

County of Santa Barbara 2010-2015 Consolidated Plan



Santa Barbara Urban County Partnership

Santa Barbara County HOME Consortium



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County of Santa Barbara, CA
2010-2015 Strategic Consolidated Plan

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5 Year Strategic Plan

This document is mandated by the United States Department of Housing and Urban Development and includes Narrative Responses to specific questions that grantees of the Community Development Block Grant, HOME Investment Partnerships, Housing Opportunities for People with AIDS and Emergency Shelter Grant Programs must respond to in order to be compliant with the Consolidated Planning Regulations.

NAME OF JURISDICTION: County of Santa Barbara *

Consolidated Plan Time Period: July 1, 2010 – June 30, 2015

* This document has been prepared by the County of Santa Barbara on behalf of the HOME Consortium and Urban County Partnership, which include the cities of Buellton, Carpinteria, Goleta, Lompoc, Santa Maria, and Solvang. The partnerships with these cities are discussed in detail throughout this Consolidated Plan.

How to Read this Document

This document – called the Consolidated Plan – serves as an application to the U.S. Department of Housing and Urban Development (HUD) for federal funding, and is organized to answer a long form series of questions. The questions presented by HUD are reflected in grey in a HUD-recommended format, and are numbered accordingly. Following is an example:

- 1. Provide an estimate of the affordable housing units in the area.*

The following areas are covered in this Plan:

A **General** section, providing a summary of the Consolidated Planning process, objectives for the 2010-2015 operating period, and summary of funds anticipated to be received by the County.

A **Managing the Process** section, providing information on the consultations undertaken by the County with various agencies, as well as the citizen participation process.

A **Housing Market Analysis**, including information extracted from the Housing Elements of the County and each participating jurisdiction under the funding partnerships, as well as narratives on Public and Assisted Housing, Homeless Inventory, Special Needs Facilities, and barriers to affordable housing.

A **Strategic Plan** discussing specific priorities and objectives for the 2010-2015 operating period and strategies for meeting goals.

Specific priority needs, objectives, and strategies for addressing needs are discussed in detail in relevant sections:

- Housing
- Homeless
- Non-Homeless Special Needs
- Community Development

Finally, the **Other Narratives** section provides information on the County's analysis of impediments to fair housing, as well as a discussion of HUD's performance measurement system.

The **2010 Action Plan** is essentially Volume I of five that will be submitted annually over the 2010-2015 operating period as required updates to this Consolidated Plan. The Action Plan is the annual implementation plan in which the County identifies proposed projects to be funded with federal entitlement funds that will facilitate in meeting the objectives established in this Consolidated Plan, as well as the congressional goals for the programs.



Chapter I: General

This chapter provides general information on the Consolidated Plan and other reporting required by HUD, a summary of the objectives that are identified and discussed in more detail in subsequent sections of this Consolidated Plan, and a summary of funding expected to be available over the 2010-2015 operating period.

Executive Summary

Strategic Plan

Executive Summary

The Executive Summary is required. The Summary must include the objectives and outcomes identified in the plan and an evaluation of past performance.

What is a Consolidated Plan?

The Consolidated Plan identifies each community's priority needs, short- and long-term goals as well as objectives, strategies, and timetables for achieving those goals. It asks each community to state how it plans to achieve local objectives in accordance with the statutory goals of all community development programs, i.e., to provide decent housing in a suitable living environment and to expand economic opportunity for low- and moderate-income families.

Developed with the input of citizens and community groups, the Consolidated Plan serves four functions. One, it is a planning document for each community, built upon public participation and input. Two, it is the application for funds under HUD's formula grant programs: the Community Development Block Grant (CDBG), Home Investment Partnerships Act (HOME), and Emergency Shelter Grants (ESG), programs. Three, it articulates local priorities and goals pursuant to receipt and expenditure of these federal entitlement funds. Fourth, it represents a five-year strategic planning document that the community will utilize as the framework in implementing HUD programs.

A completed Consolidated Plan describes the lead agency responsible for overseeing the development and implementation of the plan and the agencies, groups, and organizations that participate in the process. It also includes a summary of the citizen participation process, public comments, and efforts made to broaden public participation in preparing the plan.

Submission to HUD

The Five-Year Consolidated Plan is required to be submitted to HUD at least forty-five (45) days before the beginning of the program year. The County of Santa Barbara operates on a program year dating from July 1 through June 30.

The Consolidated Plan contains the following major components:

- A Geographic analysis of the jurisdiction.
- A population profile and analysis including a community profile describing the demographic composition of the County.

- A housing market analysis including a description of significant characteristics of the housing market; and an explanation and description of barriers to providing affordable housing.
- An assessment of housing, homelessness, community development, social services, economic development, and related needs.
- Information related to the public participation and community outreach and engagement process.
- A description of the community's priority needs based on public input and assessment.
- Long-term strategies to address articulated and identified priority needs.
- Identification of obstacles in meeting underserved needs.
- An explanation of how the jurisdiction will work with public, private, and nonprofit partners to implement and move forward these strategies.
- Information on compliance monitoring activities.
- Information on how the community will address lead-based paint and other environmental hazards.
- Five-Year Strategic Plan identifying the projected key goals and objectives for addressing housing and community development needs.
- One-Year Action Plan describing the specific activities, programs, and projects that will implement the projects from the five-year strategy.

Each component serves a specific purpose. Identifying needs helps the community set priorities for its CDBG, HOME, and ESG programs. Assessing needs and identifying priorities allows the lead agency, with input from community members and partner organizations, to set five-year strategies to address these priority needs.

The Annual Action Plan and CAPER

To receive CDBG, HOME and ESG funds, each community must produce an Annual Action Plan. The Annual Action Plan describes the community's planned investments for the coming program operating year of its respective Consolidated Plan. Similarly, at the end of each program year, the community must also prepare and submit a Consolidated Annual Performance and Evaluation Report (CAPER), which serves as a report on the community's progress in implementing the goals and objectives identified in the Five-Year Consolidated Plan.

Five-Year Strategic Plan

The statutes for the Federal grant programs covered by the Consolidated Plan are under the Housing and Community Development Act and National Affordable Housing Act (as amended). Along with the Stewart B. McKinney Homeless Assistance Act, this legislation sets forth the goals against which HUD evaluates a community's performance.

The Strategic Plan section of this Consolidated Plan provides an analysis of the general priority needs identified by the HOME Consortium and Urban County Partnership that will facilitate in meeting the Consolidated Plan priority goals established by Congress for the Federal grant programs discussed in this document (HOME, CDBG, and ESG). The Strategic Plan summarizes the specific 5-year objectives and proposed outcomes related to these priorities for housing and community development.

CONGRESSIONAL CONSOLIDATED PLAN PRIORITY GOALS

GOAL I: DECENT, AFFORDABLE HOUSING: Provide decent, affordable housing for the community's lowest income households, including households with special needs.

GOAL II: SUITABLE LIVING ENVIRONMENT: Improve the living environment/quality of life in low-income neighborhoods.

GOAL III: EXPANDED ECONOMIC OPPORTUNITY: Create economic opportunities for residents and businesses in low-income areas of the community.

With regard to the overarching goals identified above, the following activities are examples of how a local jurisdiction may facilitate in meeting these goals:

Decent, affordable housing

- Help homeless people obtain appropriate housing
- Assist persons at risk of becoming homeless
- Retain/preserve the existing inventory of affordable housing stock
- Develop housing that is affordable to low-income people and families and promote fair housing
- Increase the supply of supportive housing for persons with special needs

Suitable living environment:

- Improve safety and livability of neighborhoods

- Increase access to quality community and public facilities and services
- Reduce isolation of income groups through decentralization of housing opportunities and revitalization of deteriorating neighborhoods
- Restore and preserve properties of special value for historic, architectural, or aesthetic reasons
- Conserve energy resources

Expanded economic opportunity:

- Create and retain jobs, especially for low-income people
- Expand small business opportunities
- Provide public services related to increasing employment opportunities
- Increase access to capital and credit for development activities that promote the long-term socioeconomic viability of the County
- Empower low-income persons to achieve self-sufficiency in order to reduce generational poverty within federally-assisted public housing

Santa Barbara Urban County Partnership

Beginning in 2007, the County of Santa Barbara acquired status as a CDBG Urban County pursuant to a Cooperation Agreement with the City of Lompoc, in which the city agreed to relinquish its longstanding status as a CDBG entitlement jurisdiction. Joining the City of Lompoc under the umbrella of the CDBG Urban County were the cities of Carpinteria, Buellton and Solvang. The County of Santa Barbara serves as Lead Agency over the partnership, assuming management responsibility for administration, planning, and reporting under federal entitlement funding provided through HUD. The 2010-15 Five-Year Consolidated Plan represents the second planning period for the CDBG Urban County; the first plan's three-year operating period covered the period of 2007-10.

Prior to acquiring entitlement status under CDBG, the County of Santa Barbara served as lead agency under the HOME Consortium, that was first established in 1994. The HOME Consortium membership varies from the CDBG Urban County, and includes the County of Santa Barbara and the cities of Buellton, Carpinteria, Goleta, Lompoc, Santa Maria, and Solvang (neither Santa Maria nor Goleta meets threshold requirements to qualify for a direct allocation of HOME entitlement funding). The City of Santa Barbara is the only incorporated city within Santa Barbara County that receives a direct allocation of CDBG and HOME entitlement funding, and is neither a member of the CDBG Urban County or HOME Consortium. The City of Guadalupe was a member of the HOME Consortium under the 1995-2000 Consolidated Plan, and chose to no longer participate in the Consortium starting in 2001. Therefore, the cities of Santa Barbara and Guadalupe are the only incorporated cities in the County of Santa Barbara that participate in neither the HOME Consortium nor the Urban County Partnership.

Funding Partnerships		
Santa Barbara CDBG Urban County	Santa Barbara County HOME Consortium	Emergency Shelter Grants (ESG)
County of Santa Barbara Buellton Carpinteria Lompoc Solvang	County of Santa Barbara Buellton Carpinteria Lompoc Solvang Goleta Santa Maria	County of Santa Barbara

Although comprised of slightly varying jurisdictional compositions, and governed through individual and independent Cooperation Agreements, the County of Santa Barbara’s 2010-15 Consolidated Plan represents the CDBG Urban County and HOME Consortium’s planned receipt and expenditure of CDBG, HOME, and Emergency Shelter Grants (ESG) entitlement funding over the 2010-15 operating period. With regard to Housing Opportunities for People with AIDS (HOPWA), the County’s Department of Public Health receives an allocation of this funding through the State of California’s Department of Health. In addition, the County of Santa Barbara also serves as lead agency under the Continuum of Care for Homeless Persons and receives McKinney-Vento Supportive Housing Program funding through an annual competitive grant process.

The County’s Consolidated Plan articulates a community-based, stakeholder driven process that identifies and sets forth local goals and objectives consistent with the entitlement funding congressional intent. In addition to the congressional goals discussed above, each entitlement program has objectives specific to the program. For CDBG this reflects the national objectives of 1) providing benefit to low-and moderate income households; 2) removal of slum and blight; and 3) meeting an urgent need. Under HOME this encompasses providing decent, safe, and sanitary affordable housing opportunities, while ESG provides funding for programs, projects and services that address the needs of homeless persons and households.

The community development, housing, and service needs of lower-income residents of Santa Barbara County that have been identified through this community process and through coordination with partner agencies and jurisdictions has resulted in the following funding priorities over the next five-year planning period. These priorities will facilitate in meeting the congressional goals discussed above (decent affordable housing; suitable living environment; and expanded economic opportunity).

Consolidated Plan Funding Priorities

HOME Program Funding Priorities

- Promote new construction/acquisition/rehabilitation of rental housing projects for lower income households including large, small, and special needs households, as well as homeless, disabled and elderly persons (*HIGH*)
- Promote projects that provide permanent supportive housing and Single Room Occupancy (SRO) units to address the needs of the homeless, households at imminent risk of homelessness and /or persons with special needs (*HIGH*)
- Promote homeownership opportunities for low-income first-time homebuyers (*MEDIUM*)
- Promote projects that incorporate universal design and accessibility standards to meet disabled person's specific needs (*MEDIUM*)
- Promote projects that are in close proximity to employment centers, public transportation corridors, and public services and amenities (*MEDIUM*)
- Promote projects that incorporate innovative energy efficiency and conservation measures (*MEDIUM*)

CDBG Funding Priorities

CDBG Capital Projects/Economic Development Priorities:

- Support rehabilitation of public facilities and affordable housing that incorporates energy efficiency and conservation design measures (*MEDIUM*)
- Support economic development that creates or retains jobs, including those for low- and moderate-income persons (*HIGH*)
- Improve the physical character of neighborhoods, including complete streets, parks, and other public spaces (*HIGH*)
- Provide assistance to low-income neighborhoods by funding critical community facilities (*HIGH*)
- Address design barriers to providing community services to persons with mobility and other impairments as promoted under the Americans with Disabilities Act (ADA) (*HIGH*)
- Maintain and upgrade existing low-income affordable housing stock (*HIGH*)

- Develop and promote programs that create and sustain long term affordable housing for extremely low to low-income persons (HIGH)

CDBG Public Services:

- Promote and provide services that assist persons with special needs (HIGH)
- Support public service programs for low- and moderate-income households including programs for housing and other community development needs (HIGH)
- Promote and provide services that prevent discrimination and eliminate barriers to housing (HIGH)

Emergency Shelter Grants Funding Priorities

- Prioritize funding for operation of principal emergency shelters throughout Santa Barbara County (HIGH)
- Provide funding for essential services and programs that provide needed resources for homeless persons (HIGH)

Additional review and prioritization criteria for ESG and CDBG Public Services include:

- 1) Programs and services that meet basic human needs;
- 2) Programs and services that are preventative in nature; and
- 3) Programs and services that seek to enhance the quality of life.

Funding Objectives and Outcomes

The projects selected for federal entitlement funding awards under the County’s annual Notice of Funding Availability (NOFA) process further Santa Barbara County’s objectives to produce capital, housing, and quality programs and services that address the needs of low-income households throughout the County. Although tailored to meet local needs and gaps, the County’s objectives also mirror and advance the Congressional intent in having created CDBG, HOME, and ESG enabling legislation.

The objectives/outcomes identified for each priority goal in the following section are based on HUD’s performance measurement system, which is discussed in more detail in the “Other Narrative” section of this Consolidated Plan.

Following is a summary of the objectives identified in this Consolidated Plan, categorized by outcome:

Outcome: Improve the availability / accessibility of decent affordable housing units

- DH 1.1: Expand the supply of rental housing for lower income households, including large households, small households, and special needs (homeless, disabled, elderly) households.
- DH 1.2: Expand the supply of permanent supportive housing and Single Room Occupancy (SRO) units to address the needs of the homeless, households at imminent risk of becoming homeless, and/or special needs clients.
- DH 1.3: Preserve and improve the existing low-income rental housing stock by assisting projects which provide universal design and accessibility standards to meet disabled populations' specific needs.
- DH 1.4 Promote and provide services that prevent discrimination and eliminate barriers to housing.
- DH 1-5 Maintain and upgrade existing low-income affordable housing stock

Outcome: Improve the affordability of decent housing units

- DH 2.1 Expand ownership opportunities by providing homebuyer assistance to purchasers of existing homeownership units.
- DH 2.2 Preserve and improve the existing owner-occupied housing stock by assisting rehabilitation and restoration of owner-occupied single-family and mobile home units.

Outcome: Improve the availability / accessibility of community facilities which create a suitable living environment

- SL 1.1 Provide assistance to low-income neighborhoods by funding critical community facilities.
- SL 1.2 Provide assistance to address design barriers to providing community services to persons with mobility and other impairments as promoted under the Americans with Disabilities Act (ADA).
- SL 1.3 Provide funding for operation of principal emergency shelters throughout Santa Barbara County.
- SL 1.4 Provide funding for essential services and programs that provide needed resources for homeless persons.

Outcome: Improve the accessibility of community facilities which create a suitable living environment

SL 3.1 Support rehabilitation of public facilities that incorporate energy efficiency and conservation design measures.

Outcome: Improve the sustainability of public facilities which create a suitable living environment

SL 3.2 Provide assistance for revitalization and enhancement by improving the physical character of neighborhoods, including completed streets, parks and other public spaces.

Outcome: Improve the availability / accessibility of programs which create economic opportunities

EO 1.1 Support economic development that creates or retains jobs, including those for low- and moderate-income persons.

Outcome: Improve availability / accessibility of services which create a suitable living environment

SL 1.3 Support public services that assist persons with special needs.

SL 1.4 Support public service programs for low- and moderate-income households including programs for housing and other community development needs.

Evaluation of Past Performance

In terms of evaluation of past success in this area, the County has demonstrated a strong track record in producing affordable housing. The following accomplishments exemplify the County HOME Consortium's success under the **HOME Program**:

- Since inception, the HOME program has provided funding resulting in the aggregate production and/or preservation of 1,134 housing units serving low-income County residents;
- 75 low-income residents have become first time homeowners resulting from assistance provided through the HOME program; and
- Of the approximate total of \$24,161,437 in HOME funding and local affordable housing trust funds derived from private developer in-lieu fees, the County of Santa Barbara HOME Consortium has leveraged approximately \$204,859,292 in additional financial resources to produce affordable housing.

Although relatively new to CDBG entitlement the Santa Barbara Urban County Partnership is also working diligently to produce capital and programmatic resources that benefit low-income communities and households. Following are illustrations of the Urban County Partnership's progress in meeting local priorities and congressional programmatic goals under the **CDBG Program**:

- Improvements to water systems, community and public facilities and access to recreational opportunities in outlying disadvantaged rural communities are either completed or significantly underway;
- The City of Lompoc has acquired a site to provide for a much-needed senior center and is also making efforts to strengthen its economic development base;
- CDBG-funded public service programs have benefitted local senior nutrition programs, homeless shelters, victims of domestic violence, foster youth, and disabled persons; and
- The ESG program provided operational support to emergency shelters in the City of Santa Barbara, Santa Maria and Lompoc.

Combined with McKinney-Vento Supportive Housing Program funding through the local Continuum of Care, HOPWA funding through the State of California Department of Health, County General Funds, and private financial resources leveraged through the Ten Year Plan to End Chronic Homelessness, the County of Santa Barbara has leveraged significant resources to address homelessness and to complement the federal partnership with HUD.

The 2010-2015 Consolidated Plan document provides additional detail and analysis as to how the County of Santa Barbara will continue to build upon these past successes and incorporate emerging federal initiatives such as energy efficiency, conservation, and sustainability, into its planning and resource allocation. In this respect it represents federalism at its best: a partnership enabled through federal funding, that leverages local resources, and that respects local autonomy while advancing congressional goals and objectives. Most importantly, it provides the framework and community strategy for assisting low-income residents' needs.

The 2010 Annual Action Plan incorporates project and program detail related to the first year implementation strategy for housing, community development and public services recommended for HOME, CDBG and ESG funding pursuant to the 2010-2015 Consolidated Plan.

Anticipated Sources of Funding

During the next five years, the County of Santa Barbara anticipates receiving the following Federal funds to address the needs identified as existing within the community:

HOME Program

On November 28, 1990, the Cranston-Gonzalez National Affordable Housing Act was enacted (P.L. 101-625). The HOME Investment Partnerships Act (HOME) program was created as a result of this legislation.

The intent of the HOME program is to:

- Expand the supply of decent, safe, sanitary, and affordable housing.
- Strengthen the ability of state and local government to provide affordable housing.
- Assure that federal housing services, financing, and other investments are provided to state and local government in a coordinated fashion.

