an annual CDBG Action Plan which identifies activities to be undertaken in the following year to address housing and community development needs. In addition, the City is required to prepare a Consolidated Plan every five years to assess needs and set priorities for the upcoming planning period. In conjunction with the Consolidated Plan, the City is also required to conduct an Analysis of Impediments to Fair Housing Choice every five years.

Based on the Citizen Participation Plan adopted by the City for the CDBG Program, the City Council is required to hold a minimum of four public hearings during the CDBG process. This meeting represents the first public hearing required to be held during the early stages of the process in order to gather public input regarding housing and community development needs and priorities.

DISCUSSION:

Consolidated Plan

The existing Consolidated Plan, adopted in 2004, is a comprehensive planning document required of local governments that receive CDBG funding. The Plan explains how the City will help meet HUD's national goals of providing decent, affordable housing, a suitable living environment, and expanded economic opportunities for low to moderate income persons for the 5-year program period. The document includes a discussion of the general goals of the program as well as more detailed implementation strategies for how funds will be spent to further those goals.

Program Goals

The goals established in the 2004-2009 Consolidated Plan are summarized below:

1. Preserve and improve affordable housing
2. Expand rental and home ownership opportunities for low-income households
3. Ensure that fair housing services are offered
4. Complete an updated Analysis of Impediments to Fair Housing (AI) study
5. Participate in regional programs to improve services to the homeless
6. Maintain and improve housing through code enforcement activities
7. Support senior programs
8. Support youth programs
9. Support infrastructure improvements in low-income areas
10. Promote accessibility to public facilities through ADA improvements
11. Promote parks, open space improvements and recreational opportunities
12. Provide economic revitalization activities within Old Town Goleta

In addition to articulating community goals and needs, HUD requests that a priority level be assigned to each activity which is intended to address those goals/needs:

High Priority: The jurisdiction plans to use funds made available for activities that address this unmet need.

Medium Priority: If funds are available, activities to address this unmet need may be funded and the city will take other actions to help locate other sources of funds.

Low Priority: The jurisdiction does not plan to use funds for activities to address this unmet need.

No Such Need: The jurisdiction finds there is no need or the jurisdiction shows that this need is already substantially addressed.

The City's 2004-2009 Consolidated Plan stated that only High Priority projects would be considered for funding.

Staff requests that Council consider the above goals and provide preliminary feedback regarding revisions, new goals or changes in priority levels.

Implementation Strategies

In addition to the identification of general goals like those stated above, the Consolidated Plan must include more specific details about how funds will be used. Based on staff's recent discussions with HUD officials, the formulation of an implementation strategy for the 2010-2014 Consolidated Plan should include clear, preferably quantifiable, targets so annual accomplishments can be easily measured. For example, a goal of "support youth services" might be given a target such as: "*strive to assist 200 at-risk children and teens annually.*" Once Council establishes goals and strategies for the 2010-2014 planning period, staff will make suggestions regarding quantifiable targets based on the achievements of the past five years.

Please refer to Attachment 1 "Housing and Community Development Five-Year Strategic Plan" for a complete discussion of previously identified needs, goals and strategies.

2009-2010 Action Plan

This hearing provides an opportunity for the public and the Council to discuss, in general terms, the City's needs and priorities for potential 2009-2010 projects in light of the preceding discussion on goals for the coming five-year period. Council may wish to prioritize goals for public services in order to assist the CDBG Sub-Committee in its review of funding applications for 2009-2010. This includes services for youths, seniors, the homeless, and other miscellaneous services for low-income residents.

At the time this report was prepared, staff had not yet received word from HUD regarding the estimated 2009-2010 funding amount. This year the award was approximately \$266,000 and of that, approximately \$40,000 (15%) was available to award to social service providers. Staff expects to receive notification from HUD by the time the Sub-Committee is scheduled to meet.

Because the City is still in the process of accepting applications from social service providers, Council will not be asked to select projects or allocate funds for inclusion in the draft 2009-2010 Action Plan at this meeting. The deadline to submit an application is February 20, 2009. However, potential applicants were required to submit a letter of intent by February 2, 2009. Attachment 2 presents a summary of the 15 providers which submitted letters as well as the amount of funding requested. This summary also includes proposed City-sponsored projects. Copies of all the letters of intent are on file and available upon request.