The HOME program affords states and local governments the flexibility to fund a wide range of low-income housing activities through housing partnerships among states, localities, private industry, and nonprofit organizations. This program provides federal funds for the development and rehabilitation of affordable rental and homeownership housing, replacing a series of programs previously funded by HUD. Funds are allocated by HUD to qualifying "Participating Jurisdictions" (PJs), such as the Santa Barbara County HOME Consortium, based upon a variety of demographic and housing factors. With the exception of a waiver granted for disaster-related funding, HOME funds are subject to a 25% match of non-federal funds.

The HOME program can fund housing-related activities for lower-income people such as housing construction, housing rehabilitation, first-time homebuyer assistance, and rental assistance.

Community Development Block Grant (CDBG)

The Housing and Community Development Act of 1974 created the CDBG Program. Since its inception, CDBG has been the most reliable source of funding for addressing the critical social, economic, and environmental problems throughout cities across the nation. The Program puts funding back into the cities where it is specifically targeted to those individuals who, without these funds, would likely not have access to services that only CDBG can provide. Its primary objective is the development of viable urban communities by providing 1. decent housing, 2. suitable living environments, and 3. expanded economic opportunities, principally for low- and moderate-income persons. By design, the CDBG program is a rather flexible program that provides communities with resources to address a wide range of unique community development needs. In sum, CDBG is an important tool for helping local governments tackle serious challenges facing their communities.

Although the Act has been amended in recent years, the primary objective continues to be the development of viable urban communities. The Program's goals are achieved by providing funds for projects and/or activities that meet three national objectives:

- Benefit low- and moderate-income persons
- Aid in the prevention or elimination of slums and blight
- Meet other community development urgent needs

CDBG can fund a variety of activities to help low-income people and neighborhoods, such as housing rehabilitation, community services, infrastructure, economic development, and business assistance.

ESG Program

The Emergency Shelter Grants (ESG) program provides homeless persons with basic shelter and essential supportive services. It can assist with the operational costs of emergency shelter facilities, and for the administration of the grant. ESG also provides short-term homeless prevention assistance to persons at imminent risk of losing their housing due to eviction, foreclosure on behalf of a landlord, or utility shutoffs.

ESG funds are available for the rehabilitation or remodeling of a building used as a new shelter, operations and maintenance of the facility, essential supportive services (i.e., case management, physical and mental health treatment, substance abuse counseling, childcare, etc.), homeless prevention, and grant administration.

Grantees must match ESG grant funds dollar for dollar with their own locally generated funds. Local funds can come from the grantee or recipient agency; other federal, state, and local grants; and from "in-kind" contributions such as the value of a donated building, supplies and equipment, new staff services, and volunteer time.

Strategic Plan

Due every three, four, or five years (length of period is at the grantee's discretion) no less than 45 days prior to the start of the grantee's program year start date. HUD does not accept plans between August 15 and November 15.

Mission Statement/ Plan Overview

The County of Santa Barbara's CDBG Urban County and HOME Consortium mission is to allocate federal entitlement funding through a community-driven, open and transparent process, resulting in the funding of programs, projects and services that leverage additional financial and programmatic resources, that address critical affordable housing, community development and public service needs of low-income, special needs and homeless residents through effective collaboration and cooperation with partner jurisdictions, non-profit and private partners throughout the County.

The County of Santa Barbara's Consolidated Plan is the product of an intensive community process in which a broad cross-section of diverse community stakeholders were consulted and invited to solicit input and recommendations. A number of methods were utilized to inform and develop the 2010-15 Consolidated Plan, including survey instruments, community meetings, focus groups, consultations, research and review of city and county documents, as well as archival research.

Anticipated 2010-15 Entitlement Funding: CDBG, HOME, ESG

The Consolidated Plan is a five-year strategic planning document that provides a geographic and demographic overview of Santa Barbara County, identifies unmet community needs, establishes funding priorities to meet these needs, sets a framework for measuring and assessing performance, and identifies potential resources that are anticipated to be available to address low-income community members' needs. With specific regard to federal entitlement funding provided through HUD, the County of Santa Barbara forecasts that it may receive the following allocations based on past funding levels in the context of the 2010-15 Consolidated Plan operating period:

Funding Source	Anticipated 2010-15 Operating Plan Funding
Community Development Block Grant (CDBG)	\$10,000,000
HOME Investment Partnerships Act (HOME)	\$ 9,000,000
Emergency Shelter Grants (ESG)	\$ 90,000
Total Anticipated Entitlement Funding	\$19,090,000

Competitive Grant Resources: McKinney-Vento Supportive Housing Program (SHP), HOPWA

In addition to entitlement resources anticipated under CDBG, HOME and ESG, the County of Santa Barbara also expects to continue to competitively apply for and receive funding under the HUD's

McKinney-Vento Supportive Housing Program for Homeless Persons—the Continuum of Care—and Housing Opportunities for Persons with Aids (HOPWA) funding through the State of California’s Department of Health. The projected amounts based on past allocations are reflected below:

Funding Source	Anticipated 2010-15 Operating Plan Funding
Continuum of Care	\$6,500,000
Housing Opportunities for Persons with AIDS	\$ 750,000
Total Anticipated Entitlement Funding	\$7,250,000

Other Housing and Community Development Anticipated Resources

In addition to federal and state resources listed above, Santa Barbara County also has a Redevelopment Agency (RDA) that generates tax increment funding for affordable housing, community development and infrastructure development; inclusionary housing programs that provide in-lieu fees as the basis for local affordable housing funds, and commits a portion of County General Funds to support local public service programs, through the Human Services Commission. The anticipated amount of funding for these programs and services is reflected in the table below:

Other Affordable Housing Funding

Funding Source	Anticipated 2010-15 Operating Plan Funding
RDA-20% Housing Set-Aside	\$8,000,000
Local Affordable Housing Funds- In-Lieu Fees	\$ 500,000
Total Anticipated Entitlement Funding	\$7,250,000

Other Public Services Program Funding

Funding Source	Anticipated 2010-15 Operating Plan Funding
Santa Barbara County Human Services Commission (General Fund)	\$6,000,000
Total Anticipated Funding	\$6,000,000



Chapter II: Managing the Process

This chapter discusses the County's consultation with various agencies as well as the citizen participation process used in the development of the Consolidated Plan.

Consultation

Citizen Participation

Consultation 91.200(b)

1. Identify the lead agency or entity for overseeing the development of the plan and the major public and private agencies responsible for administering programs covered by the consolidated plan.
2. Identify agencies, groups, and organizations that participated in the process. This should reflect consultation requirements regarding the following:
 - General §91.100 (a)(1) - Consult with public and private agencies that provide health services, social and fair housing services (including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, homeless persons) during the preparation of the plan.
 - Homeless strategy §91.100 (a)(2) – Consult with public and private agencies that provide assisted housing, health services, and social services to determine what resources are available to address the needs of any persons that are chronically homeless.
 - Lead-based paint hazards §91.100 (a) (3) – Consult with State or local health and child welfare agencies and examine existing data related to lead-based paint hazards and poisonings.
 - Adjacent governments §91.100 (a) (4) -- Notify adjacent governments regarding priority non-housing community development needs.
 - Metropolitan planning §91.100 (a)(5) -- Consult with adjacent units of general local government, including local government agencies with metropolitan-wide planning responsibilities, particularly for problems and solutions that go beyond a single jurisdiction, i.e. transportation, workforce development, economic development, etc.
 - HOPWA §91.100 (b) -- Largest city in EMSA consult broadly to develop metropolitan-wide strategy for addressing needs of persons with HIV/AIDS and their families.
 - Public housing §91.100 (c) -- Consult with the local public housing agency concerning public housing needs, planned programs, and activities.

1. Lead Agency

Identify the lead agency or entity for overseeing the development of the plan and the major public and private agencies responsible for administering programs covered by the consolidated plan.



The County of Santa Barbara’s *Department of Housing and Community Development (HCD)* is the lead agency in both the Santa Barbara County HOME Consortium and the Urban County Partnership. As noted, the HOME Consortium includes six (6) member cities: Buellton, Carpinteria, Goleta, Lompoc, Santa Maria, and Solvang. The Urban County Partnership includes four (4) member cities: Buellton, Carpinteria, Lompoc, and Solvang. The partnerships are summarized in Table I-17, below. As Lead Agency, County HCD assumes overall responsibility for development, management, administration, implementation, planning and reporting pursuant to the 2010-2015 Consolidated Plan*.

Table I-17

Funding Partnerships		
Partnership:	Santa Barbara CDBG Urban County	Santa Barbara County HOME Consortium
Members:	County of Santa Barbara Buellton Carpinteria Lompoc Solvang	County of Santa Barbara Buellton Carpinteria Goleta Lompoc Santa Maria Solvang

Although the development of the Consolidated Plan is principally the province of the HCD, each member city actively participates in the strategic planning process. This is ensured through regular meetings with the Steering Committee, which consists of management –level representatives from each member jurisdiction. As Goleta and Santa Maria are also CDBG entitlement jurisdictions, they are independently responsible for developing their respective Consolidated Plan and related implementing documentation. In the context of this institutional framework, local autonomy is respected and encouraged in order to prioritize articulation and development of goals and objectives that are in alignment with respective participating jurisdictions’ needs.

* As lead agency, the County also administers the annual funding process on behalf of the cities of Buellton, Carpinteria, Solvang and Santa Maria. The cities of Lompoc and Santa Maria administer their own funding processes. A summary of the County’s annual funding cycle is provided in Appendix 10.

2. Significant Aspects of the Process

Identify agencies, groups, and organizations that participated in the process. This should reflect consultation requirements regarding the following:

The County's 2010-2015 Consolidated Plan is the result of consultation and input of interested agencies, non-profits, public and private partners and citizens. As such, it reflects a great diversity of needs of all area constituents and residents.

The County made great efforts to make the Consolidated Plan process as inclusive as possible and extensive consultations were made with member cities, housing authorities, local agencies and departments, non-profit housing providers and other experts in the areas of housing, community and economic development. A combination of community presentations, focus group sessions and community need assessment forums were held to reach out to residents across the County. In addition to the consultations and citizen participation processes, the County conducted a formal community needs survey of County residents to establish its Consolidated Plan priorities.

A significant aspect of this process involved County HCD staff having conducted over twenty (20) community focus groups in order to assess fair housing, tenant and landlord rights and responsibilities, affordable housing, and other community needs. These structured focus groups provided a great assessment of the community's pulse in the context of a very challenging economic environment and served to underline the many concerns that remain to be addressed as priorities under the 2010-15 Consolidated Plan's operating period.

As required by the Consolidated Plan regulations, the County involved citizens and numerous groups throughout the course of preparing the Consolidated Plan, including archival research. As noted, the Consolidated Plan was developed through consultation and input from participating jurisdictions, public housing authorities, elected officials, various standing advisory committees, non-profit housing developers, lending institutions, social service providers and the general public. The insights and ideas gathered from these consultations have been incorporated in relevant sections of the Consolidated Plan.

As the lead agency, the County of Santa Barbara's Department of Housing and Community Development worked directly with the Urban County member cities of Buellton, Carpinteria, Lompoc and Solvang (CDBG Partnership) as well as the City of Santa Maria and Goleta which are members of the HOME Consortium, in the development a Consolidated Plan that reflects the diversity of the needs of all of its area residents.

The following sections summarize the series of required consultations undertaken for the Plan:

General

General §91.100 (a)(1) - Consult with public and private agencies that provide health services, social and fair housing services (including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, homeless persons) during the preparation of the plan.

Consultation with Public and Private Agencies

County HCD consulted the following public, private and non-profit entities:

- Monthly consultations to address various homelessness issues with the following four area coalitions representing planning for homeless services and resources:
 - The Santa Maria City/County Coalition for the Homeless
 - The Lompoc City/County Coalition for the Homeless
 - The Santa Barbara City/County Homeless Advisory Committee
 - Executive Board of the 10-Year Plan to End Homelessness

These meetings are chaired by either a County Supervisor or one of his/her Executive Assistants. The Santa Barbara committee includes a City Councilperson as co-chair. At these meetings, representatives from City and County government agencies meet with local homeless service providers to discuss a variety of issues related to homeless services and resource planning, as well as discharge planning.

- City/County Joint Affordable Housing Working Group
- Housing Authority of City of Santa Barbara
- Housing Authority of the County of Santa Barbara
- Santa Barbara County Legal Aid Foundation
- City of Santa Barbara Rental Housing Mediation Task Force
- Bureau of Labor Statistics
- Non-profit organizations serving, youth, elderly, homeless, non-homeless, and at-risk populations, including Pathways and Telecare Homes
- State and Local Health and Child Welfare Agencies
- Local regional planning bodies, i.e., Santa Barbara County Association of Governments
- Clergy and Laity United for Equality (CLUE)
- League of Women Voters
- Isla Vista Tenant's Union
- Conflict Solutions Center (North County Rental Mediation)
- Santa Barbara County Citizens Taxpayers Association
- Coalition of Labor and Business (COLAB)
- Catholic Charities (Lompoc)
- Santa Barbara County Rental Property Owners Association

- PUEBLO: Low-income resident rental and social advocacy organization
- Santa Barbara County Rental Housing Roundtable
- Santa Barbara County Action Network (SBCAN)
- University of California Santa Barbara (UCSB) Associated Students
- Coalition for Housing Accessibility, Needs, Choice and Equality (CHANCE)
- Independent Living Resource Center

Special Needs Providers

For persons with disabilities, in development of the 2010-15 Consolidated Plan, County HCD has consulted and conferred with non-profit groups throughout the County that provide housing and related services targeted to meeting this population’s needs. The Coalition for Housing Accessibility Needs Choice and Equality (CHANCE) and the Santa Barbara County Independent Living Resource Center each provided input in this regard. Each group indicated a growing need for financial assistance to persons with disabilities to provide security deposits in order for them to acquire affordable rental housing. In addition, each groups and consumers also indicated a need for new affordable housing resources that meets specific clients’ needs, as well as supportive services to insure ongoing residency.

In this respect, the County has already begun to consider and develop projects providing these resources. For example, the County Housing Authority, in part utilizing County HOME funds, has begun development of a four-bedroom home on underutilized housing authority property that will serve as permanent, supportive services-enriched housing for persons with physical and mental disabilities. The local non-profit Pathways will provide job-training, case management and operational assistance to the project. Also, in the City of Lompoc, utilizing HOME funds, the Home Base on G project will provide units serving this population as well, incorporating 39 units of housing for formerly homeless, disabled persons, along with conventional affordable rental housing for low-income workers.

HCD consulted with the Executive Director of CHANCE Inc. regarding the need for the County to prepare a survey of affordable housing units already located within the County that are accessible to persons with physical disabilities as well as persons with cognitive, intellectual and developmental disabilities to enable them to live a self-determined life. In addition, these special needs populations will require funding for job training services and financial assistance to help pay for moving and move-in costs, as noted above. Also, in the future, developmentally disabled youth with special needs will require services to assist them in the transition from supportive programs for youth to adult daily living. CHANCE, Inc. supports the local Housing Authority’s application for additional Section 8 vouchers for the special needs population. The organization is seeking funding for capacity building (grant writing).

HCD staff has also consulted with Telecare Homes to identify current programs that are making a significant difference in the lives of people with mental illness and physical disabilities. In the recent past, Telecare has partnered with the County of Santa Barbara in the management and implementation of AB2034 funding from the State, and remains committed to expanding their expertise in housing special needs populations.

Social Service Providers

The County provided the Needs Survey to approximately thirty (30) non profit service agencies that are located within the County. The following is a summary of the comments received regarding the need for affordable housing and suitable living environments.

- **Independent Living Resource Center, Inc.** – Jo Black indicated that making public facilities and affordable housing accessible is of the highest priority as well as providing services for persons with mental illness and physical disabilities.
- **St. Athanasius Orthodox Church** – Fr Jon-Stephan Hedges noted that the most urgent need in the County is for emergency shelter and services that will assist the chronically homeless including alcohol and drug addiction treatment, treatment for mental illness, legal services and rental assistance including security deposits
- **Transition House** – Kathleen Baushke, Executive Director, determined that emergency shelters and transitional housing is a need in addition to services for the frail elderly, physically disabled, and abused children. In order to create affordable housing units, existing rental units must be acquired and rental subsidies provided.
- **Community Partners in Caring** – Coleen Sinclair indicated that emergency and transitional housing is needed as well as child care facilities. The agency supports the acquisition of existing rental units as a high priority as well as the rehabilitation of such housing and the high priority need for transportation services for frail elderly and other handicap services.
- **First Five Commission** – Santa Barbara County Children & Families Commissioner, Pedro Paz suggested a high priority need for permanent supportive housing as well as homeless facilities, youth center and child care centers. Services that are directed to youth, child care, transportation and rental housing subsidies are also a high priority.

With respect to the Department of Social Services County HCD regularly confers with its management and staff concerning opportunities for collaboration, idea- and resource-sharing and planning. In this respect the needs of low-income families, children, seniors, foster youth and victims of domestic violence have been addressed. For example, staff conferred with Social Services in identifying projects for American Recovery and Reinvestment Act (ARRA) funding under CDBG-R to rehabilitate county-owned facilities that provide emergency shelter for female victims of domestic violence as well as two single-family homes serving as residences for foster youth.

In addition, HCD staff has conferred with Social Services' Division of Adult Protective Services, to assess the needs of senior citizens. In this respect, the division has indicated an emerging need for programs that allow for aging in place, and suggested that minor rehabilitation of rental units is something to consider implementing. Another issue brought to staff's attention involves the issue of hoarding and cluttering by senior citizens. Hoarding and cluttering often results from a person surrounding themselves with excessive "stuff" which provides him/her with a sense of comfort and security. This often leads to health and safety concerns,. In this respect, HCD staff will continue to

work throughout the 2010-15 Consolidated Plan period to engage non-profit and public service agencies to address these needs.

Other public service agencies that were also contacted to inform the development of the Consolidated Plan included:

- AIDS Housing/Sarah House
- Court Appointed Special Advocates
- Foodbank of Santa Barbara County
- Legal Aid Foundation
- Pacific Pride Foundation
- Santa Barbara Rape Crisis Center
- Community Action Commission
- St. Athanasius Orthodox Church
- Carrillo Counseling Service
- Willbridge Peer Street Outreach
- Community Partners in Caring
- People Helping People
- North County Rape Crisis Center
- Bringing Our Community Home
- LHCDC - Mark's House
- LHCDC – Bridgehouse
- Domestic Violence Solutions
- Social Ventures Group

Homeless Strategy

Homeless strategy §91.100 (a)(2) – Consult with public and private agencies that provide assisted housing, health services, and social services to determine what resources are available to address the needs of any persons that are chronically homeless.

Homeless Providers

In its role as Lead Agency under the Continuum of Care, County HCD staff participates regularly in monthly meetings and consultations to address issues related to homelessness throughout the County. As noted, there are four (4) principal resource and planning entities in this regard:

- The Santa Maria City/County Coalition for the Homeless
- The Lompoc City/County Coalition for the Homeless
- The Santa Barbara City/County Homeless Advisory Committee
- Executive Board of the 10-Year Plan to End Homelessness

At these meetings, representatives from City and County government agencies meet with local homeless service providers and homeless persons to discuss a variety of issues relate to homeless services and resource planning, as well as discharge planning.

In terms of coordination and collaboration related specifically to discharge planning, Santa Barbara County, in collaboration with the 10-Year Plan Executive Committee and Santa Barbara County Sheriff Department, has utilized CDBG funding to provide for a part-time jail discharge planner who will identify and assist homeless persons entering the jail system, with resources and programming intended to avoid their subsequent discharge to the streets. In addition, County staff also attends recurring meetings with Cottage Hospital discharge planning staff in order to identify homeless persons entering the health care system and to assist them in coordinating their subsequent discharge to insure that they are not homeless once this occurs.

County staff also conferred and consulted with the Santa Barbara County Office of Education related to funding that it receives through McKinney-Vento under the Homeless Education Liaison Program (HELP). The County Office of Education provides regular services to each emergency and transitional shelter across the county in terms of insuring that children in homeless families are provided the needed services and programs to help them remain in the same school and school districts in order to avoid undue hardship resulting from being forced to move.

The County conducted extensive community outreach related to homeless gaps and needs pursuant to having been allocated \$829,013 in ARRA funding under the Emergency Shelter Grant's Homeless Prevention and Rapid Re-housing Program (HPRP). County staff produced a survey instrument in order to determine programmatic planning parameters associated with the design of the local HPRP program. The survey identified the need for security and rental assistance levels as well as an assessment of programs and services specific to HPRP-like activities currently being offered.

As a result of this, in addition to formal presentations and consultations before each of the local homeless planning bodies throughout the County, HCD developed an allocation methodology and collaborative-based funding process that was used to implement HPRP. Currently implementation is underway and will be subject to annual reporting under this Consolidated Plan period for a minimum of up to two years and a maximum of three pursuant to regulatory expenditure requirements. Moreover, as direct grantee for system administration under HMIS, the reporting platform for HPRP funding, the County has closely collaborated with all non-profits receiving homeless funding in addition to the cities of Santa Barbara and Santa Maria, who have also received direct allocations of HPRP through the State of California and from HUD respectively.

Lead-based Paint Hazards

Lead-based paint hazards §91.100 (a) (3) – Consult with State or local health and child welfare agencies and examine existing data related to lead-based paint hazards and poisonings.

The County Public Health Department tracks and oversees lead-based paint hazards and incidents occurring in the County. County Housing and Community Development staff spoke with Rea Goumas of Public Health, who indicated that there are specific elevated blood level (EBL) thresholds that trigger the County's involvement in any given case. Ms. Goumas explained that one of the difficulties Public Health is facing is tracking the source of the lead, which may range from toys made in China to

medicines from out of the country. The source of the problem is no longer isolated to paint. Current data related to lead-based paint hazards and poisonings are examined and discussed in more detail in the Housing and Homeless Needs section of this Plan.

Adjacent Governments

Adjacent governments §91.100 (a) (4) -- Notify adjacent governments regarding priority non-housing community development needs.

In addition to having consulted with each participating jurisdiction throughout the development of the Consolidated Plan (see “Metropolitan Planning subsection on the following page), various County Departments were consulted to inform them of the development of the Consolidated Plan, identify their perception of needs within their respective areas, and solicit input into the development of local priorities. The need for collaborative efforts to ensure effective linkages between new housing projects, services, and infrastructure were discussed, in addition to identification of areas with the most crucial needs in this regard. Following is a summary listing of these consultations:

- Consultation with the County Department of Public Works – Scott McGolpin, Director who indicated that there are currently no projects the department is seeking CDBG funds for, but the department continues to be interested in obtaining funds for future projects that may be eligible and in partnering with County HCD on infrastructure improvements for affordable housing projects.
- Consultation with the County Department of General Services – Bob Nisbet, Director who indicated that there is a need for funding to complete the various County projects that have been identified that would meet the needs of low-income residents of the County.
- Consultation with the County Department of Public Health, Nancy Madsen, Human Services Administrator and Scott McCann, HIV/AIDS Program Administrator, regarding the need for emergency shelters, permanent supportive housing, centers that serve handicapped persons, and health-related facilities. There is a local priority for services for the frail elderly, substance abusers, and battered spouses. The County’s General Fund contributions serve as leverage for federal funding.
- Consultation with the County Department of Social Services – Molly Marino, Special Projects Manager, concerning the housing needs of the special needs population and the on-going collaborative efforts between housing and social services providers that will continue to provide supportive-services enriched housing.
- Consultation with the County Department Alcohol Drug and Mental Health Services – John Truman, Special Project manager concerning the need for additional funding for the development of affordable housing to expand the opportunities for successful independent living for persons that are chronically homeless

- Consultation with Planning and Development Long Range Planning – Derek Johnson, Director, indicated that the department does not have any projects that are seeking CDBG or HOME funding at this time.
- Consultation with the County Workforce Investment Board – Ray McDonald, Manager included information concerning the most recent initiatives, programs and services available to promote employment opportunities for low-income groups.
- Consultation with the Santa Barbara Metropolitan Transit District concerning transit-oriented housing development for the special needs subpopulation.
- Consultation with the County Sheriff, Department Chief Geoff Banks who indicated that there is a high priority need for youth centers and supportive services for persons with mental illness and alcohol and drug addictions.

Metropolitan Planning

Metropolitan planning §91.100 (a)(5) -- Consult with adjacent units of general local government, including local government agencies with metropolitan-wide planning responsibilities, particularly for problems and solutions that go beyond a single jurisdiction, i.e. transportation, workforce development, economic development, etc.

Adjacent Units of Local Government

In developing the 2010-15 Santa Barbara County Consolidated Plan, County staff consulted with all participating jurisdictions within the CDBG Urban County and HOME Consortium, including: Santa Maria, Lompoc, Carpinteria, Goleta, Buellton and Solvang. All were instrumental in informing and developing the Consolidated Plan. The CDBG and HOME Steering Committee members specifically discussed community needs and long-term housing strategies in their monthly meetings during Consolidated Plan preparation period.

The following Consolidated planning needs information was obtained from:

- ❖ **City of Buellton** – Marc Bierdzinski, Planning and Development Director discussed the local need for services for the frail elderly and youth as well as the high priority need for senior centers, youth centers and retrofitting public facilities for energy efficiency. There is also a growing need in the City for housing with universal design elements to accommodate the aging population.
- ❖ **City of Carpinteria** – Shanna Farley, Assistant Planner, indicated a high priority need for permanent supportive housing, the improvement of public facilities like parks and streets, rehabilitation of multi-family housing units, on-going code enforcement activities, as well as public services for frail elderly. The production of new affordable housing units in the City remains a high priority.

- ❖ **City of Goleta** – Claudia Dato, Senior Planner, indicated by survey that there is an ongoing need for housing rehabilitation. There is also a need for production of new affordable rental units for very low and low-income families.
- ❖ **City of Lompoc** – Dinah Lockhart, Community Development Program Manager, spoke about the community facility needs of the City that include a senior center, child care center, a children’s library, a youth facility and a fire station as well as the renovation of the historic Lompoc Theater. Code enforcement also continues to be a high priority as well as the repair and replacement of substandard mobile home units located within the City. Affordable housing also remains a high priority for the city.
- ❖ **City of Solvang** – Shelly Stahl of the Planning Department indicated that the City proposes the removal of architectural barriers to public facilities as a high priority to the community as well as services for the frail elderly.
- ❖ **City of Santa Maria** – Celeste Coelho-Hudson, Grants Administrator, discussed the need to develop and support programs to increase the supply of affordable housing for low and moderate income households, particularly working families living in poverty, maintain and upgrade existing low and moderate income neighborhoods, preserve the affordable housing stock, and provide rental assistance to alleviate rental cost burden experienced by low-income families and individuals. She further qualified that there is a great need specifically for new affordable housing units for extremely low and low-income larger families.

The County also works closely with the City of Santa Barbara, although the city itself receives its own allocation of CDBG and HOME as well as having an independent Redevelopment Agency. In past years this relationship has proven fruitful as the city, subject to city annexation proceedings, developed 170 affordable units of senior and family housing. The project was financed through County Local Affordable Housing Trust Funds, County HOME funds, city RDA funds, HUD section 203 grant funds, as well as Low-Income Housing Tax Credit Financing.

HOPWA

HOPWA §91.100 (b) -- Largest city in EMSA consult broadly to develop metropolitan-wide strategy for addressing needs of persons with HIV/AIDS and their families.

Persons with HIV / AIDS

Although HOPWA funding is provided by the State of California Health Department’s Office of AIDS to the County of Santa Barbara’s Department of Public Health, County HCD confers, collaborates and consults with the Public Health Department related to planning and reporting of this HUD funding, and has done so in the context of development of this Consolidated Plan. As noted in prior discussion, with technical assistance provided by AIDS Housing Washington the local community planning advisory group, HIV Prevention and Care Council (HPCC), provides information and resources under HOPWA intended to meet identified gaps and needs in services for AIDS/HIV-affected persons as well as their families.

Public Housing

Public housing §91.100 (c) -- Consult with the local public housing agency concerning public housing needs, planned programs, and activities.

Consultations with Public Housing Authorities

The County HCD regularly meets and confers with the Housing Authority of the County of Santa Barbara involving all aspects of affordable housing development, including resource development within the County's Redevelopment Agency. This cooperation and collaboration includes review and input to the Housing Authority's Agency Plan as well. The Housing Authority also provided valuable insights to address affordable housing and other needs of the region and also key data during the creation of this document. Regular meetings of the South Coast City-County Affordable Housing Task Force Working Group are also attended by County HCD and housing authority management and staff of both the city and county housing authorities, among others.

Other

Data for the Consolidated Plan

The existing and future needs of residents within the County of Santa Barbara form the basis for establishing program priorities and quantified objectives. Information related to Consolidated Plan was obtained from the following sources including:

- State of California, Department of Finance
- California Employment Development Department
- County of Santa Barbara Housing Element
- Incorporated Cities' Housing Elements
- Redevelopment Agency Implementation Plan
- U.S. Census Data
- Santa Barbara County Continuum of Care for Homeless
- State of California Department of Health
- Child Welfare Agency
- Department of Real Estate (DRE)
- 10-Year Plan to End Homelessness
- City and County Housing Authority Five Year Agency Plans, Annual Plans
- Homeless Prevention and Rapid Re-housing Program (HPRP), Community Surveys
- Santa Barbara County Community Action Commission
- Santa Barbara County First Five Program

- County Department of Education (Homeless Programs)
- Santa Barbara County Economic Forecast Project (rental data)
- Santa Barbara County Area Agency on Aging
- Workforce Investment Board

As reflected above, the County of Santa Barbara's 2010-15 Consolidated Plan is the result of consultation and input of interested agencies, non-profits, public and private partners and citizens. As such, it reflects a great diversity of needs of all area constituents and residents. The County has undertaken extensive community outreach and engagement in making the Consolidated Plan process inclusive and diverse. A combination of community presentations, focus group sessions and community need assessment forums were held to reach out to residents across the County. In addition to the consultations and citizen participation processes, the County conducted a community needs survey to establish its Consolidated Plan priorities.

Citizen Participation 91.200 (b)

3. *Based on the jurisdiction's current citizen participation plan, provide a summary of the citizen participation process used in the development of the consolidated plan. Include a description of actions taken to encourage participation of all its residents, including the following:*
 - *low- and moderate-income residents where housing and community development funds may be spent;*
 - *minorities and non-English speaking persons, as well as persons with disabilities;*
 - *local and regional institutions and other organizations (including businesses, developers, community and faith-based organizations);*
 - *residents of public and assisted housing developments and recipients of tenant- based assistance;*
 - *residents of targeted revitalization areas.*
4. *Provide a description of the process used to allow citizens to review and submit comments on the proposed consolidated plan, including how the plan (or a summary of the plan) was published for review; the dates, times and locations of a public hearing, or hearings; when and how notice was provided to citizens of the hearing(s); the dates of the 30 day citizen comment period, and if technical assistance was provided to groups developing proposals for funding assistance under the consolidated plan and how this assistance was provided.*
5. *Provide a summary of citizen comments or views received on the plan and explain any comments not accepted and reasons why these comments were not accepted.*

3. Summary of Citizen Participation Process

The Santa Barbara County HOME Consortium and Urban County Partnership have developed and implemented a Citizen Participation Plan as required by HUD. The Citizen Participation Plan sets forth the County's policies and procedures for citizen participation in the development of the Consolidated Plan documents and any subsequent amendments. The Citizen Participation Plan provides an opportunity for nonprofit service agencies and the community to work in partnership with the County to identify needs and allocate Federal funding for affordable housing, community development and public services. While this plan encourages the participation of all citizens, special assurances were made to ensure the participation of:

- extremely low-, low-, and moderate-income persons;
- persons living in areas where federal funds are proposed to be used;
- residents of assisted housing;
- low-income residents of target revitalization areas; minorities;
- non-English speaking persons; and
- persons with physical disabilities.

The Plan also summarizes how citizens can access records and make complaints.

The County's Citizen Participation Plan encourages broad-based citizen participation and community outreach. It incorporates the County's policies and procedures for public noticing, addressing accessibility requirements and means of inviting citizens to voice their concerns and share their ideas related to community development, affordable housing, and homeless planning and implementation. It especially encourages outreach to and participation of low- and moderate-income residents and persons with special needs in the planning process, and includes a strategy for addressing the needs of limited – English proficiency populations.

The Consolidated Planning process also brings government agencies, community organizations, and service providers to the table in order to address the “bigger picture” and provide the context in which housing and community development programs will be implemented. This is accomplished through ongoing collaborative partnerships, regional meetings, public hearings conducted by County HCD, community surveys, and consultations undertaken during the development of the Consolidated Plan and Annual Action Plan (discussed in detail in the previous section). In this regard, the County encourages agencies, businesses, and community groups to share their comments on needs, strategies, and proposed projects throughout the region.

4. Description of Citizen Participation Process

Provide a description of the process used to allow citizens to review and submit comments on the proposed consolidated plan, including how the plan (or a summary of the plan) was published for review; the dates, times and locations of a public hearing, or hearings; when and how notice was provided to citizens of the hearing(s); the dates of the 30 day citizen comment period, and if technical assistance was provided to groups developing proposals for funding assistance under the consolidated plan and how this assistance was provided.

Public Hearings

Extensive efforts were made to involve and receive input from County residents. A total of nine (9) community forums were conducted during the development of the 2010-15 Consolidated Plan. These forums were held in the cities of Lompoc, Santa Maria, and Santa Barbara and were designed to provide program information to the community as well as provide an open forum for public input.

A summary of the community forums is as follows:

- The City of Lompoc held a CDBG Needs Assessment Public Hearing for individuals and organizations with an interest in providing affordable housing and/or community development opportunities for low and very low-income persons. **The Hearing was held on Monday, November 2, 2009 in the evening, in the City of Lompoc.** Articles were published in the local news publications, The Lompoc Record and The Santa Barbara News Press, and a

public notice was published in the Lompoc Record. Additionally, a city-wide mailing was carried out in coordination with the Census 2010 planning committee.

- The City of Santa Maria held three Community Needs Workshops for individuals and organizations to assess the community needs for low and very low-income persons. **The workshops were held the evenings of December 7, 8 and 14, 2009 in the City of Santa Maria.** Public notices were published in the Santa Maria Times, and letters were mailed to interested parties notifying them of the hearings.
- The County of Santa Barbara held two Consolidated Plan Needs Assessment Workshops for individuals and organizations to assess the community needs for low and very low-income persons:
 1. **November 18, 2009 at 6:00 p.m. in the City of Lompoc; and**
 2. **November 19, 2009 at 6:00 p.m. in the City of Santa Barbara.**Public notices were published in the area news papers, including the Coastal View News, Santa Barbara News Press, Lompoc Record, and Santa Maria Times, and an email announcing the hearings was distributed to a list of approximately 200 interested parties.
- The County of Santa Barbara held three Community Development Workshops to discuss the 2010 Notice of Funding Availability. The purpose of these meetings was to inform the public of estimated 2010 HUD allocations by program, discuss eligible activities and funding priorities, notify the public of federal overlay program requirements, and alert the community of the application and funding review schedule. The workshops were held on:
 1. **December 15, 2009 in the City of Santa Barbara;**
 2. **December 16, 2009 in the City of Santa Maria; and**
 3. **December 16, 2009 in the City of Lompoc.**Public notices were published in the area news publications, including Coastal View News, Santa Barbara News Press, Lompoc Record, and Santa Maria Times, and an email announcing the hearings was distributed to a list of approximately 200 interested parties.
- The County of Santa Barbara Housing and Community Development Department held a public hearing in front of the County Board of Supervisors on May 11, 2010 during which the Draft 2010-2015 Consolidated Plan and Annual Action Plan was presented and discussed, and the public was given an opportunity to comment.

Public Priorities

The priorities needs identified by the public at the public hearings included:

- Need to assure that all new housing constructed with federal funding includes design features that address the needs of the physically impaired.
- Requests that the County prepare a comprehensive listing of all housing units located in the County that are accessible.
- Need for the County to place a list of all affordable rental units located within the County on the County's web page so that this information can be readily available,.

- Ongoing need to develop additional affordable rental units.
- Need to develop farm worker housing to address overcrowding.
- Need to provide funding for security deposits to assist very low-income residents who currently reside with family members who are aging or can no longer provide temporary housing.
- Creation of a local Community Development Financial Institution (CDFI).
- Continuing to fund public services addressing the needs of physically and developmentally disabled.
- Continuing to provide down-payment and other financial assistance to encourage the purchase of housing by developmentally disabled persons who are physically handicapped.

Additional Community Outreach

During the months of November 2009 through January 2010, HCD also conducted twenty (20) focus groups throughout Santa Barbara County involving stakeholders interested in affordable housing and tenants and landlord relationships. During this process HCD staff compiled a wealth of information from stakeholder groups related to these issues and produced a findings report for Board of Supervisors' consideration and information. The two hour-interviews included tenant's rights groups, landlord and property association groups, mediation and legal experts, non-profit housing developers, housing authorities, housing advocacy organizations, and other groups. All of this information informed the development of the Consolidated Plan.

Community Needs Assessment Survey

Santa Barbara County conducted a survey of community stakeholders to solicit input for the prioritization of community needs. The intent of the survey was to provide an additional medium for expressing needs and input, and was provided in both English and Spanish. Over 300 surveys were mailed out and e-mailed to a wide spectrum of respondents throughout the County. A copy of the survey is provided in Appendix 4. There was approximately a 10% response rate for the survey, the details of which are discussed in the **Strategic Plan** section of this document on pages V-4 – V-7.

The City of Santa Maria, being a CDBG entitlement community and a member of the Santa Barbara County HOME Consortium, also distributed a survey to the community. A copy of this survey and the results are in Appendix 4.

Public Comment Period

Santa Barbara County held a 30-day public comment Saturday, April 10, 2010, through Monday, May 10, 2010. Notices were published in several area news publications, including a local publication in Spanish. These included:

- Santa Barbara News Press
- Daily Sound
- Coastal View News
- The Independent
- Lompoc Record
- Santa Maria Times
- El Mexicano

An email announcing the public review period was also distributed to a list of approximately 200 interested parties, and included a link to the County's website where the document was posted.

The draft Consolidated Plan and Annual Action Plan were distributed to 12 libraries located throughout County. Drafts were also made available at the offices of each member city, as well as the County administration offices in the North and South County.

As stated above, County HCD posted the draft Consolidated Plan and Annual Action Plan on their website (www.countyofsb.org/housing), which also provided a summary of the consolidated planning process, and a summary of the HUD Community Planning and Development (CPD) grant programs administered by the County, as well as the amount of funding anticipated to be received by the County over the next five-year period.

The public notices, widely distributed email, and County website encouraged citizens to provide their verbal or written comments about the Consolidated Plan's proposed five-year funding goals for housing, homelessness, economic development, and community development needs, and its funding priorities, objectives, proposed actions, and projects identified in both the Consolidated Plan and Annual Action Plan. The website also provided citizens an opportunity to easily submit comments electronically to County staff.

Technical Assistance

County staff is always available to provide technical assistance to groups representing extremely-low, low-, and moderate-income persons. Examples of technical assistance provided follows:

- Establishing an annual project proposal submission and review cycle, the annual Notice of Funding Availability (NOFA), that provides information, instructions, forms and advice to interested extremely low-, low- and moderate-income citizens or representative groups so that they can be apprised and made aware of the funding evaluation and award process.
- Providing self-explanatory project proposal forms and instructions to all persons who request them by telephone or in writing. The County's funding application form was

redesigned for the 2010-2011 funding cycle to be easily understood, while still addressing all key items necessary to assess project proposals.