It should be noted that the amount of funding requested from social service providers and City staff for public service projects totals \$178,000. However, based on HUD's 15% cap on funding for public/social services, the City will likely have less than \$40,000 to award. The City Council's CDBG Sub-Committee is scheduled to meet to review all of the applications received as well as City Departmental requests. The Sub-Committee's recommendations for projects and funding allocation amounts will be presented to the full Council at a subsequent meeting.

Analysis of Impediments to Fair Housing

As a Community Development Block Grant (CDBG) entitlement community, the City is required to complete an Analysis of Impediments to Fair Housing Choice (AI). Fair housing is defined as "a condition in which individuals of similar income levels in the same housing market areas have a like range of choice available to them regardless of race, marital status, color, religion, ancestry, sex, handicap, national origin, arbitrary age or any other category which may be defined by law now or in the future." Impediments to fair housing choice are defined as any actions, omissions, or decisions taken based on race, color, religion, sex, disability, familial status or national origin which restrict housing choices or the availability of housing choices.

The preparation of an AI typically coincides with the preparation of a Consolidated Plan; however, the City did not prepare one in association with the current 2004-2009 Plan. Because of the newly incorporated status of the City, HUD allowed the County's AI for the HOME Consortium (of which Goleta is a part) to fulfill this requirement since some analysis specific to Goleta is included. Now that the City is preparing the next 5-year Consolidated Plan, it is time for the City to prepare its own AI.

The purpose of this meeting with regard to this topic is to receive initial City Council and public input relating to fair housing issues and perceived impediments. According to HUD's Fair Housing Planning Guide, the AI is designed to identify impediments to fair housing choice and increase housing choice. The AI entails:

- A review of an entitlement jurisdictions' laws, regulations and administrative policies, procedures and practices;
- An assessment of how those laws affect the location, availability and accessibility of housing;
- An assessment of conditions, both public and private, affecting fair housing choice for all protected classes; and
- An assessment of the availability of affordable, accessible housing in a range of unit sizes.

The impediments and needs historically identified for the South Coast include:

- Lack of education regarding rights and responsibilities under fair housing laws and a corresponding need for education of landlords and tenants;
- Lack of education about home purchase and financing and a need to educate minorities, women, and low income people on these topics; and
- Lack of affordable housing which creates an environment in which discrimination can more likely occur than in more open housing markets.

The City's current efforts to address fair housing issues include an on-going contract with the City of Santa Barbara for fair housing counseling and mediation services. The

City's General Plan Housing Element also contains policies and implementation measures related to fair housing (see Attachment 3). It should be noted that CDBG funds could be used to pay for fair housing services. Staff has identified other potential items the City could include in its new AI based on what other cities are doing:

- Contract with an organization such as the Santa Barbara Legal Aid Foundation or Peoples' Self-Help Housing for fair housing outreach and education. This could include annual presentations to disabled persons, ethnic minorities, landlords and property managers about fair housing laws;
- Maintain permanent displays at City Hall, the Goleta Public Library, and the Goleta Community Center and create a Fair Housing page on the City's web site to provide information in Spanish and English directed to housing consumers regarding their rights under Fair Housing laws;
- Make efforts to upgrade lower income neighborhoods by providing grants to homeowners through the RDA's Housing Rehabilitation Program; and
- Make funding for fair housing services and programs a high priority.

Staff is recommending that \$5,000 in CDBG funds be used to cover 25% of the current cost associated with the City of Santa Barbara contract for rental housing mediation (presently charged to the City's General Fund). In order to enhance the City's efforts to address impediments to fair housing, staff is also recommending that another \$5,000 in CDBG funds be used for new fair housing outreach and education services to low-income residents of Goleta. In response to the notice for this meeting, staff received a letter of inquiry from the Legal Aid Foundation offering to provide various fair housing services to the City (see Attachment 4).

Citizen Participation Plan

This hearing is the first of four required by the Citizen Participation Plan that the City adopted for its CDBG program. Notices for this public hearing and the availability of CDBG funding were published in the *Santa Barbara News-Press* on January 20, 2009, and January 30, 2009, and in *El Mexicano* on February 4, 2009. In addition, notices of funding availability were also mailed and emailed to 55 local social service providers. At the time this report was prepared, no public comments had been received.

One of the items Council may wish to amend in the 2010-2014 Consolidated Plan is the City's requirement for four public hearings. Consistent with HUD regulations and as a process streamlining effort, staff is recommending that the Public Participation Plan be revised to require only two public hearings during the CDBG planning process. Staff believes two public hearings would be sufficient to accomplish the annual updates. The purpose of the first hearing would be to obtain input on items such as needs, goals, activities and funding priorities for the following year or 5-year period. The funding recommendations of the CDBG Sub-Committee would also be presented. Based on the input received and Council's direction, staff would then prepare the draft Action Plan/Consolidated Plan. Following a required 30-day public review of the draft Plans, the second public hearing would be held for Council to consider adoption of the Plans.