- Answering, in writing, all written questions and answer verbally all verbal inquiries received from citizens or representative groups regarding how to write or submit eligible project proposals.
- Meeting with groups or individuals as requested, to assist in identifying specific needs and to assist in preparing project proposal applications.
- Obtaining information in the form of completed project proposal forms from citizens or non-profit agencies and assemble a list of proposals available for public review.
- Conducting a project eligibility analysis to determine, at an early stage, the eligibility of each project.
- Providing bilingual translation requested and required.

5. Summary of Citizen Comments

Provide a summary of citizen comments or views received on the plan and explain any comments not accepted and reasons why these comments were not accepted.

Citizen Comments

No public comment was received during the draft Consolidated Plan review period.

The County Board of Supervisors held hearings on the draft Consolidated Plan on May 11 and May 17, 2010, during which the following comments were provided:

- Incorporate a flow chart of the County's funding process
- Provide a table in the Annual Action Plan that summarizes regional HOME, CDBG and ESG grant allocations; inclusive of projects, services and County administrative allowances
- Expand future public outreach to include the full range of relevant County commissions and special committees
- Include in future Annual Action Plans a map illustrating the how the funding is distributed across the County

These comments have been included in the final Consolidated Plan for submission to HUD.

Comments Not Accepted

Not Applicable. All comments were duly noted and included in the Consolidated Plan.

Appeals to the Consolidated Plan

Appeals concerning the Consolidated Plan and Annual Action Plan, any statements, and recommendation of the staff are made to the following persons in the order presented:

1. County HCD Housing Development and Grants Administration Division Chief
2. County HCD Director
3. County Board of Supervisors
4. Area Office of HUD (if concerns are not acknowledged)

This section is being developed during the public comment period.



Chapter III: Housing and Homeless Needs

This chapter provides a summary of the estimated needs of housing, homeless, and non-homeless special needs populations projected for the next five year period, including the nature or extent of need by racial or ethnic group. Also included in this chapter is an estimate of the number of housing units containing lead-based paint hazards.

Housing Needs

Homeless Needs

Non-homeless Special Needs

Lead-based Paint

Housing Needs (91.205)

**If not using the CPMP Tool: Complete and submit CHAS Table from:*

<http://socds.huduser.org/scripts/odbic.exe/chas/index.htm>

**If using the CPMP Tool: Complete and submit the Needs/Housing Table*

6. *In this narrative, describe the estimated housing needs projected for the next five year period for the following categories of persons: extremely low-income, low-income, moderate-income, and middle-income families, renters and owners, elderly persons, persons with disabilities, including persons with HIV/AIDS and their families, single persons, large families, public housing residents, victims of domestic violence, families on the public housing and section 8 tenant-based waiting list, and discuss specific housing problems, including: cost-burden, severe cost-burden, substandard housing, and overcrowding (especially large families) and substandard conditions being experienced by extremely low-income, low-income, moderate-income, and middle-income renters and owners compare to the jurisdiction as a whole. The jurisdiction must define the terms “standard condition” and “substandard condition but suitable for rehabilitation.”*
7. *To the extent that any racial or ethnic group has a disproportionately greater need for any income category in comparison to the needs of that category as a whole, the jurisdiction must provide an assessment of that specific need. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole.*

6. Estimated Housing Needs

An analysis of housing needs of the County of Santa Barbara is essential to the establishment of housing priorities, and is crucial to the allocation of Federal, State and local financial resources. This section on housing assessment provides a comparison of the existing housing stock based on income, type and housing problems. The *Housing Needs Table*, based on Census 2000 special tabulation (Comprehensive Housing Affordability Strategy dataset (CHAS)), details the number of very-low, low- and moderate-income Santa Barbara County renter and owner households that are experiencing housing problems. A household is deemed to be experiencing a “housing problem” if there is a presence of one or a combination of the following factors:

- The household is “overpaying” as the combination of rent/mortgage and utilities by greater than 30% of its gross income.
- The household is “overcrowded” with more than 1.01 persons per room.
- The household lives in a “sub-standard” dwelling that lacks a complete kitchen or plumbing facilities.

Analysis of Partnerships' Housing Needs Based on CHAS Data Table

Total Households

The following section is divided into two parts: **HOME Consortium Housing Needs**, and **Urban County Housing Needs**, and provides an analysis of housing needs for both partnerships. Due to the differences in membership, the data for each of the two partnerships differs slightly. The **cities of Goleta and Santa Maria are members of the HOME Consortium and not of the Urban County Partnership**; therefore, the populations of these cities are included only in the HOME Consortium analysis.

HOME Consortium Housing Needs

County of Santa Barbara
Buellton
Carpinteria
Goleta
Lompoc
Santa Maria
Solvang

HOME Consortium

Table III-1
Housing Problems Output for -All Households

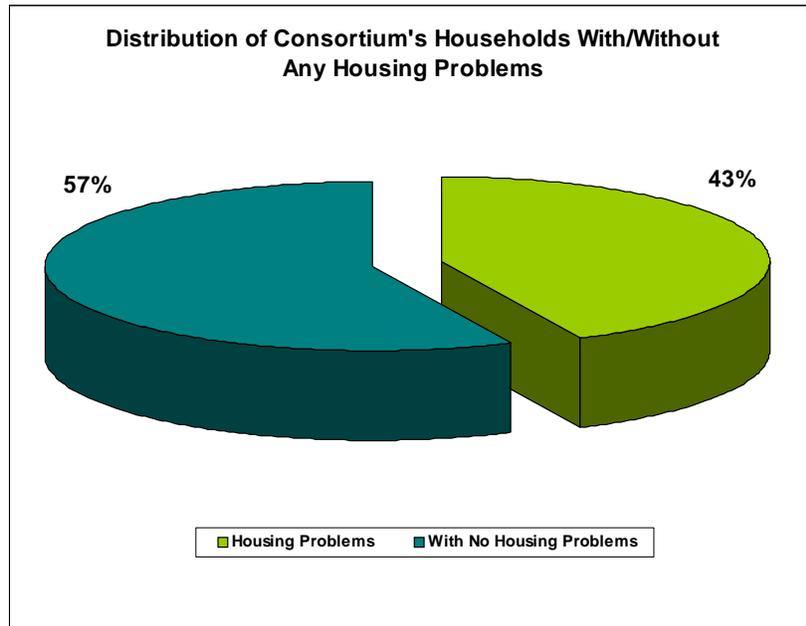
Name of Jurisdiction: Cnsrt-Santa Barbara County (HOME), California		Source of Data: CHAS Data Book				Data Current as of: 2000					
Household by Type, Income, & Housing Problem	Renters					Owners					Total Households
	Elderly 1 & 2 member households	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Renters	Elderly 1 & 2 member households	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Owners	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	
1. Household Income <=50% MFI	1,882	4,460	2,685	5,337	14,364	3,668	1,596	831	942	7,037	21,401
2. Household Income <=30% MFI	1,048	2,092	1,142	3,617	7,899	1,538	647	265	499	2,949	10,848
3. % with any housing problems	63.5	86	93.7	80.8	81.7	70.1	80.2	97	72.1	75.1	79.9
4. % Cost Burden >30%	63.2	81.5	79.2	79.9	78	69.3	79.6	95.5	70.1	74.1	76.9
5. % Cost Burden >50%	48.3	67.1	53.2	74.3	65.9	51.7	65.4	87.2	62.5	59.7	64.2
6. Household Income >30% to <=50% MFI	834	2,368	1,543	1,720	6,465	2,130	949	566	443	4,088	10,553
7. % with any housing problems	72.4	78.6	90.9	87.1	83	51.1	75	96.5	67.3	64.7	75.9
8. % Cost Burden >30%	71.5	69	54.4	85.8	70.3	50.5	71.4	75.1	65	60.3	66.5
9. % Cost Burden >50%	38.2	22.6	14.3	52.3	30.5	20.4	49.1	49.6	49	34.2	32
10. Household Income >50 to <=80% MFI	776	3,310	1,961	2,419	8,466	3,719	2,303	1,380	722	8,124	16,590
11. % with any housing problems	57.2	53.6	83.3	66.5	64.5	29.7	67.4	84.3	72.7	53.5	59.1
12. % Cost Burden >30%	54.9	38.6	18.9	61.4	42.1	28.6	65.1	52	72.7	46.8	44.4
13. % Cost Burden >50%	8.4	3.9	1.6	13.3	6.5	15.2	23.9	8.8	40.9	18.9	12.5
14. Household Income >80% MFI	1,143	6,352	1,846	4,119	13,460	10,687	19,626	5,338	3,931	39,582	53,042
15. % with any housing problems	26.2	19.1	57	18.5	24.7	12.1	24.2	44.1	27	23.9	24.1
16. % Cost Burden >30%	21.1	10.1	10	13	11.9	11.7	22	19.1	25.9	19.2	17.4
17. % Cost Burden >50%	3.6	0.5	0	1.3	0.9	3.7	4.9	2.9	5.5	4.3	3.5
18. Total Households	3,801	14,122	6,492	11,875	36,290	18,074	23,525	7,549	5,595	54,743	91,033
19. % with any housing problems	53	47.1	79.5	57.2	56.8	25.3	32	57.2	40.1	34.1	43.1
20. % Cost Burden >30	50.6	37.2	35.4	53.8	43.7	24.7	29.8	32	39	29.3	35.1
21. % Cost Burden >50	24.5	14.9	13.2	33.3	21.6	12.1	10.2	10.4	18.6	11.7	15.7

The 2000 CHAS Data indicates that 43 percent (see Figure III-1) of the Consortium households are experiencing one or more of the aforementioned three problems: cost burden, overcrowding, or lack of kitchen/plumbing facilities.

Figure III-2 indicates that while both renters and owners experience housing problem, the proportion is much higher (approx 23%) among renters. Nearly 57 percent of *renter households* and 34 percent of *owner households* face one or more housing problems. Forty

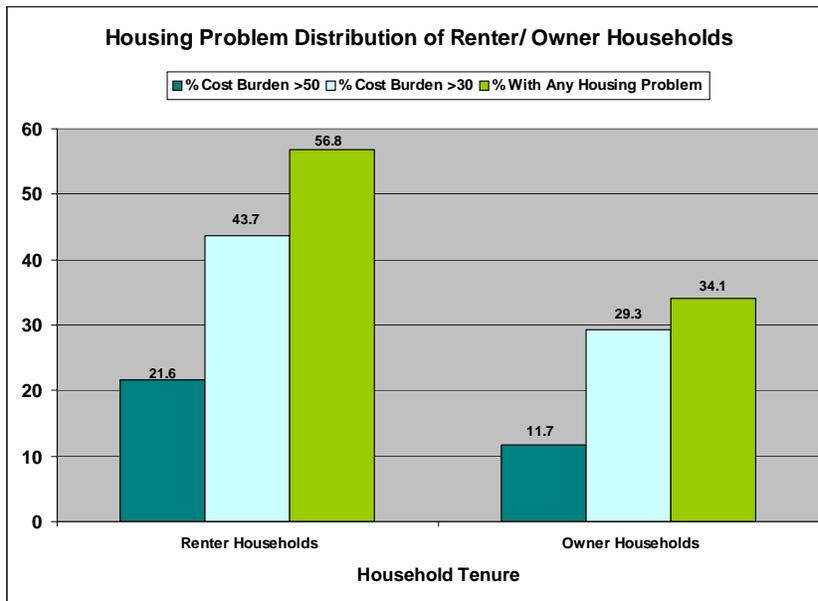
four (44) percent of renter households face a cost burden that exceeds 30 percent of their gross income while 22 percent pay housing costs that exceeds 50 percent of their income. The percentages for owner households that experience a cost burden that exceeds the 30 and 50 percent mark are 29 percent and about 12 percent, respectively.

Figure III-1



Source: CHAS 2000 Data Book

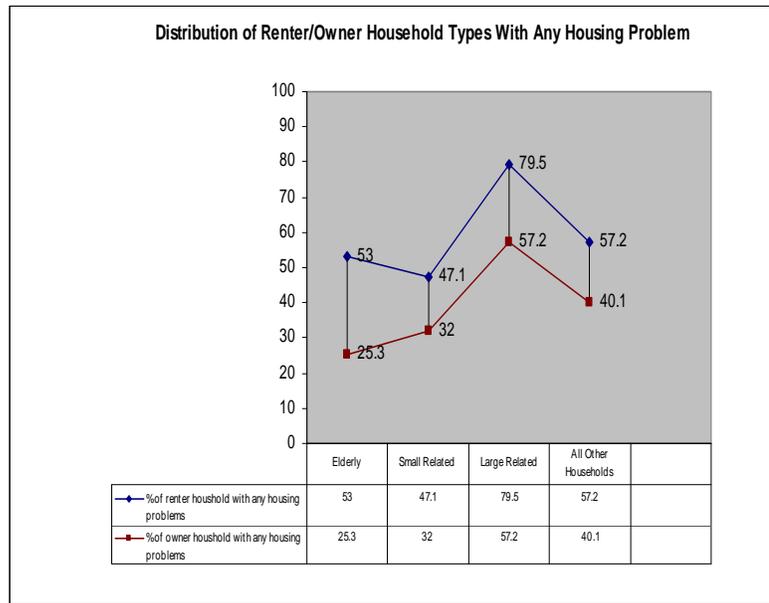
Figure III-2



Source: CHAS 2000 Data Book

Figure III-3 also indicates that large renter households (five or more persons) face a highly disproportionate extent of housing problems. Nearly 18 percent of renter households are large (five or more related members). Eighty (80) percent of large renter households either face cost burden that exceeds 30 percent of gross income or are overcrowded or lack complete kitchen and/or plumbing facilities. In comparison, on 14 percent of owner households are “large” and of these, nearly 57 percent experience one housing problem.

Figure III-3

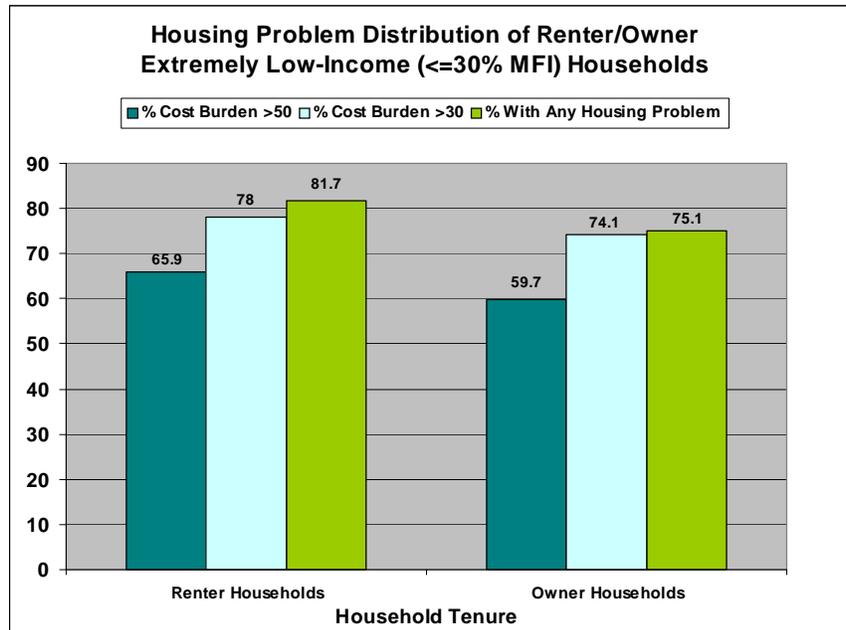


Source: CHAS 2000 Data Book

Extremely Low-income Households (0 to 30 Percent Area MFI)

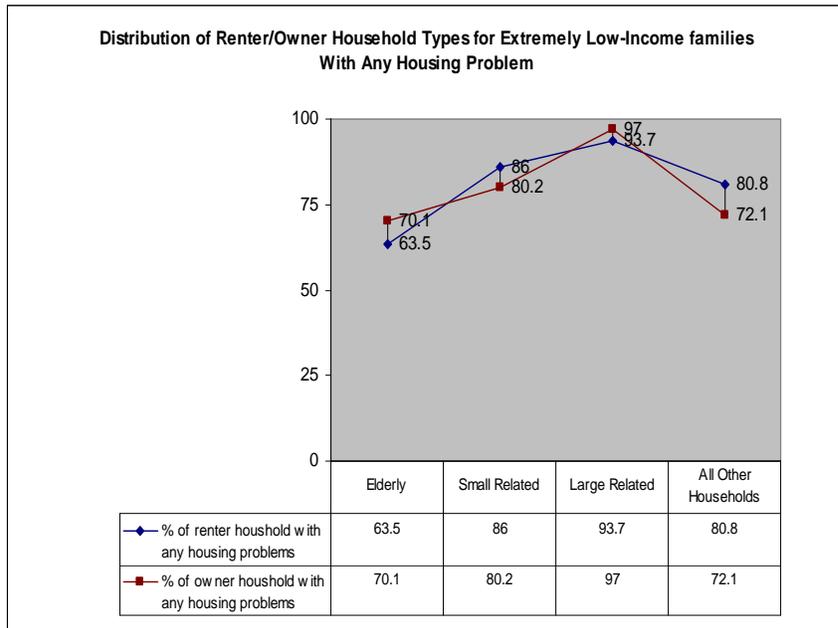
Households that are extremely low-income face the most severe economic hardships. The CHAS 2000 Data Book indicates that 10,848 households (nearly 12 percent) of the total households fall in this income category. 73 percent of these households are renters while the remaining 27 percent are homeowners. As a group, nearly 80 percent of these households experience either a housing cost burden, overcrowding, and/or live in units that lack kitchen or plumbing facilities.

Figure III-4



Source: CHAS 2000 Data Book

Figure III-5



Source: CHAS 2000 Data Book

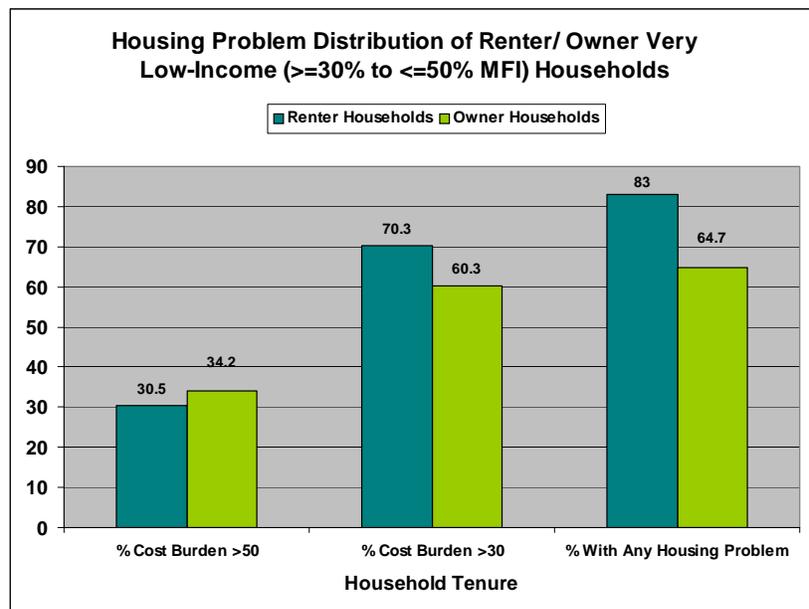
There is only a seven percentage point difference in terms of the proportion that experience any housing problem (whether renter or owner) for the extremely low-income group. Eighty two (82) percent of the renters and 75 percent of homeowners face one or a combination of housing problems. 66 percent of the renters and 60 percent of the owners experience housing cost burden that exceeds 50 percent of their household gross income.

94 percent of renters and 97 percent of owners in large households experience either cost burden or overcrowding or live in units that lack kitchen and plumbing facilities. Over half of all types of renter and homeowner households face housing problems.

Very Low-Income Households (>30 percent to <=50% Area MFI)

The very low - income group consists of households that earn between 30 and 50 percent of the area median family income (MFI). An analysis of the CHAS 2000 Data for the very low-income households of the Santa Barbara County HOME Consortium indicates that well over half (about 61 percent) of the households are renters while only 39 percent are homeowners. 76 percent of these households experience housing problems. Specifically, 83 percent of the renter households experience one or a combination of the aforementioned housing

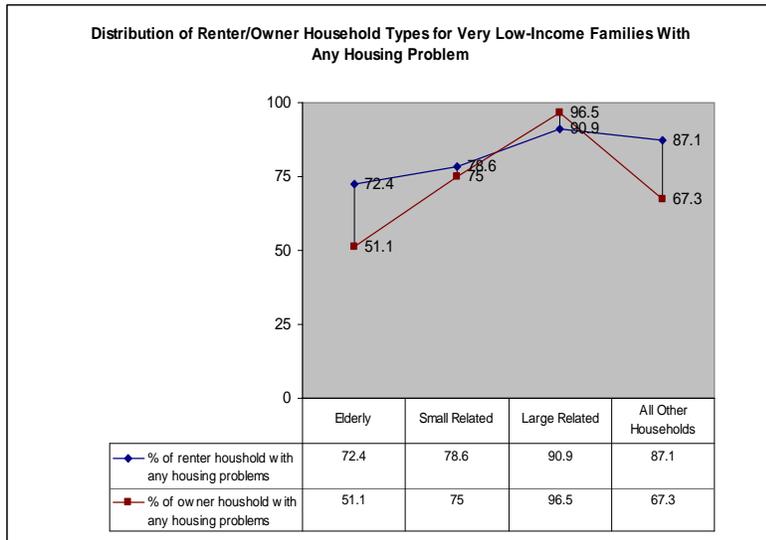
Figure III-6



Source: CHAS 2000 Data Book

problems, while about 65 percent of the homeowners in this income category either face cost burden or overcrowding or lack complete kitchen/plumbing facilities.

Figure III-7



Source: CHAS 2000 Data Book

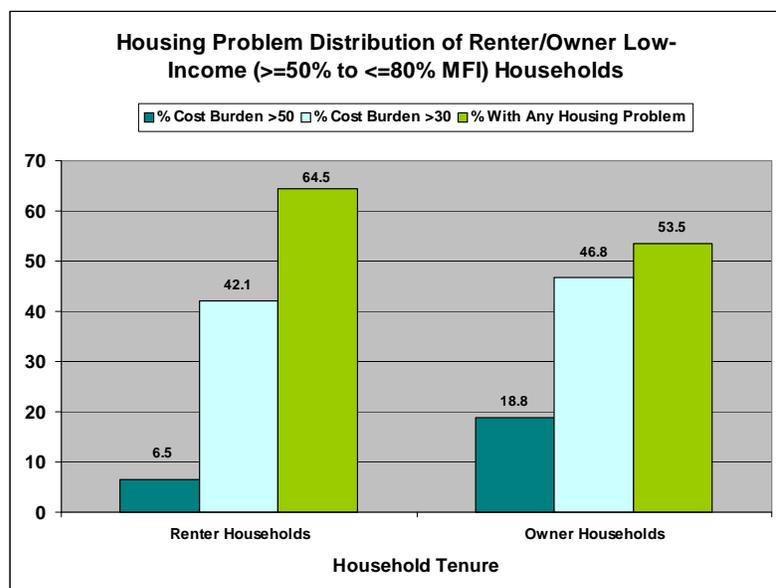
Both low-income renter and owner households experience one or a combination of the three housing problems; however, there is an 18 percentage point difference between these two occupancy types. As indicated in the Bar Graph, 70 percent of renters and 60 percent of homeowners experience a housing cost burden that exceeds 30 percent of their annual gross income. Compared to the extremely low-income group, the proportion of low-income households that face a housing cost burden exceeding 50 percent of annual gross income is less.

As a household type, large families appear to be disproportionately burdened by housing problems. 91 percent of renter households and 97 percent of owner households face housing problems. (HOME Consortium Housing Needs)

Low-Income Households (>50 percent to <=80% Area MFI)

Figure III-8

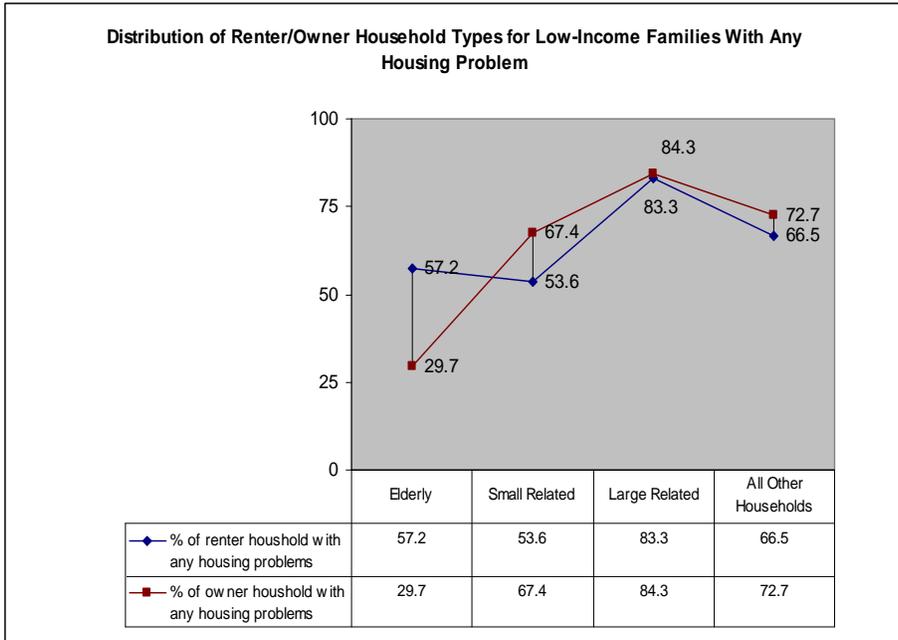
Households with incomes above 50 percent and up to 80 percent of area median income are categorized as low-income households. CHAS 2000 Data indicates that 16,590 households make up this category. In terms of proportion, low-income families constitute 18 percent of the total households. The composition of these households by occupancy shows that they are nearly evenly split by occupancy type: 51 percent of households in this group are renters while 49 percent are homeowners.



Source: CHAS 2000 Data Book

Sixty five (65) percent of the renter households experience one or a combination of the three housing problems. The proportion of owner households that experience problems is about 54 percent. This indicates that low-income households that are renters face a greater probability of either overpaying or overcrowding or are likely to live in households that lack kitchen/plumbing facilities.

Figure III-9



Source: CHAS 2000 Data Book

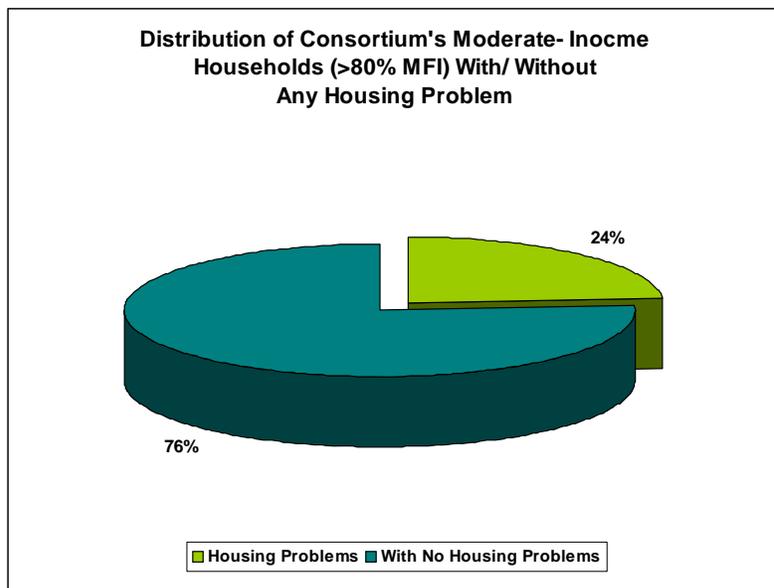
Data indicates that the large families are more likely to face housing problems. As can be noted from the Line Graph, nearly 84 percent of both large family renters and homeowners are either overburdened by housing costs, live in overcrowded units, or live in homes that lack kitchen/plumbing facilities. This is approximately 25 percent more than the other household types that are facing housing problems.

Moderate-Income Households (>80% Area MFI)

Moderate income households make above 80 percent and up to 120 percent of the area median family income (MFI). This analysis will focus upon households that are above 80 percent MFI. As indicated by the CHAS 2000 Data Book, there are about 53,042 households in this category. This constitutes about 58 percent of total households.

75 percent of the moderate income households are owners with the remaining quarter being renters (see Pie Chart). 24 percent of both renter and owner households experience

Figure III-10

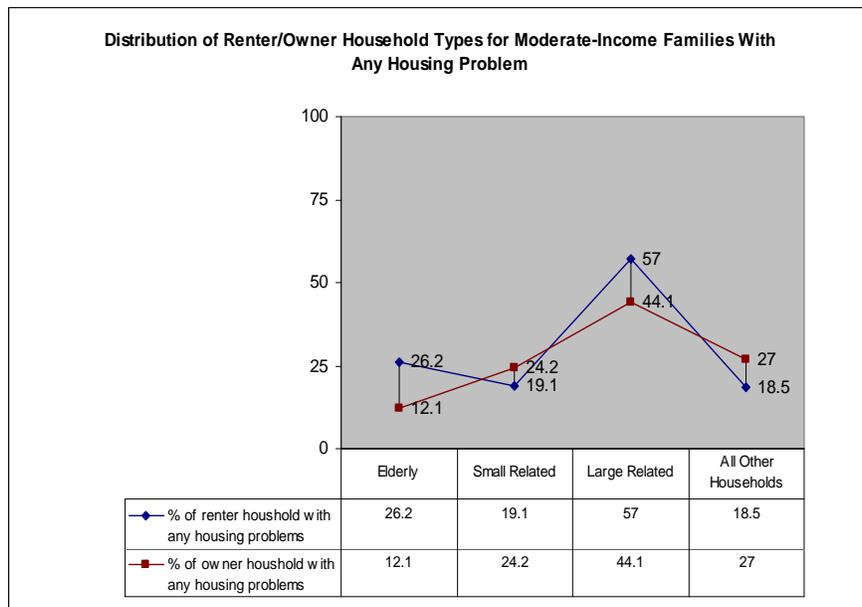


Source: CHAS 2000 Data Book

one or more housing problems. The lower percentage is a reflection of the better financial position of households in the moderate income group.

A high proportion of large households experience overpaying, overcrowding, or live in units that lack complete kitchen/plumbing facilities. As illustrated in the Line Graph, about 57 percent of the large renter households face one or a combination of housing problems while the proportion is about 44 percent for owners in the same household type. A small percentage of the elderly renter and owner households (26 and 12 percent, respectively) experience housing problems. At the same time, small households (two to four persons) that constitute nearly half of both renter and owner households appear more likely to face housing problems.

Figure III-11



Source: CHAS 2000 Data Book

Urban County Partnership Housing Needs

County of Santa Barbara
Buellton
Carpinteria
Lompoc
Solvang

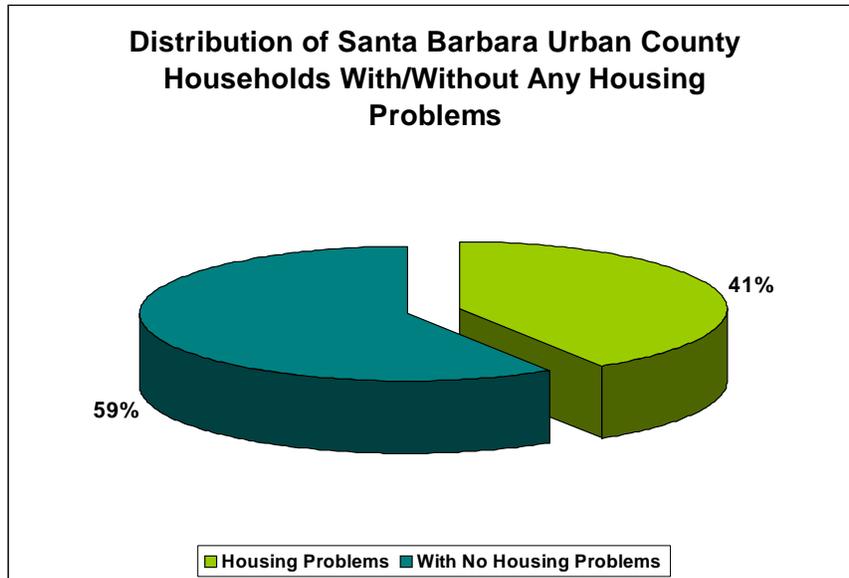
Urban County (CDBG)

County and cities of Buellton, Carpinteria, Lompoc and Solvang (excludes the cities of Goleta and Santa Maria)

Table III-2
Housing Problems Output for -All Households

Name of Jurisdiction: Santa Barbara Urban County, California		Source of Data: CHAS Data Book				Data Current as of: 2000					
Household by Type, Income, & Housing Problem	Renters					Owners					Total Households
	Elderly	Small Related	Large Related	All	Total	Elderly	Small Related	Large Related	All	Total	
	1 & 2 member households	(2 to 4)	(5 or more)	Other Households	Renters	1 & 2 member households	(2 to 4)	(5 or more)	Other Households	Owners	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	
1. Household Income <=50% MFI	999	2,494	1,089	4,061	8,643	2,288	989	433	653	4,363	13,006
2. Household Income <=30% MFI	570	1,149	486	2,835	5,040	1,041	431	170	356	1,998	7,038
3. % with any housing problems	65.0	83.6	94.3	81.5	81.3	71.5	80.9	95.3	69.9	75.3	79.6
4. % Cost Burden >30%	65.1	80.0	80.0	80.4	78.5	70.7	80.0	93.0	67.1	74.0	77.2
5. % Cost Burden >50%	49.2	66.9	54.9	76.2	69.0	50.1	65.7	90.6	60.4	58.7	66.1
6. Household Income >30% to <=50% MFI	429	1,345	603	1,226	3,603	1,247	558	263	297	2,365	5,968
7. % with any housing problems	73.9	69.6	87.5	86.2	78.8	52.7	73.4	97.1	77.1	65.6	73.5
8. % Cost Burden >30%	81.7	62.6	56.7	84.7	70.4	52.0	68.8	78.0	73.7	61.5	67.0
9. % Cost Burden >50%	43.0	19.7	14.5	52.3	32.0	23.6	50.9	52.8	49.9	36.6	33.9
10. Household Income >50 to <=80% MFI	453	2,227	971	1,532	5,183	2,377	1,341	615	511	4,844	10,027
11. % with any housing problems	60.7	51.6	77.4	66.6	61.7	30.2	64.8	79.8	70.4	50.4	56.2
12. % Cost Burden >30%	60.7	51.6	23.7	60.3	43.9	29.1	61.8	50.4	70.4	45.1	44.5
13. % Cost Burden >50%	7.5	4.2	2.2	15.6	7.5	16.3	25.5	9.5	41.2	20.7	13.8
14. Household Income >80% MFI	805	4,193	1,012	2,626	8,636	6,770	12,764	3,036	2,503	25,073	33,709
15. % with any housing problems	23.4	15.3	46.5	19.9	21.1	13.5	23.9	36.9	26.2	22.9	22.4
16. % Cost Burden >30%	17.4	7.6	6.3	13.3	10.0	13.0	22.1	19.3	24.8	19.5	17.2
17. % Cost Burden >50%	4.6	0.4	0.0	1.7	1.1	4.8	5.3	3.3	5.0	4.8	4.0
18. Total Households	2,257	8,914	3,072	8,219	22,462	11,435	15,094	4,084	3,667	34,280	56,742
19. % with any housing problems	41.9	41.4	71.9	59.8	53.2	26.6	30.9	49.6	40.7	32.8	40.8
20. % Cost Burden >30%	39.9	32.7	33.4	55.9	42.8	25.9	29.0	30.8	39.2	29.2	34.7
21. % Cost Burden >50%	18.7	12.9	12.2	37.4	22.8	13.4	10.5	11.0	19.0	12.4	16.6

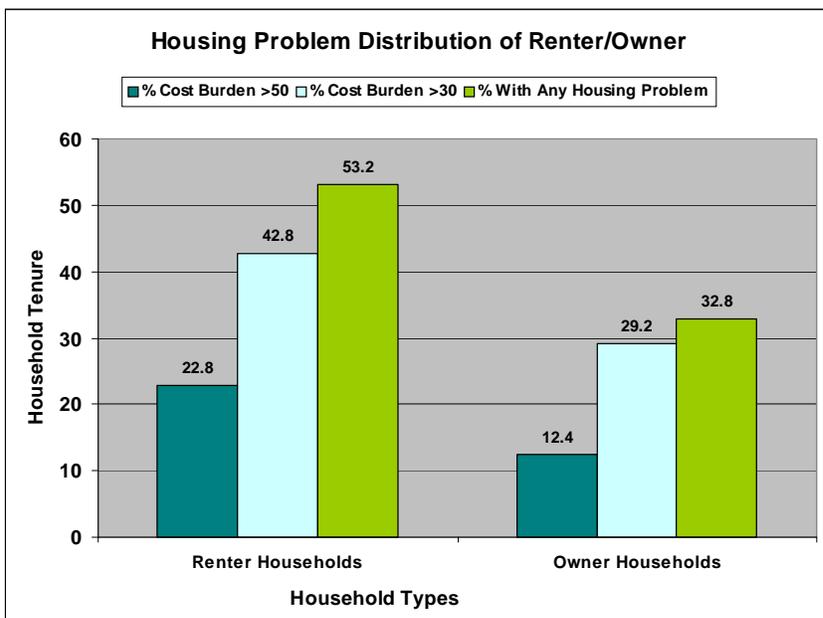
Figure III-12



Source: CHAS 2000 Data Book

The 2000 CHAS Data indicates that approximately 41 percent (see Figure III-12) of Urban County households are cost burdened, overcrowded or lack adequate kitchen/plumbing facilities.

Figure III-13



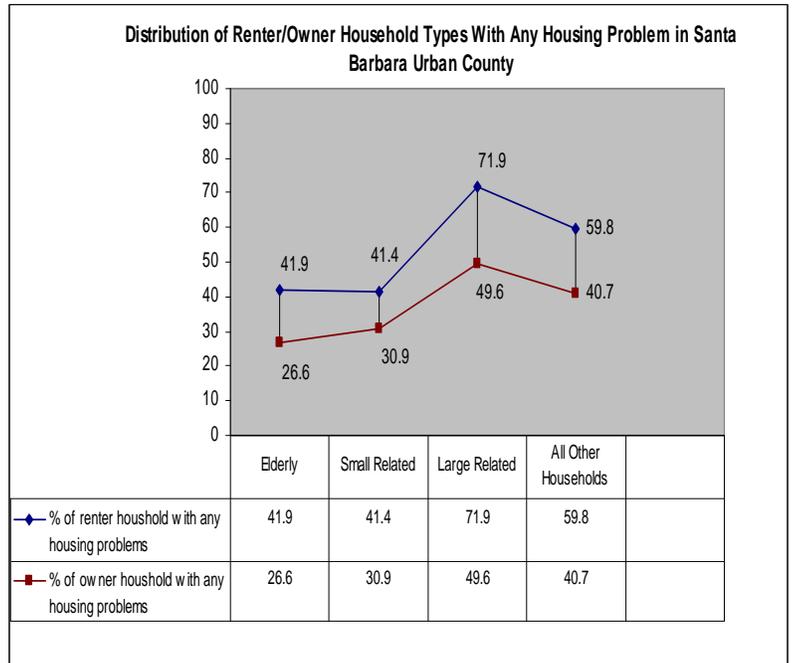
Source: CHAS 2000 Data Book

Figure III-13 indicates that while both renters and owners experience housing problems, this proportion is much higher (approx 23%) among renters. Over 53 percent of renter households face one or more housing problems and about 33 percent of owner households experience housing problems. Forty three (43) percent of renter households pay greater than 30 percent of their gross income while 23 percent pay housing costs that exceed 50

percent of their income. The percentages for owner households that experience a cost burden that exceeds the 30 and 50 percent mark are 29 percent and about 12 percent respectively.