FISCAL IMPACTS:

There is no fiscal impact to the City for the staff time spent on preparing this report. The costs for this staff time as well as the time that will be spent on preparation of the three documents discussed herein is being funded by the CDBG award received by the City. This year the City is receiving \$52,984 which will be sufficient to cover the City's costs association with planning and administration of the CDBG program.

Submitted By:

Reviewed By:

Approved By:

Vyto Adomaitis
Director, Redevelopment and
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Michelle Greene
Admin. Svcs. Director

Daniel Singer
City Manager

ATTACHMENTS:

1. *Housing and Community Development Five-Year Strategic Plan*
2. List of Providers Which Submitted Letters of Intent and Potential 2009-2010 Projects
3. Excerpt of Housing Element - Policies and Programs Related to Fair Housing
4. Letter from Legal Aid Foundation Regarding Fair Housing Services

ATTACHMENT 1

Excerpt from 2004-2009 CDBG Consolidation Plan:

Housing and Community Development Five-Year Strategic Plan

III. HOUSING AND COMMUNITY DEVELOPMENT FIVE-YEAR STRATEGIC PLAN

The Strategic Plan brings resources and needs together in a coordinated five-year housing and community development strategy. The strategy is developed to achieve the following goals:

1. Provide decent, safe and sanitary housing
2. Create suitable living opportunities
3. Expand economic opportunities

The plan must also be developed in accordance with the need to: eliminate slum and blight; eliminate conditions that are detrimental to the health, safety, and public welfare; conserve the nation's housing stock; expand and improve the quantity and quality of community services; better utilize land and other natural resources; reduce the isolation of income groups within communities and geographical areas; restore and preserve properties of special value; alleviate physical and economic stress; and conserve the nation's scarce energy resources.

A. HOUSING AND COMMUNITY DEVELOPMENT RESOURCES

Resources available to the City to implement the Strategic Plan are Community Development Block Grant (CDBG) funds, as well as Redevelopment Agency and Redevelopment Agency Set-Aside Funds. The City receives approximately \$154,011 in HOME funds annually through the Santa Barbara County HOME Consortium. Future uses of HOME funds will be consistent with housing needs and priorities outlined in the Consolidated Plan.

As described in the County of Santa Barbara's 2004 Action Plan for the HOME Consortium, County HOME funds have been reserved for two affordable housing projects in the City of Goleta, including the Ellwood Apartments and the Sumida Gardens Project. The County has reserved \$110,000 for the Ellwood project, which will create eight affordable units. One million dollars in County funds have also been reserved for the Sumida Gardens project, which will create approximately 100 affordable units. HOME funds for both projects are contingent upon the City's final approval of development plans.

The City may also pursue a variety of other resources such as grants for economic revitalization and infrastructure improvements, as well as continue to support the Section 8 rental assistance program.

B. HOUSING AND COMMUNITY DEVELOPMENT PROJECTS AND PROGRAMS

The City's goals through the next five (5) years are to:

- 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 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 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 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
- Maintain and improve the quality of housing and prevent slum/blight through code enforcement and community clean-up activities in targeted 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
- 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 activities and business retention opportunities within Old Town Goleta.

General Relative Priorities for Allocating Investment - Based on HUD recommendations, general relative priorities for funding will be as follows:

HIGH PRIORITY: Activities to address this need will be funded by the City during the five (5) year period.

MEDIUM PRIORITY: If funds are available, activities to address this need may be funded by the City during the five (5) year period. Also, the City may use other sources of funds and take actions to locate other sources of funds.

LOW PRIORITY: It is not likely the City will fund activities to address this need during the five (5) year period. The City will consider certifications of consistency for other entities' applications of Federal assistance.

NO SUCH NEED: The City finds there is no need or the City shows that this need is already substantially addressed. No certifications of consistency will be considered.

In the City's Five Year Strategy and in its 2004-2005 Funding Plan, only High Priority Projects have been considered for funding.

Obstacles to Meeting Needs and Barrier Removal - One concern in developing housing program strategies is the potential and actual constraints on housing development and maintenance. The Priority Housing Needs and Strategies presented below serve to address some of these constraints which include:

1. There is only a limited amount of vacant land, which does not have significant development constraints, available and zoned for new residential uses.²
2. The lack of sufficient financial resources for development of affordable housing.
3. The overall relatively slow growth of income versus the rapid increase in housing prices.