Figure III-14 also indicates that as a household type, it is the large renter households (five or more persons) that face a highly disproportionate extent of housing problems. Nearly 14 percent of renter households are large. About 72% of the 3,072 large renter households either face a cost burden that exceeds 30 percent of gross income or are overcrowded or lack complete kitchen and/or plumbing facilities. In comparison, 12 percent of owner households are large and of these nearly 50 percent experience one housing problem.

Figure III-14

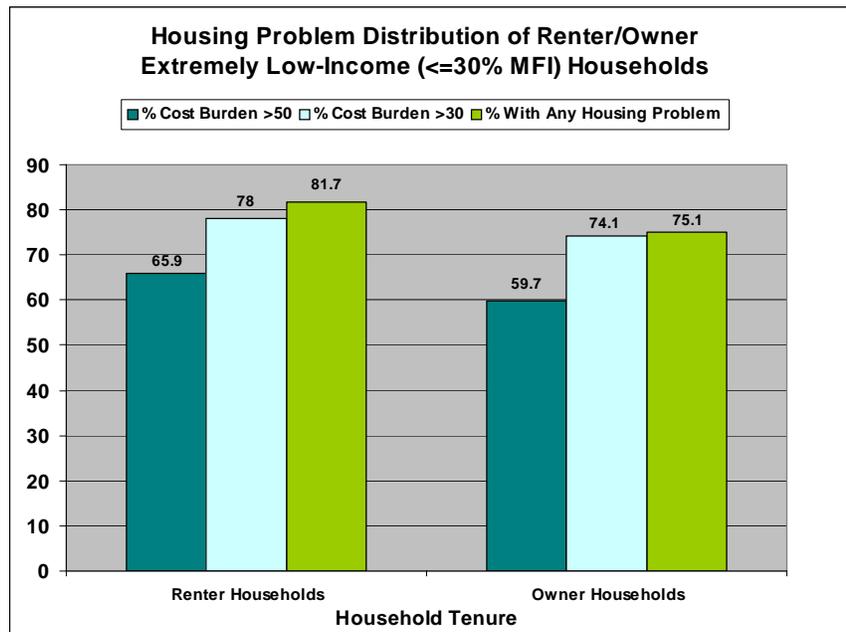


Source: CHAS 2000 Data Book

Extremely Low-income Households (0 to 30 Percent Area MFI)

Households that are extremely low-income face the most severe economic hardships. The CHAS 2000 Data Book indicates that 10,848 households (nearly 12 percent) of the total households fall in this income category. 73 percent of these households are renters while the remaining 27 percent are homeowners. As a group, nearly 80 percent of these households experience either a housing cost burden, overcrowding, and/or live in units that lack kitchen or plumbing facilities.

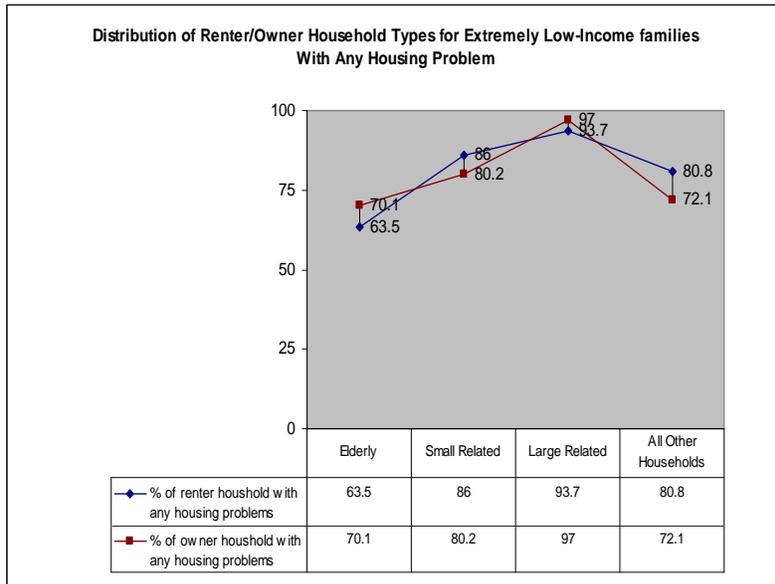
Figure III-15



Source: CHAS 2000 Data Book

There is only a seven percentage point difference in terms of the proportion that experience any housing problem (whether renter or owner) for the extremely low-income group. 82 percent of the renters and 75 percent of homeowners face one or a combination of housing problems. 66 percent of the renters and 60 percent of the owners experience housing cost burden that exceeds 50 percent of their household gross income.

Figure III-16



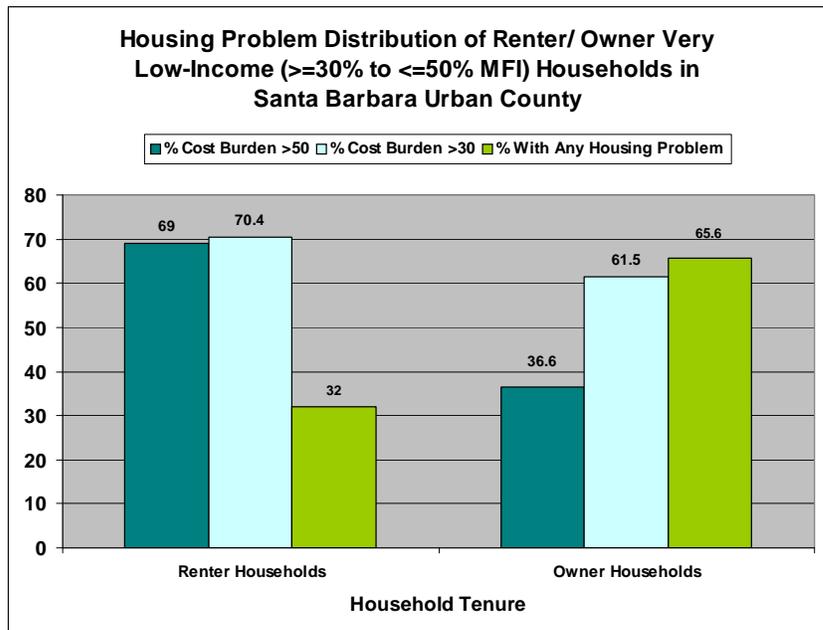
Source: CHAS 2000 Data Book

94 percent of renters and 97 percent of owners in large households experience either cost burden or overcrowding or live in units that lack kitchen and plumbing facilities. Over half of all types of renter and homeowner households face housing problems. (Urban County Housing Needs)

Very Low-Income Households (>30 percent to <=50% Area MFI)

Figure III-17

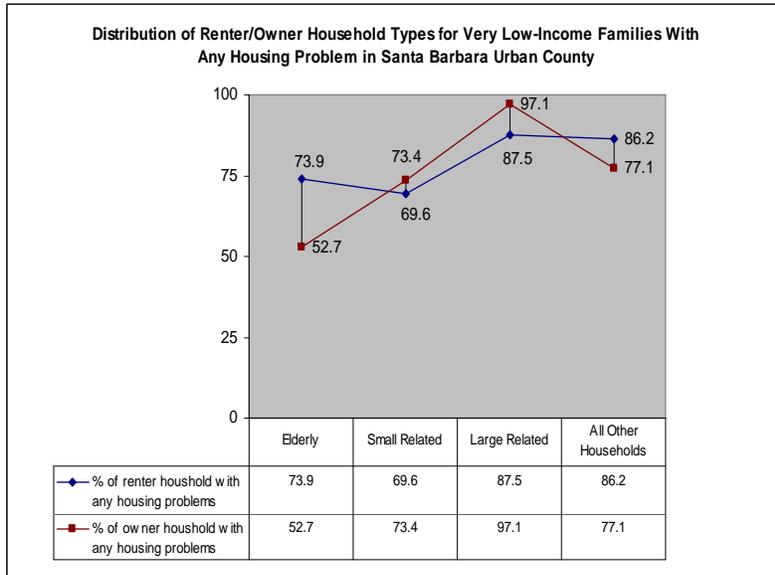
The CHAS 2000 Data for the very low-income households of the Santa Barbara Urban County indicates well over half (over 60 percent) of the households are renters while only 40 percent are homeowners. Further, nearly three quarters (74 percent) of these households experience housing problems. Specifically, 79 percent of the renter households experience one or a combination of the aforementioned housing problems while about 66 percent of the homeowners in this income category either face a cost burden or overcrowding or lack complete kitchen/plumbing facilities.



Source: CHAS 2000 Data Book

Both low-income renter and owner households experience one or a combination of the three housing problems; however, there is a 13 percentage point difference between these two occupancy types. As indicated in the Bar Graph, 70 percent of renters and 62 percent of homeowners experience a housing cost burden that exceeds 30 percent of their annual gross income. Compared to the extremely low-income group, the proportion of low-income households that face a housing cost burden exceeding 50 percent of annual gross income is less.

Figure III-18



Source: CHAS 2000 Data Book

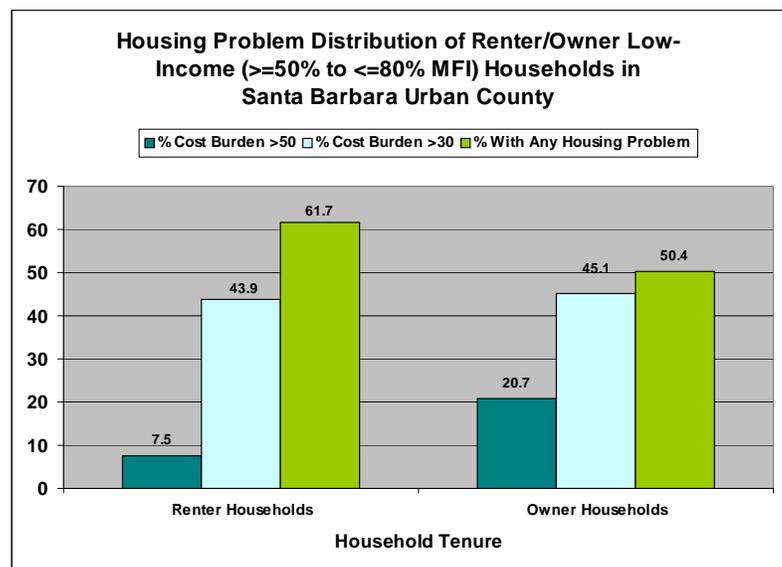
As a household type, large families appear to be disproportionately burdened by housing problems. Nearly 88 percent of renter households and 97 percent of owner households face housing problems.

Source: CHAS 2000 Data Book

Low-Income Households (>50 percent to <=80% Area MFI)

Figure III-8

As stated, the households that have annual income above 50 percent of the median and up to 80 percent are categorized as low-income households. The CHAS 2000 Data indicates that about 10,027 households in the Urban County area make up this category. In terms of proportion, low-income families constitute 18 percent of the total households. The composition of these households by occupancy shows that they are nearly evenly split by occupancy type: about 52 percent of households in this group are renters while the remaining 48 percent are homeowners.

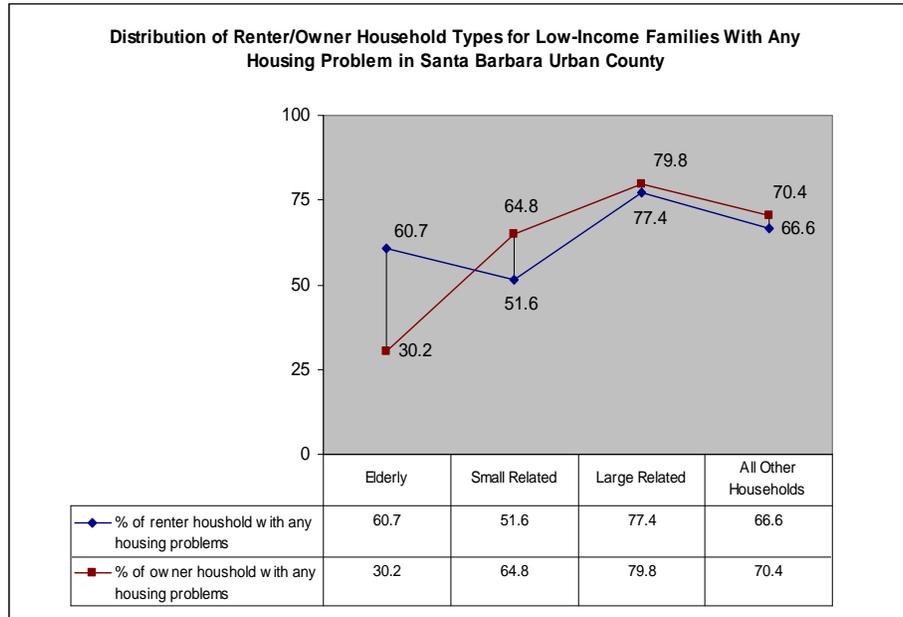


Source: CHAS 2000 Data Book

Sixty two (62) percent of the renter households experience one or a combination of the three housing problems. The proportion of owner households that experience problems is about 50 percent, which is nearly 12 points lower than the renters. This indicates that low-income households that are renters face a greater probability of either overpaying or overcrowding or are likely to live in households that lack kitchen/plumbing facilities.

Figure III-20

Data indicates that large families are more likely to face housing problems. As can be noted from the Line Graph, nearly 80 percent of both large family renters and homeowners are either overburdened by housing costs or live in overcrowded units or live in homes that lack kitchen/plumbing facilities. This is approximately 20 percent more than the other household types that are facing housing problems.

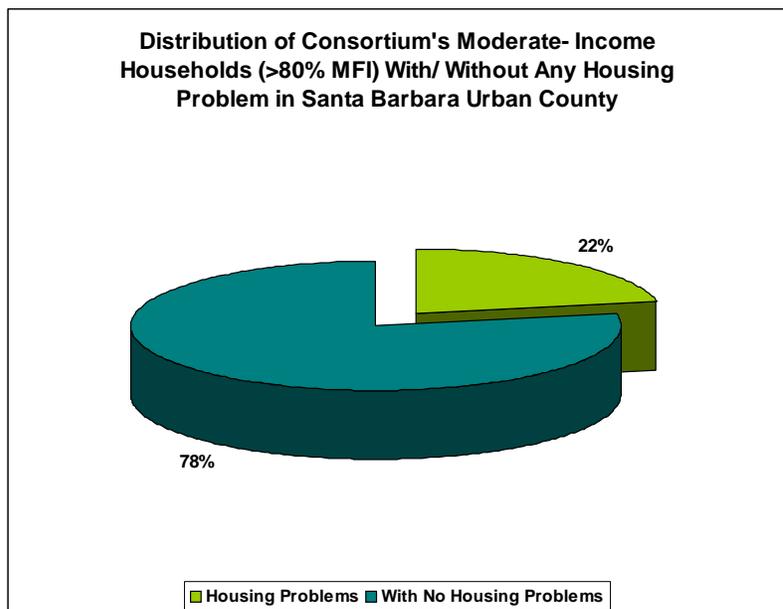


Source: CHAS 2000 Data Book

Moderate-Income Households (>80% Area MFI)

As stated, moderate income households make above 80 percent and up to 120 percent of the area median family income. As indicated by the CHAS 2000 Data Book, there are about 33,709 households that fall in this category. This constitutes about 59 percent of the total households in the area. Over three quarters (about 78 percent) of the moderate income households are homeowners with the remaining quarter being renters (see Pie Chart). About 22 percent both renter and owner households

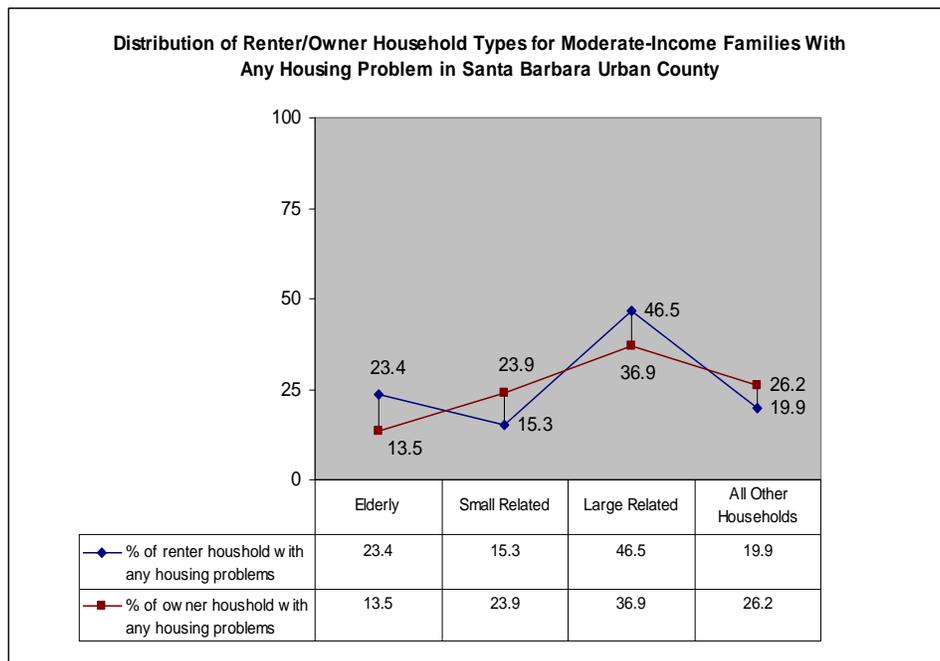
Figure III-21



Source: CHAS 2000 Data Book

experience one or more housing problems. The lower percentage is a reflection of better financial position of the households in the moderate income group.

Figure III-22



Source: CHAS 2000 Data Book

A higher proportion of the large households experience overpaying, overcrowding or live in units that lack complete kitchen/plumbing facilities. As illustrated in the Line Graph, about 47 percent of the large renter households face one or a combination of housing problems while the proportion is about 37 percent for owners in the same household type. Many of the elderly households that make moderate income are homeowners. Also relatively a small percentage of the elderly renter and owner households (23 and 13 percent respectively) experience housing problems. At the same time, small households (2 to 4 persons) that constitute over half of both renter and owner households appear more likely to face housing problems.

Conclusions from HUD'S CHAS

An analysis of the *Housing Needs* data with respect to the extent of housing problems/cost burdens faced by various income groups in **both the Urban County Partnership and HOME Consortium** provides basic indicators for estimating future needs for affordable housing needs. Relevant conclusions for the HOME Consortium and Urban County are:

- The extremely high cost of housing in Santa Barbara County manifests itself as housing hardships for a majority of households that reside in the County. The data on total households reveals that a large number of renters (53 percent) face housing problems. This proportion is 33 percent for owners. Further, 43 percent of all renters face a cost burden that exceeds 30 percent of their household income. In summary **11,950 renter households** and about **11,244 owner households** require financial assistance.

- The large related (five or more members) households face disproportionately high housing cost problems. CHAS data indicates that nearly 73 percent of all large renter households and about 50 percent of all large owner households face housing problems. It is also evident that this conclusion is applicable to large households in all income groups (extremely low, very low, low, and moderate). **462 extremely low, 531 very low, and 757 low-income** large renter households and **163 extremely low, 255 very low, and 492 low-income** large owner households required financial assistance.
- Elderly households (one and two members) who are extremely low, very low, or low-income also have housing problems. As indicated by the CHAS data, 60 to 70 percent of elderly households, are either overpaying or may live in units that lack kitchen/plumbing facilities. **964 elderly renter households** from various income groups and about **1,401 elderly owner households** may require financial assistance.
- The small related households (two to four members) comprise a majority of both renters and owners. The CHAS data indicates that 40 percent of renter and 44 percent of owner households are small households. While the overall percentage of small households that are facing housing problems is comparatively less than other household types, the breakdown of data at various income levels indicates that over 80 percent of extremely low-income small households (renters and owners) face one or a combination of housing problems. Very low-income (about 72 percent) and low-income (about 60 percent) small households (renter/owners) are either overpaying or live in units that lack kitchen/plumbing facilities. The data indicates that housing problems are less severe when reductions in household income may require financial assistance in the moderate (>80 percent) range. **3,051 small renter households** and about **1,628 small owner households** from various income groups potentially require financial assistance.
- The remaining household type is classified as “all other households.” This encompasses units that are occupied by non-related members. 37 percent of renter households in the Urban County Partnership fall into this category while six percent are owners. The extremely low-income households that fall in the typology of “all other households” are also very likely to face housing problems. CHAS data indicates that 82 percent of such renters are either cost burdened or face other housing problems. Very low-income (about 87 percent) and low-income households (about 67 percent) live in units that have housing problems. 70, 77 and 70 percent of the extremely low, very low and low-income owners face housing problems. **4,395 renters** and about **836 non-related households** from various income groups potentially may require financial assistance.

The above data serves as a baseline in quantifying the extent of housing needs. The estimate of affordable housing units that will be needed to address the needs of the extremely low, very low and the low-income residents is also guided by the report entitled *Regional Housing Needs Allocation (RHNA) Plan 2007-2014* (Santa Barbara County Association of Governments [SBCAG], June 2008).

Mandated by California Government Code Section 65584, the RHNA report details regional, sub-regional and local targets for the amount and type of housing needed over the 2010-2015 period. The process takes into account unmet housing needs and anticipated housing demand generated by

employment growth and population increase. RHNA numbers recognizes the need to address the impacts of job-driven population growth and demographic change on the region’s housing supply.

The RHNA process sets numeric targets that take into account housing demand and goals, in compliance with state housing law. The State Department of Housing and Community Development (HCD) provides a minimum baseline need to SBCAG, which in cooperation with the eight cities and the County, and public input, allocates the countywide housing need to local jurisdictions. The regional housing allocations serve as the basis for ensuring that adequate sites with appropriate zoning are available to accommodate housing needs at all income levels for the planning period. *The RHNA allocations are planning targets, not housing quotas that jurisdictions must achieve within a certain time frame.* The following table provides a breakdown of the number of new housing units allocated for various income groups for all Santa Barbara County jurisdictions combined:

Table III-3

Regional Housing Needs Determination by Income Level

Income Category	Percent Distribution	Housing Units
Very Low	23%	2,667
Low	17%	1,972
Moderate	19%	2,204
Above Moderate	41%	4,755
Total	100%	11,600

Source: SBCAG, Regional Housing Needs Plan 2007-2014, Pg. 4, June 2008.

The report provides a further breakdown of this allocation at the jurisdictional level by income categories. The following table captures the details of this allocation:

Table III-4

Regional Housing Need Income Allocation

Housing Market Area/ Jurisdiction	Income Distribution								
	Allocation	Very Low		Low		Moderate		Above Moderate	
		Units	Percent	Units	Percent	Units	Percent	Units	Percent
South County Market Area	6,624	1,523	23	1,126	17	1,063	15	2,912	45
Carpinteria City	305	70	23	52	17	55	18	128	42
Santa Barbara City	4,388	1,009	23	746	17	746	17	1,887	43
Unincorp South County	291	67	23	49	17	32	11	142	49
Goleta City	1,641	377	23	279	17	230	14	755	46
Santa Ynez Market Area	570	131	23	96	17	82	13	259	47
Solvang City	170	39	23	29	17	25	15	77	45
Buellton City	279	64	23	47	17	46	16	121	44
Unincorp Santa Ynez Valley	122	28	23	20	17	11	9	61	51
Lompoc Market Area	800	185	23	137	17	183	23	296	37
Lompoc City	516	120	23	89	17	123	23	185	37
Unincorp Lompoc/VAFB	284	65	23	48	17	60	21	111	39
Santa Maria Market Area	3,607	827	23	614	17	877	24	1,289	36
Santa Maria City	3,199	736	23	544	17	800	25	1,120	35
Guadalupe City	88	20	23	15	17	20	23	33	37
Unincorp Santa Maria Valley	321	71	23	55	17	57	19	136	41
Unincorporated Total	1,017	231	23	172	17	160	15	450	45
County Total	11,600	2,666	23	1,973	17	2,205	19	4,756	41

Source: SBCAG, Regional Housing Needs Plan 2007-2014, Pg. 15, June 2008.

As stated, the Santa Barbara County HOME Consortium and Urban County Partnership housing needs assessment is based upon the 2000 CHAS Data and guided by the SBCAG RHNA housing allocations. Specific objectives, in terms of number of units that the partnership will strive to achieve through various federal, state and local programs will be determined within the context of existing resources and program guidelines.

7. Assessment of Disproportionately Greater Need

To the extent that any racial or ethnic group has a disproportionately greater need for any income category in comparison to the needs of that category as a whole, the jurisdiction must provide an assessment of that specific need. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole.

For purposes of the Consolidated Plan, “disproportionate need” is considered to be any need that is higher than **10 percentage** points of the need demonstrated for the same income category, family type, or tenure type. The following table reproduced from the CHAS Data table provides a snapshot of the Housing Problems of Hispanic Households in Santa Barbara County HOME Consortium and Urban County. When the table is compared with the table for “All Households”, the needs of Hispanic Households are disproportionately high:

Urban County (CDBG)

County and cities of Buellton, Carpinteria, Lompoc, and Solvang

Table III-5

SOCDS CHAS Data: Housing Problems Output for Hispanic Households

Name of Jurisdiction: Cnsrt-Santa Barbara County(HOME), California		Source of Data: CHAS Data Book			Data Current as of: 2000				
Household by Type, Income, & Housing Problem	Renters				Owners				Total Households
	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Renters	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Owners	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	
1. Household Income <=50% MFI	95	1856	559	2510	161	503	71	735	3245
2. Household Income <=30% MFI	65	839	406	1310	87	174	34	295	1605
% with any housing problems	72.2	92.7	82.3	88.5	83.9	N/A		83.7	87.7
3. Household Income >30 to <=50% MFI	30	1017	153	1200	74	329	37	440	1640
% with any housing problems	53.4	78.5	N/A	77.9	43.4	83	78.5	75.8	77.3
4. Household Income >50 to <=80% MFI	28	1241	219	1488	163	767	8	938	2426
% with any housing problems	N/A	71.5	64	6937	28.8	82.6	100.2	73.3	71.1
5. Household Income >80% MFI	33	1121	310	1464	206	2059	94	2359	3823
% with any housing problems	0	46.4	34.2	42.8	18.3	41.1	29.7	38.6	40.2
6. Total Households	156	4218	1088	5462	530	3329	173	4032	9494
% with any housing problems	46.9	70.7	64.5	68.7	35.8	57.4	46.9	54.2	62.6

HOME Consortium

County and cities of Buellton, Carpinteria, Lompoc, Solvang, Goleta and Santa Maria

Table III-6

SOCDS CHAS Data: Housing Problems Output for Hispanic Households

Name of Jurisdiction: Cnsrt-Santa Barbara County(HOME), California		Source of Data: CHAS Data Book			Data Current as of: 2000				
Household by Type, Income, & Housing Problem	Renters				Owners				Total Households
	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Renters	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Owners	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	
1. Household Income <=50% MFI	353	4,621	771	5,745	344	1,159	151	1,654	7,399
2. Household Income <=30% MFI	228	2,080	555	2,863	168	346	62	576	3,439
% with any housing problems	67.1	92.1	83.1	88.4	72	89.6	48.4	80	87
3. Household Income >30 to <=50% MFI	125	2,541	216	2,882	176	813	89	1,078	3,960
% with any housing problems	69.6	86.8	74.5	85.1	31.3	86.5	59.6	75.2	82.4
4. Household Income >50 to <=80% MFI	58	2,741	487	3,286	291	1,842	64	2,197	5,483
% with any housing problems	41.4	74.8	56.5	71.5	35.7	82.6	93.8	76.7	73.6
5. Household Income >80% MFI	90	2,144	517	2,751	474	4,471	214	5,159	7,910
% with any housing problems	38.9	49.1	26.9	44.6	20	43.8	31.3	41.1	42.3
6. Total Households	501	9,506	1,775	11,782	1,109	7,472	429	9,010	20,792
% with any housing problems	59.7	76	58.4	72.6	33.8	60.1	49	56.4	65.6

A quick comparison between the above table and the figures for “All Households” leads to the conclusions listed below. The percentages reflected in each bullet are averaged between the two partnerships as they were all within five percentage points of each other; therefore, all figures are approximate.

- While approximately **55%** of all renter households in the partnerships face housing problems, **70%** of Hispanic renter households face a housing problem. This amounts to a **15%** difference, therefore, Hispanic renter households experience a greater housing problem.
- While approximately **33%** of all owner households in the partnerships face housing problems, **55%** of Hispanic owner households face housing problems. This amounts to a nearly **22%** difference, therefore, Hispanic owner households experience a much greater housing problem.
- When the housing problems of renters and owners are taken together, about **42%** of all households in the partnership face housing problems. When Hispanics are considered as a group, about **65%** of households face housing problems; this is **23%** higher in comparison to all households.
- When comparing *extremely low* and *very low-income* households, the percentage of all households facing housing problems is comparable to that of Hispanic households. For example, while **82%** of *all* extremely low renter households and about **75%** of owners face housing problems, the comparable proportions for Hispanic renter and owner extremely low-income households are about **88%** and **85%**, respectively.
- When comparisons are made across income groups, the housing needs are comparable. The notable exception is the *low-income (>50% to <=80%)* group. There is an overall difference of approximately 15% between all households facing housing problems and Hispanic households as a group.

The Santa Barbara County HOME Consortium and Urban County Partnership are aware of the disproportionate housing problems faced by area Hispanic households. Efforts to address this particular group’s housing and other needs are ongoing. The HOME Consortium has a history of prioritizing extremely low, very low, and low-income families that are large, small, elderly, or special needs households.

Homeless Needs 91.205(b)

**Refer to the Homeless Needs Table 1A or the CPMP Tool's Needs.xls workbook*

8. *Homeless Needs— The jurisdiction must provide a concise summary of the nature and extent of homelessness in the jurisdiction, (including rural homelessness and chronic homelessness where applicable), addressing separately the need for facilities and services for homeless persons and homeless families with children, both sheltered and unsheltered, and homeless subpopulations, in accordance with Table 1A. The summary must include the characteristics and needs of low-income individuals and children, (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered.*
9. *Describe, to the extent information is available, the nature and extent of homelessness by racial and ethnic group. A quantitative analysis is not required. If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates.*

8. Homeless Needs

Homeless Definition

HUD's definition of chronically homeless identifies an unaccompanied homeless individual with a disabling condition who has either been continuously homeless for a year or more or has had at least four episodes of homelessness in the past three years, or as a multiple-person household which meets the conditions of long-term homelessness and has a lead member with a disabling condition.

HUD considers persons living in overcrowded housing to be at high risk for homelessness, but not homeless. HUD also has a requirement that people leaving institutions (such as in-patient alcohol and drug treatment facilities)—where they have stayed more than 30 days—are only considered to be homeless if they have no family or friends they can stay with, have no resources to obtain housing, and did not have housing discharge plans.

HUD does not consider people staying in institutions for more than 30 days to be homeless. For such people to be considered homeless, the other criteria (support network, resources, planning) must also be absent and documented.

Finally, HUD does not consider persons living in transitional housing to be homeless unless they leave within 30 days and previously came from the streets or an emergency shelter. Documentation must exist that the person came directly from the streets or emergency shelter. If a person has been in an institution for more than 30 days, they must meet the "network, resources, planning" test described above.

All organizations receiving funding from the County's CDBG and ESG Programs will ensure that any homeless persons and/or households that participating in any programs and/or activities funded by these programs will meet HUD's homeless definitions.

HUD Table 1-A, included in Appendix 3 identifies the needs for facilities and services for homeless persons and homeless families with children, both sheltered and unsheltered, and homeless subpopulations.

Factors Contributing to Homelessness in Santa Barbara County

There are many different factors which contribute to the relatively high rate of homelessness of individuals and families in Santa Barbara County. These include:

- Substance abuse
- Poverty and lack of personal resources
- De-institutionalization of persons with mental illness
- Lack of resources to address the needs of homeless or "near-homeless" persons with substance abuse or mental illness, including persons with dual diagnoses
- Unemployment and underemployment
- Lack of job skills among persons at high risk for homelessness
- Domestic violence
- High housing costs

9. Local Homeless Population

Describe, to the extent information is available, the nature and extent of homelessness by racial and ethnic group. A quantitative analysis is not required. If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates.

A concise summary of the nature and extent of homelessness in Santa Barbara County is captured through data in the County's year 2009 Continuum of Care application. Table III-7, below, was developed in part with the results of the "Point of Time Homeless Survey" conducted on January 27th, 2009.

Table III-7 **Continuum of Care Homeless Population and Sub Populations Chart**

Part 1: Homeless Population	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Number of Families with Children (Family Households):	82	99	127	208
1. Number of Persons in Families with Children:	100	302	386	788
2. Number of Single Individuals and Persons in Households without Children:	301	445	2,587	3,333
(Add Lines Numbered 1 & 2) Total Persons:	401	747	2,973	4,121
Part 2: Homeless Subpopulations	Sheltered		Unsheltered	Total
• Chronically Homeless (For sheltered, list persons in emergency shelter only)	236		247	483
• Severely Mentally Ill	339			339
• Chronic Substance Abuse	585			585
• Veterans	126			126
• Persons with HIV/AIDS	21			21
• Victims of Domestic Violence	31			31
• Unaccompanied Youth (Under 18)	112			112

To determine the nature and number of homeless individuals and families, shelter and transitional housing providers were contacted directly via either telephone or email. Each agency provided the number of people who were sheltered at their facilities on the night of the point-in-time count. Volunteers also surveyed parks, encampments, shelters, downtown hangouts and hideouts in major urban areas of Santa Barbara County during the early morning hours to count the unsheltered homeless population. This effort to tally the number of people on the streets was the County’s most ambitious effort to date.

The point-in-time survey indicated that 1,992 homeless persons were homeless in Santa Barbara County as of January 27, 2009. Due to the transient nature of the homeless population, it is difficult to get an exact accounting of the actual number of homeless in the County. The discrepancy between the County count resulting from the survey and the total reported in the CoC chart is likely due to a combination of the following possible causes:

- The difficulty in locating all unsheltered homeless at one time in a semi-rural County due to movement between sheltering locations and the fluctuation of the population between housing and the streets.
- The higher count is an unduplicated count based on services provided to area homeless residents by local agencies comprising the network of homeless service providers in Santa Barbara County.

Non-homeless Special Needs ^{91.205 (d)}

**Please also refer to the Non-homeless Special Needs Tables 1A & 1B or, in the CPMP Tool, the Needs.xls workbook.*

- 10. Estimate, to the extent practicable, the number of persons in various subpopulations that are not homeless but may require housing or supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction, victims of domestic violence, public housing residents, and any other categories the jurisdiction may specify and describe their supportive housing needs. The jurisdiction can use the Non-Homeless Special Needs Table (Table 1B or Needs.xls in CPMP Tool) of their Consolidated Plan to help identify these needs. *Note: HOPWA recipients must identify the size and characteristics of the population with HIV/AIDS and their families that will be served in the metropolitan area.*

10. Estimation of Non-homeless Special Needs Population

A combination of estimates provided by 2008 census data and local studies provide the basis for the number of people that meet the Special Needs category in the Santa Barbara County HOME Consortium and Urban County Partnership.

Populations with Disabilities

Table III-8 reports disability data from the 2008 American Community Survey (ACS), indicating that persons with disabilities comprise approximately 10.6% of the total population within the County of Santa Barbara.

Table III-8

Subject	Persons	With a disability	Percent with a disability
Total civilian non-institutionalized population	396,960	42,255	10.6%
Population under 5 years	29,557	283	1.0%
With a hearing difficulty	n.a.	239	0.8%
With a vision difficulty	n.a.	200	0.7%
Population 5 to 17 years	65,989	2,491	3.8%
With a hearing difficulty	n.a.	228	0.3%
With a vision difficulty	n.a.	408	0.6%
With a cognitive difficulty	n.a.	1,656	2.5%
With an ambulatory difficulty	n.a.	751	1.1%
With a self-care difficulty	n.a.	503	0.8%
Population 18 to 64 years	251,573	22,150	8.8%
With a hearing difficulty	n.a.	4,554	1.8%
With a vision difficulty	n.a.	4,938	2.0%
With a cognitive difficulty	n.a.	8,939	3.6%
With an ambulatory difficulty	n.a.	10,343	4.1%
With a self-care difficulty	n.a.	4,549	1.8%
With an independent living difficulty	n.a.	6,561	2.6%
Population 65 years and over	49,841	17,331	34.8%
With a hearing difficulty	n.a.	7,329	14.7%
With a vision difficulty	n.a.	3,173	6.4%
With a cognitive difficulty	n.a.	5,459	11.0%
With an ambulatory difficulty	n.a.	10,095	20.3%
With a self-care difficulty	n.a.	4,137	8.3%
With an independent living difficulty	n.a.	7,486	15.0%

Table III-9

COUNTY OF SANTA BARBARA NON-HOMELESS SPECIAL NEEDS POPULATION UNMET NEEDS	
Population	Unmet Need
Elderly	49,841
Frail Elderly	unknown
Severe Mental Illness	unknown
Developmentally Disabled	Included as physically disabled
Physically Disabled	24,924
Persons with Alcohol/ Other Drug Addictions	unknown
Persons with HIV/AIDS	unknown
Victims of Domestic Violence	unknown
TOTAL	

Sources: 2008 ACS 1-year estimates, unless noted otherwise
2009-2014 Santa Barbara County Housing Element, Table 2.7 & 2.35

Lead-based Paint ^{91.205 (e)}

11. Estimate the number of housing units* that contain lead-based paint hazards, as defined in section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, and are occupied by extremely low-income, low-income, and moderate-income families.

*If using the CPMP Tool, this number can be provided on the Housing Needs Table in the Needs.xls file.

11. Housing Containing Lead-Based Paint

Sources of Lead Hazards

Lead-based paint hazards consist of any condition that causes exposure to lead from the following sources that would result in adverse human health effects:

- Lead-based paint dust
- Lead-based paint contaminated soil
- Lead-contaminated paint that is deteriorated or present in accessible surfaces, friction surfaces, or impact surfaces

The most common source of child lead poisoning is exposure to lead-based paint (and lead-contaminated dust) in the child's home. Housing built prior to 1978 may contain lead-based paint since the use of lead-based paint became illegal that year. Since the amount of lead pigment in the paint tends to increase with a home's age, older housing is more likely to have lead-based paint hazards.

Table III-10 Estimated Lead Based Paint Housing Units based on year of the structure

Geographical Area	Pre - 1940 Estimated LBP Units	1940 - 1959 Estimated LBP Units	1960 - 1979 Estimated LBP Units	Total Estimated LBP Units
County*	5069	16119	48879	70067
Buellton	24	152	686	862
Carpinteria	296	764	2860	3920
Lompoc	437	2,319	6039	8795
Solvang	71	314	874	1259
Goleta	26	34	319	379
Santa Maria	1135	3784	8439	11358

* Note: The figures for Santa Barbara County have been derived by excluding the totals for the City of Santa Barbara.
 Source: 2000 Census Data

Table III-10, above, is based on Census 2000 data and provides an estimate of housing units that have a probability of LBP issues. However, the County Public Health Department reported that while each year approximately 3500 children are tested for impacts of LBP, only 25 to 30 cases test positive.