² Only 5.6% of the City is designated as Vacant and only 28% (80 Acres) of this area is zoned for residential uses.

Priority Housing Needs and Strategies

Housing

The overall Housing Strategy for the City will serve to:

- Conserve and improve existing affordable housing
- Develop a General Plan which will consider zoning additional land for housing
- Assist in increasing opportunities for more affordable housing for low and moderate income residents
- Address and, where needed and appropriate, remove governmental constraints
- Promote equal housing opportunities for all
- Preserve low income housing from conversion to market rate, where needed

Strategy: With the use of Community Development Block Grant, HOME and Redevelopment Agency funds, work with local non-profit agencies to rehabilitate housing for low and moderate income homeowners in the City of Goleta. Rehabilitate 20 units over five years.

Expected Outcome: Preserve the existing affordable housing stock in the City of Goleta.

Strategy: The City anticipates adopting the Housing Element of its first General Plan in 2005 or 2006. The General Plan will include policies relating to the creation of affordable housing, such as an inclusionary housing policy. Through the implementation of such policies, the City hopes to expand existing rental and ownership opportunities for low- and moderate-income households by creating 50 affordable housing units over five years. An additional 108 units of affordable rental housing may become available upon the successful completion of two development proposals currently before the City.

Expected Outcome: Increased availability of affordable housing in the City of Goleta.

Strategy: Continue to contract for fair housing counseling services with the City of Santa Barbara (2004-2009). Complete an updated Analysis of Impediments to Fair Housing (AI) and in 2005.

Expected Outcome: An enhanced understanding of the current impediments to fair housing in the City of Goleta; and continued access to fair housing information.

Homeless

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. Goal: Attend at least three homeless services meetings in FY 2004-2005.

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

Strategy: Improve access to service and information and increase levels of referral by coordinating information on the availability of homeless facilities and services. Goal: Improve service assistance to 10 homeless families and/or individuals in FY 2004-2005.

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

C. LEAD-BASED PAINT

The City of Goleta currently does not administer a housing rehabilitation program in the City. At the time that a housing rehabilitation program is established in the City, the program will adhere to current lead-based paint regulations. The City will implement lead-based paint regulations in these programs, as well as implement revised lead-based regulations as they become effective. The City will undertake the following:

- Use the most current brochures regarding the dangers of lead-based paint and make them available to the public at several locations including City Hall;
- Test for the presence of lead-based paint on homes that were built prior to 1978 and which are subject to the City's Home Rehabilitation Program;
- Conduct the lead-based paint risk assessment and abatement program when lead-based paint tests indicate a hazardous concentration of lead for homes that are involved in the City's Home Rehabilitation Program;
- Inform prospective home rehabilitation candidates during their initial interview about the potential hazards of lead-based paint and any necessary abatement measures that would need to be taken into order to eliminate the hazard. If the applicant's home was built prior to 1978, the City will inspect the unit to see if potential hazards may exist as a result of the deterioration of paint. If young children (age 6 and younger) are present in the home and if a potential hazard from possible lead-based paint is identified, the City will inform parents about screening options for the children to determine if elevated blood levels (EBL's) are present and to follow abatement requirements prescribed due to screening results;
- Ensure that contractor agreements identify proper ways to abate existing lead-based paint and to require that contractors only use paints that do not contain lead; and

- Apply for additional funding through lead grant programs to assist with lead remediation within the City.

D. INSTITUTIONAL STRUCTURE

As a small organization, the City of Goleta must rely on the efficient use of City Departments and partnerships with outside non-profits, organizations and County Departments to deliver services. As previously indicated, the City of Goleta receives HOME funds as part of the County of Santa Barbara HOME Consortium and partners with the County of Santa Barbara Continuum of Care, which serve to meet housing and homeless needs throughout the County.

As the City of Goleta is newly incorporated, the City continues to develop programs that were previously operated and administered through the County of Santa Barbara. For example, the City's Redevelopment Area was established under the County but is now administered by the City. However, some programs, such as social service programs, will continue to be administered by the County of Santa Barbara, as stipulated in the City's Revenue Neutrality Agreement. The City will continue to partner with the County to ensure that County services meet resident's needs.

The City has identified County activities and programs that may assist City of Goleta residents and is establishing effective systems of referrals to these programs and will continue to work to make improvements to the referral system. The City will continue to build an effective network with non-profits to ensure public service programs are available and accessible to City of Goleta residents, as well as work with the Housing Authority in the provision of its Section 8 program and development of affordable housing.

The following are potential gaps in the institutional structure that will be approached over the next five (5) year period.

Gaps in Service Delivery

Identify need for housing resources available to individuals and households whose needs may not be met within the current program framework:

- Review opportunities to make housing more affordable for low and moderate income people;
- Review the needs of low- and moderate-income households for various services;
- Review the needs of youth, especially teenagers regarding employment and recreation opportunities;
- Review ways to ensure that all population and income groups benefit from a healthy local economy; and

- Work with various agencies to develop an effective referral system to eliminate gaps in access to services for homeless.

E. INTEGRATED APPROACH/VISION AND REGIONAL CONNECTIONS

The City has integrated several programs and plans with its Consolidated Plan to ensure that all aspects of City government and related agencies (e.g. non-profit providers, Redevelopment Agency and others) work together on a uniform vision for the benefit of the residents of the City of Goleta. The CDBG work programs reflect goals and objectives that are contained in the Goleta Old Town Revitalization Plan, and the City's Five-Year Street Improvement and Rehabilitation Program. Local non-profits have commented on community needs through the Consolidated Plan planning process.

In addition, resources and programs through the County of Santa Barbara Continuum of Care and through regional work with non-profit organizations serve to assist the homeless, those at risk of homelessness and others within the community, as detailed in the Consolidated Plan section on Homelessness and the Continuum of Care.

Organizational Structure

The Goleta City Council is responsible for funding award, policy creation and oversight of the programs. The City is responsible for draft funding allocations and general geographic distribution of the City's CDBG and other housing funds, management of the CDBG budget, administration of CDBG programs, and administration of HOME program-funded activities, administration of RDA Set-Aside funds and development, implementation and/or monitoring of other housing programs. The City Manager's Office, the Building and Neighborhood Services Division and the Department of Planning and Environmental Services are responsible for implementation of the CDBG and HOME programs.

F. CONTINUUM OF CARE

As stated earlier, the City of Goleta participates in the County Continuum of Care and relies on County departments and non-profit providers to provide services.

G. PRIORITY COMMUNITY DEVELOPMENT NEEDS

Public Facilities and Infrastructure

Strategy: Improve design, access and equipment at the Mathilda Park during 2004-2005.

Expected Outcome: Improved recreational opportunities for low and moderate income residents and enhancement of neighborhood revitalization efforts.

Strategy: Working with the Housing Authority of the County of Santa Barbara, acquire 1.5 acres of property on Armitos Avenue for the development of a Park for Old Town Goleta. Funding has already been secured for this project, and it is expected that development of

the park will be completed in late 2005 or early 2006. Work with owners of property near Hollister Avenue and Kellogg Avenue to acquire 4-5 acres of land for a larger park for Old Town. It is anticipated that this park will be in place by 2007-2008.

Expected Outcome: Availability of more recreational space for low and moderate income residents.

Strategy: Using recently awarded Caltrans Environmental Justice funds, establish a preferred configuration for Hollister Avenue (2004-2005). Initiate preliminary design and environmental review (2005-2006). Secure federal, state and local funds for project construction, and initiate reconstruction (2006-2009).

Expected Outcome: Improved safety, circulation and mass-transit access; improved pedestrian and cyclist safety; revitalized streetscape; and increased economic activity.

Strategy: Secure funding from federal, state and local sources and complete preliminary design and environmental review of the proposed Ekwil-Fowler Street (2005-2007). Secure funding for construction and initiate construction (2007-2009).

Expected Outcome: Improved circulation and safety on Hollister Avenue.

Strategy: Repave 25 residential streets segments in Old Town Goleta through the City's existing Street Improvement and Rehabilitation Program (2004-2006).

Expected Outcome: Enhanced safety for pedestrians and motorists in residential areas of Old Town.

Strategy: Complete the preliminary alternatives analysis for the San Jose Creek Flood Project (Fall 2004 - Winter 2005). Select the preferred design alternative and complete preliminary design and environmental review (2005-2006). Secure funding from federal, state and local sources and initiate construction of project (2006-2009).

Expected Outcome: Improved safety in Old Town Goleta and retention of existing businesses and housing.

Strategy: Install missing ramps and missing portions of sidewalks and repair sidewalks as part of the City's annual sidewalk repair program.

Expected Outcome: Improved pedestrian safety in Old Town Goleta.

Neighborhood Preservation and Code Enforcement

Strategy: Provide a half-time Code Enforcement Officer for Old Town Goleta and the Entrance Road area (2004-2006).

Expected Outcome: Improved public safety and community appearance through enforcement of the City's municipal code and abatement of substandard conditions.

Strategy: Working with the local waste management contractor, advertise the availability of disposal services for larger household items that might usually be difficult to dispose of (annually or bi-annually, 2004-2009). Organize "Community Clean-Up" days to remove litter and debris from target areas of Old Town and the Entrance Road area (bi-annually 2004-2009).

Expected Outcome: Improved appearance of low and moderate income areas.

Special Needs

The two special needs populations identified as having the highest priority needs are youth and seniors.

Strategy: Working with local non-profit agencies, support senior nutrition programs and senior transportation programs over five years.

Expected Outcome: Allow seniors to remain at home longer and reduce the costs of premature institutionalization.

Strategy: Working with local social service agencies, fund children and teen's social service programs over five years.

Expected Outcome: Improved safety, education and economic opportunities for youths and teens.

Economic Revitalization

Economic revitalization is primarily handled through the RDA, which operates economic revitalization activities within the City's Redevelopment Project Areas.

Strategy: Complete San Jose Creek Flood Improvement Project to reduce flood hazards. Complete the redesign of Hollister Avenue and the development of Ekwil-Fowler street to improve circulation and create a more business friendly environment. (Please refer to the section above on Public Facilities and Infrastructure.)

Expected Outcome: Increased ease of mobility in Old Town and retention of existing businesses and housing.

Strategy: As part of the Hollister Redesign Project and development of Ekwil-Fowler Street, provide enhanced landscaping, including street trees and plantings (2006-2009).

Expected Outcome: Creation of a more attractive environment in which to reside, shop, dine and enjoy.

Strategy: Through the continued work of the Design Review Board, ensure quality design in Old Town Goleta (2004-2009).

Expected Outcome: Preservation of the Community's history and creation of a more attractive environment in which to reside, shop, and enjoy.

Strategy: Establish a storefront improvement program whereby the City will provide a match of funds for storefront improvements (2006-2007).

Expected Outcome: Creation of a more attractive environment in which to reside, shop, dine and/or enjoy.

H. ANTI-POVERTY STRATEGY

As discussed in the Homelessness Section, the level of poverty in the City of Goleta is an estimated 8%. As reported in the 2000 Census profile for the City of Goleta there are 2,279 individuals living below poverty level. Of the individuals 1,829 are adults and 449 are less than 18 years of age. In addition, 146 seniors are estimated to be below the poverty line.

The following are often cited as major factors that work to create poverty:

- Lack of education
- Lack of marketable job skills
- General unemployment
- Low wages
- Lack of affordable child care
- Substance abuse
- Lack of reliable transportation

The City has established goals and policies designed to improve the local economy and reduce the level of poverty within the community. The City will continue to pursue the following programs and activities to improve local economic conditions and assist residents:

- In accordance with the City's Old Town Revitalization Plan, continue economic revitalization activities in Old Town funded through various sources to encourage appropriate commercial and industrial development, as well as business retention.
- Support existing social services and housing activities to better address the needs of extremely low and low-income households to promote self-sufficiency.

- their economic status and lessen need for subsidy.
- Minimize homelessness in the City of Goleta by improving referrals of homeless and those at-risk of homelessness to homeless shelters and service agencies which offer programs to increase self-sufficiency.

I. FAIR HOUSING

As a recipient of CDBG funds, the City of Goleta is required to develop a fair housing program to implement specific actions and procedures to prevent, reduce or eliminate housing discrimination and other barriers to equal housing choice based on race, color, religion, sex, national origin, ancestry, familial status or physical or mental handicap. The Rental Housing Mediation Task Force (RHMTF) currently provides fair housing services to the City of Goleta. The RHMTF provides mediation services and information regarding rights and responsibilities to landlords and tenants. The program offers information on fair housing, mediation services and outreach to between 200 to 300 City of Goleta residents annually.

The City is currently part of a regional Analysis of Impediments (AI) through the County of Santa Barbara. The Analysis of Impediments to Fair Housing (AI) study for the City of Goleta will be updated this year and will incorporate resulting recommendations into future Consolidated Plans.

Definition of Fair Housing

Fair Housing is defined as a "condition in which individuals of similar income levels in the same housing market area have a like range of choice available to them regardless of race, marital status, color, religion, ancestry, sex, national origin, familial status, age, physical or mental disability, arbitrary or any other category which may be defined by law now or in the future."

Impediments to Fair Housing

Impediments are defined as:

- any action omission, or decision taken because of race, color, religion, sex, disability, familial status or national origin which restricts housing choices or the availability of housing choices, or
- any action, omission, or decision which has the effect of restricting housing choices or the availability of housing choices on the basis of race, color, religion, sex, disability, familial status, or national origin.

Based on the conclusions of the AI, if the CDBG grantee takes lawful steps to eliminate identified impediments to fair housing choice within its jurisdiction, the grantee will be determined to have taken affirmative actions to further fair housing choice.

Actions

While the Analysis of Impediments will soon be updated, the most recent Santa Barbara County AI identified the need for three specific actions:

1. As the County has become increasingly racially/ethnically diverse there is the need for continued fair housing services;
2. The Home Mortgage Disclosure Act data point to the need to educate minorities, women, and low income people about purchasing homes; and
3. Lack of affordable housing creates the conditions for increased housing discrimination.

ATTACHMENT 2

**LIST OF PROVIDERS SUBMITTING LETTERS OF INTENT
AND POTENTIAL 2009-2010 CDBG PROJECTS
BY ELLIGIBLE CATEGORIES**

**LIST OF PROVIDERS SUBMITTING LETTERS OF INTENT
AND POTENTIAL 2009-2010 CDBG PROJECTS
BY ELLIGIBLE CATEGORIES**

PUBLIC FACILITIES

PROJECT	REQUESTED FUNDING
SAN JOSE CREEK FLOOD CONTROL	TBD
HOLLISTER AVENUE REDESIGN	TBD
GOLETA LIBRARY – NEW MONUMENT SIGN	\$7,500
TOTAL	TBD

HOMEOWNER HOUSING REHAB

PROJECT	REQUESTED FUNDING
FAMILY SERVICE AGENCY SAIL PROGRAM	\$27,000
TOTAL	\$27,000

PUBLIC/SOCIAL SERVICES

PROJECT	REQUESTED FUNDING (15% OF CDBG AWARD MAX)
CITY OF GOLETA – FAIR HOUSING SERVICES	\$10,000
COURT APPOINTED SPECIAL ADVOCATES	\$5,000
SANTA BARBARA POLICE ACTIVITIES LEAGUE	\$15,000
SANTA BARBARA NEIGHBORHOOD CLINICS	\$7,000
SARAH HOUSE	\$10,000
FAMILY SERVICE AGENCY 2-1-1 HELPLINE	\$10,000
TRANSITION HOUSE	\$10,500
COLLABORATIVE COMMUNITIES FOUNDATION	\$12,000
GIRLS INCORPORATED	\$10,000
COMMUNITY ACTION COMMISSION	\$30,000
NEW BEGINNINGS	\$7,000
COUNCIL ON ALCOHOLISM AND DRUG ABUSE	\$10,000
UNITED BOYS & GIRLS CLUBS	\$10,000
UNITED WAY OF SANTA BARBARA	\$16,000
SANTA BARBARA RAPE CRISIS CENTER	\$8,000
ISLA VISTA TEEN CENTER	\$7,500
TOTAL	\$178,000

ADMINISTRATION

PROJECT	FUNDING AMOUNT (20% OF CDBG AWARD)
PLANNING AND ADMINISTRATION	TBD
TOTAL	TBD

ATTACHMENT 3

Excerpt from Housing Element – Policies and Programs Related to Fair Housing

ATTACHMENT 3

GOLETA GENERAL PLAN POLICIES AND IMPLEMENTATION PROGRAMS RELATING TO FAIR HOUSING

Policy HE 1: Equal Housing Opportunities [GP]

***Objective:** Promote equal housing opportunities for all persons and ensure effective application of fair housing law.*

HE 1.1 Equal Housing Opportunity. [GP] The City will ensure, to the extent possible, that individuals and families seeking housing in Goleta are not discriminated against on the basis of race, color, religion, marital status, disability, age, sex, family status (due to the presence of children), national origin, or other arbitrary factors consistent with the Fair Housing Act.

HE 1.2 Preferences for Affordable Housing. [GP] To the extent consistent with applicable law, priority shall be given to persons working and/or residing in Goleta in providing notifications of available units, marketing, and selecting occupants for affordable units that are deed-restricted pursuant to the policies of this element, including rental and ownership units. The intent is to meet local housing needs consistent with the RHNA assigned to the City by SBCAG and contribute to mitigation of traffic, economic development, and community safety conditions.

Implementation Programs [GP]

IP-1A Require Nondiscrimination Clauses. Continue to provide nondiscrimination sections in rental agreements and deed restrictions for housing, including Below Market Rate (BMR) housing, units subject to City-required Affordability Agreements, or Development and Disposition Agreements and Owner Participation Agreements when there is Redevelopment Agency (RDA) participation.

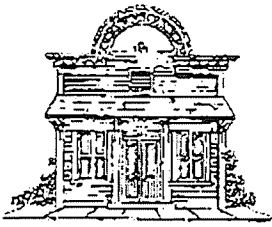
IP-1B Respond to Complaints. Refer discrimination complaints to the appropriate legal service, county, or state agency. If mediation fails and enforcement is necessary, refer tenants to the state Department of Fair Employment and Housing or HUD, depending on the nature of the complaint.

IP-1C Undertake Actions to Prevent Discrimination. Facilitate fair and equal housing opportunity by designating a City Equal Opportunity Coordinator with responsibility to investigate and deal appropriately with complaints. Undertake activities to broaden local knowledge of fair housing laws through actions identified in IP-2D.

IP-1D Adopt a Source of Income Antidiscrimination Ordinance. Adopt an Antidiscrimination Ordinance to prohibit discrimination based on the source of a person's income or based on the use of housing subsidies, including Section 8 and other rental assistance programs.

ATTACHMENT 4

**Letter from Legal Aid Foundation Regarding
Fair Housing Services**



Legal Aid Foundation of Santa Barbara County

301 E. Canon Perdido St.
Santa Barbara, CA 93101
Phone: 805.963.6754
Fax: 805.963.6756

301 S. Miller St., Ste. 121
Santa Maria, CA 93454
Phone: 805.922.9909
Fax: 805.347.4494

106 S. "C" St., Ste. A
Lompoc, CA 93436
Phone: 805.736.6582
Fax: 805.740.2773

1959 – 2009 50 Years of Advocating Equal Access to Justice for All

Claudia Sigona
City of Goleta
RDA, Neighborhood Services & Public Safety
130 Cremona Drive, Suite B
Goleta, California 93117

Dear Ms. Sigona,

I am writing to discuss the interest of the Legal Aid Foundation of Santa Barbara County in forming a partnership with the City of Goleta to offer fair housing legal services to educate both tenants and landlords about their rights and responsibilities with regard to housing discrimination.

For the last 3 years Legal Aid has provided Fair Housing services to the Cities of Lompoc and Santa Maria pursuant to two 3 year contracts at \$7500 (subject to increase) per city per year which we are in the process of negotiating for renewal with both entities.

Under the terms of those contracts, Legal Aid conducted interviews with tenants, screened newspapers for discriminatory advertising, made educational presentations in both English and Spanish to tenant groups as well as landlords and property managers, trained volunteers to conduct random fair housing testing and conducted fair housing testing.

In addition to ethnic discrimination, education and testing was conducted for marital status, sexual orientation, disability and familial status discrimination (presence or absence of minor children).

While great strides have been made toward equal treatment for all under law, there still remains work to be done.

Legal Aid also has a history of serving Goleta residents with free legal assistance. Whether at our office in Santa Barbara, our self help center in the Superior Courthouse or at our outreach hours at the Goleta Valley Community Center, Legal Aid assisted 422 Goleta residents in 2008 of whom 79 had housing

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related problems and 388 Goleta residents in 2007 of whom 66 had housing related problems.

For fiscal year 2009-2010, we propose to hold a total of 3 educational presentations; 2 presentations to tenants, in both English and Spanish, focusing on the rights of the disabled and ethnic and gender minorities to equal opportunity housing and 1 presentation to landlords and property managers about what fair housing means and their responsibilities to provide equal opportunity housing.

To provide the 3 presentations, Legal Aid is seeking compensation in the amount of \$1250. This would include not only the time and preparation by a staff lawyer and bi-lingual associate but printing and distribution of educational materials and publicity for the presentations in local media.

If further funding is available, the program could be expanded to include additional tenant presentations, one on one consultation with tenants, legal representation, housing advertising screenings, and property testing.

I would be interested in discussing this proposal further and plan to attend the City Council meeting on February 17th.

I look forward to hearing from you at your earliest convenience.

Sincerely,



Ellen M. Goodstein
Executive Director