Chapter IV: Housing Market Analysis

This chapter includes a section entitled **Housing Market Analysis**, which includes a discussion of the significant characteristics of the housing market of each jurisdiction participating in the HOME Consortium / Urban County, and is divided into sections accordingly:

County of Santa Barbara
Buellton
Carpinteria
Goleta
Lompoc
Santa Maria
Solvang

This information contained in these sections was extracted from the General Plan Housing Elements of each HOME Consortium / Urban County member city. Accordingly, the nomenclature and formatting reflects those respective documents.

The following additional areas are covered in this chapter:

Public and Assisted Housing

Homeless Inventory

Special Needs Facilities and Services

Barriers to Affordable Housing

Housing Market Analysis 91.210

12. *Based on information available to the jurisdiction, describe the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing; the housing stock available to serve persons with disabilities; and to serve persons with HIV/AIDS and their families.*
13. *Provide an estimate; to the extent information is available, of the number of vacant or abandoned buildings and whether units in these buildings are suitable for rehabilitation.*

This section provides a description of the Santa Barbara County housing market in terms of supply, demand, condition, and cost of housing. Subsequent sections will provide narratives that detail the *demographic characteristics* and the *housing characteristics* of each of the HOME Consortium and Urban County Partnership members. It is noteworthy that the housing market throughout the Santa Barbara County is characterized by extremely high housing costs with a significant gap between demand and supply of available housing stock and a need for more affordable housing.

Note: The *Housing Market Analysis* provided in this section is based upon the General Plan “Housing Element(s)” of the County and the respective member cities. Please refer to the following documents for more extensive discussions of housing market conditions:

- Santa Barbara County 2009-2014 Housing Element (draft 12/2009)
- City of Buellton 2009-2014 Housing Element (certified 1/2010)
- City of Carpinteria 2009-2014 Housing Element (draft 8/2009)
- City of Goleta 2007-2014 Housing Element (draft 6/2009)
- City of Lompoc 2009-2014 Housing Element (draft 10/2009)
- City of Santa Maria 2009-2014 Housing Element (draft 12/2009)
- City of Solvang 2009- 2014 Housing Element (draft 5/2009)

Demographic and Housing Characteristics

The Santa Barbara HOME Consortium consists of the County of Santa Barbara and the six member cities of Buellton, Carpinteria, Goleta, Lompoc, Solvang, and Santa Maria. This narrative provides the demographic and housing description for each member agency.

Santa Barbara County (unincorporated area)



Demographic Characteristics

Population growth in Southern California is among the fastest in the nation: the region's population increased 12.7 percent in ten years from over 17.5 million in 1990 to 19.7 million in 2000. Santa Barbara County's population increased by 8 percent (almost 30,000) over this same period. The portion of the population living in unincorporated areas of Santa Barbara County decreased by 3.7 percent between 1990 and 2000, increasing the incorporated area population to 60 percent of the county's total.

According to the 2000 Census, the population in the unincorporated area of Santa Barbara County is gradually decreasing, while the population in the incorporated area is growing (see following table). This is largely due to incorporations of former unincorporated communities such as Solvang (1985) and Buellton (1993). The unincorporated population decreased further when the City of Goleta incorporated in 2002. The majority of the population in the unincorporated area is in the South Coast HMA, and the second largest unincorporated population is in the Santa Maria HMA. Between 1990 and 2000, net migration accounted for a 13% loss in population; however, natural increase (net births as compared to deaths) had the effect of adding population by 8.0% over the last census period.

30 Year Population Trends Santa Barbara County

Area	Population	% of Total County Population	County Population Change
1970			
Incorporated Cities	138,375	52.4%	
Unincorporated Area	125,949	47.6%	
Total County	264,324	100%	
1980			
Incorporated Cities	154,830	51.8%	
Unincorporated Area	143,864	48.2%	
Total County	298,694	100%	
1990			
Incorporated Cities	208,471	56.4%	
Unincorporated Area	161,137	43.6%	
Total County	369,608	100%	
2000			
Incorporated Cities	239,864	60.1%	
Unincorporated Area	159,483	39.9%	
Total County	399,347	100%	
			1970-1980 34,370 13.0% Change
			1980-1990 70,914 23.7% change
			1990-2000 29,739 8.0% change

Source: U.S. Census 2000, 100 Percent Data
 Note: Unincorporated areas include population of City of Goleta, which incorporated in 2002 (population 28,810).

The following table provides details of the population growth breakdown by HMAs:

10 Year Population Trends			
Unincorporated Santa Barbara County			
	1990	2000	% Change
Santa Barbara County	369,608	399,347	8.0%
Unincorporated Area	161,137	159,483	-1.0%
South Coast HMA	92,049	94,483	2.6%
Santa Maria HMA	32,292	33,754	4.5%
Santa Ynez HMA	14,763	12,699	-14.0%
Lompoc HMA	20,827	17,198	-17.4%
Cuyama HMA	1,206	1,349	11.9%

Source: U.S. Census 2000, 100 Percent Data

Population Projections

Table 2.2 illustrates that the region will grow over the next ten years, and household formation is anticipated to keep pace with population growth, as projected in SBCAG's, 2007 *Regional Growth Forecast*. Estimates provided by SBCAG indicate that the unincorporated County has an average household size of 2.75 persons; however, average household size may mask the variability throughout communities. For example, households in the unincorporated area near Guadalupe are anticipated to include 3.57 people, as opposed to a projected 2.59 people per household in the unincorporated Carpinteria area. This regional variation in household size illustrates why local community-based planning is favored in development of solutions to address the housing needs of each unincorporated community.

Item	2000 [1]	2005	2010	2015	2020	% Change			
						2000- 2005	2005- 2010	2010- 2015	2015- 2020
Total Population									
Unincorporated County	130,878	135,900	138,300	140,700	143,000	3.8%	1.8%	1.7%	1.6%
Countywide	399,347	417,500	430,200	444,900	459,600	4.5%	3.0%	3.4%	3.3%
Households									
Unincorporated County	45,348	46,396	47,255	48,103	48,861	2.3%	1.9%	1.8%	1.6%
Countywide	136,769	143,138	147,961	152,849	157,648	4.7%	3.4%	3.3%	3.1%

Source: 2000 Census, DOF; SBCAG, *Forecast 2007*; and EPS.

[1] From Census 2000; remainder of data from SBCAG Forecast.

Population by Age

The type of housing needed in an area is determined largely by the age characteristics of residents. Each age group has distinct lifestyles, family types, income levels, and housing preferences. As people move through stages of life, their housing needs and preferences also change. Evaluating and understanding the age characteristics of an area is an important factor in addressing the existing and future housing needs of residents.

The median age of Santa Barbara County residents is 33.4 years. The greatest increase in the unincorporated area occurred in the 75 years and older age group, with a growth rate of 42.8 percent. Other increases were in the 45 to 64 and the under 18 groups. The number of people aged 18 to 24 and 25 to 44 years decreased between 14 and 17 percent each. Lack of affordable housing may account for some portion of the reduction in this 18 to 44 workforce age population. The baby boomer population born between 1946 and 1964 continues to age: the county's median age rose from 31.6 in 1991 to 33.4 in 2000. As this trend continues, and as more retirees move to the county, there will be a greater demand for health care services and housing to accommodate the needs of an older population

The ethnicity of the unincorporated portion of Santa Barbara County underwent some changes between 1990 and 2000, however, the Census Bureau tabulated race and ethnicity differently in 2000 making direct comparison of figures difficult. New multiple race categories account for some changes. Nonetheless, this analysis will attempt to describe and quantify the changes. Whites remained the predominant population in the unincorporated area of the county, even though the white population decreased by 9.2 percent between 1990 and 2000. The African American population saw the greatest decrease (29.2 percent) of any racial group in the unincorporated area, while the Hispanic and Asian and Pacific Islander.

Population Trends by Age

Unincorporated Santa Barbara County			
Age Group	1990	2000	% Change
Under 18 years	34,796	36,609	5.2%
18 to 24 years	29,627	25,250	-14.8%
25 to 44 years	48,790	40,941	-16.1%
45 to 64 years	29,997	35,267	17.6%
65 to 74 years	10,976	11,488	4.7%
75 and over	6,951	9,928	42.8%

Source: U.S. Census 2000, 100 Percent Data

Ethnicity Trends (Unincorporated Santa Barbara County)					
Race	1990		2000		Percent Change
	Number	Percent	Number	Percent	
White	125,866	78.1%	114,313	71.7%	-9.2%
Hispanic	22,836	14.1%	29,805	18.7%	30.5%
Asian & Pacific Islander	7,458	4.7%	7,838	4.9%	5.1%
Black	3,831	2.4%	2,712	1.7%	-29.2%
Other races	1,146	0.7%	1,106	0.7%	-3.5%
Two or more races	N/A	N/A	3,709	2.3%	N/A
Total	161,137	100.0%	159,483	100.0%	-1.0%

Source: U.S. Census 1990 & 2000, 100 Percent Data

Household Characteristics

Household Composition and Size

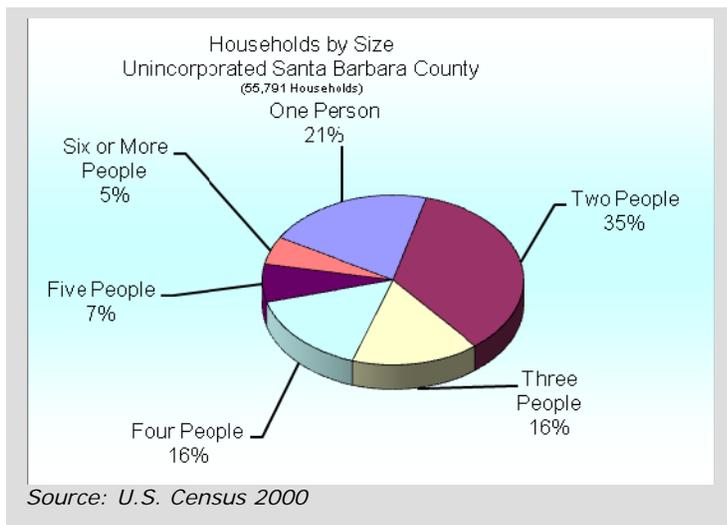
Along with the characteristics of individuals, household characteristics are vital to determining housing needs. A household is defined as all the people occupying a dwelling unit, whether or not they are related. A single person living in an apartment is considered a household, just as a

couple with two children is considered a household. Persons in group-quarters such as dormitories and homeless persons living in shelters are counted toward population, but not households.

10 Year Household Trends Unincorporated Santa Barbara County					
Area	Households		% Change	Projected	% Change
	1990	2000	1990-2000	2010	2000-2010
Santa Barbara County	129,802	136,622	5.3%	153,606	12.4%
Unincorporated Area	54,824	55,791	1.8%	63,688	14.2%
South Coast HMA	31,141	33,071	6.2%	34,110	3.1%
Santa Maria HMA	11,222	11,793	5.1%	15,570	32.0%
Santa Ynez HMA	5,351	4,637	-13.3%	5,531	19.3%
Lompoc HMA	6,683	5,828	-12.8%	8,001	37.3%
Cuyama HMA	427	462	8.2%	476	3.0%

Source: U.S. Census 2000 (100 Percent Data), Santa Barbara County Association of Governments

Santa Barbara County had 136,622 households as of the 2000 Census; 40.8 percent of those were in the unincorporated area. The county saw a 5.3 percent increase in households from 1990 with a smaller increase of only 1.8% in the unincorporated area primarily due to the incorporation of the City of Buellton. The Santa Ynez HMA (incorporated and unincorporated areas) saw the greatest increase in households while Lompoc was the only HMA that lost households, with a decrease of 1.6 percent. The Santa Barbara County Association of Governments (SBCAG) forecasts a 12.4 percent increase in the number of households in the county between 2000 and 2010.



According to the 2000 Census, Santa Barbara County households averaged 2.8 persons, the same as in 1990. Variation in household size within unincorporated area HMAs ranged from 2.7 to 2.9 persons per household. Cities within the county had similar median household sizes, although the cities of Santa Maria and Guadalupe were higher with 3.4 and 3.9 persons per household respectively.

Employment

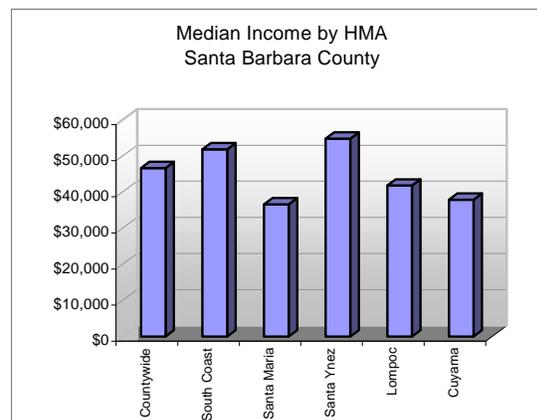
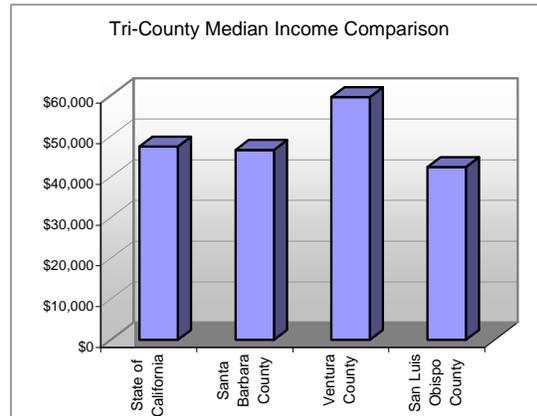
In addition to population demographics, local economic conditions significantly impact the demand and need for decent workforce housing. The region has experienced consistent job growth since 2000, with more than one-quarter of those individuals living in the unincorporated area employed in the educational, health, and social services sector. While the County boasts a billion-dollar agricultural industry, the largest individual employers in the County are related to education and health care. UCSB employs an estimated 9,723 full and part-time employees, which is more than double that of the second largest employer in the County, Vandenberg Air Force Base.

Despite the fact that these two significant regional employers are located in the unincorporated County, the vast majority of jobs remain in incorporated cities. The two largest employment centers in the County are the City of Santa Barbara on the South Coast and the City of Santa Maria in North County. Combined these account for approximately 55 percent of total countywide employment. Overall, 83 percent of the jobs countywide are in incorporated cities, with 17 percent in unincorporated areas (SBCAG 2007 Regional Growth Forecast).

The California Economic Forecast (CEF) has documented more recent employment trends related to the economic downturn. In its March 2009 Santa Barbara County Real Estate and Economic Outlook, CEF reported that that the County's farm sector is flourishing, while retail and hospitality sectors are experiencing sharp declines. Among other sectors CEF reported as in decline are manufacturing and professional services. The CEF report estimated the unemployment rate in the County to be 8.3 percent in January of 2009- the highest rate in 15 years.

Income

Income is defined as wages, salaries, pensions, social security benefits, and other forms of cash received by a household. Non-cash items, such as Medicare and other medical insurance benefits, are not counted towards income. According to the 2000 Census the median household income in the State of California, \$47,493, was slightly higher than Santa Barbara County's \$46,677. The Bar Graph above compares median household incomes in County Housing Market Areas. In addition, more than 45 percent of unincorporated area households have incomes below \$50,000, while 11.6



Source: U.S. Census 2000

percent of all county households are below poverty level earning less than \$18,400 per year for a four-person household.

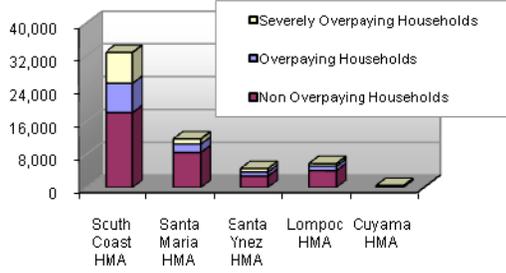
The relationship between household incomes and housing costs determines how affordable or unaffordable the housing market area really is. According to federal and state housing officials, households should budget about 30 percent of their gross income on housing. Housing costs for renters include rent and utilities, while for homeowners this includes principal and interest payments property taxes, and insurance. Utilities are not counted toward housing costs for homeowners, while food and other living expenses are not considered housing costs for either group.

Overpaying Households Unincorporated Santa Barbara County					
Housing Market Areas	Total Households	Overpaying Households (Those paying 30% or more of income for housing.)		Severely Overpaying Households (Those paying 50% or more of income for housing.)	
		Number	Percent	Number	Percent
Santa Barbara County	136,622	55,519	40.6%	24,821	18.2%
Unincorporated	55,646	21,673	38.9%	10,247	18.4%
South Coast HMA	32,934	14,694	44.6%	7,530	22.9%
Santa Maria HMA	11,838	3,299	27.9%	1,243	10.5%
Santa Ynez HMA	4,592	1,812	39.5%	798	17.4%
Lompoc HMA	5,820	1,711	29.4%	614	10.6%
Cuyama HMA	462	155	33.6%	62	13.4%

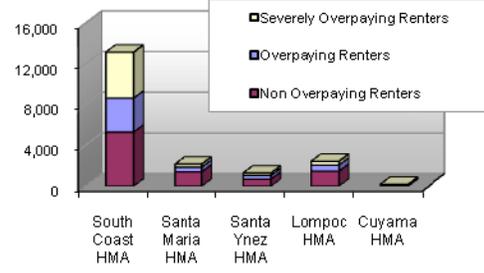
Source: U.S. Census 2000

According to the 2000 Census (see above table) 40.6 percent of all Santa Barbara County households overpaid for housing in 1999. In the unincorporated areas of the county 38.9 percent of households overpaid for housing. Severely overpaying households—defined as paying 50 percent or more of gross income for housing—ranged from just over 10 percent in the Lompoc and Santa Maria HMAs to nearly 23 percent in the South Coast HMA. Renters overpaid in greater numbers than homeowners: in the unincorporated area 53.3 percent of renters overpaid while 31.4 percent of owners overpaid. This trend continued among those severely overpaying: 28.3 percent of renters severely overpaid while 13.2 percent of homeowners severely overpaid. In the unincorporated area the highest percent of overpaying renters lived in the unincorporated South Coast (59.6 percent), while the highest percent of overpaying owners lived in the Santa Ynez area (36.8 percent). Households earning \$35,000 or less and renting overpaid at rates greater than any other category.

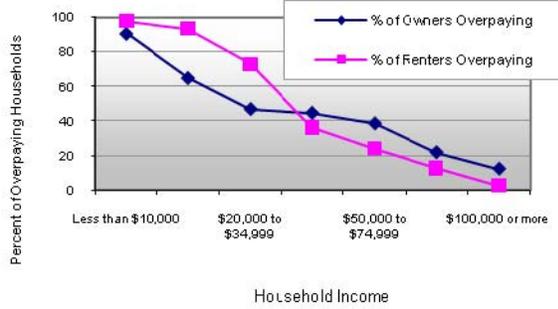
Overpaying Households, 1999
Unincorporated Santa Barbara County



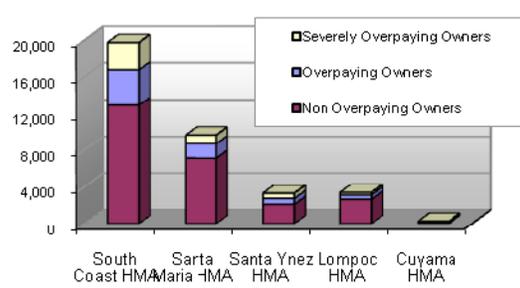
Overpaying Households: Renters
Unincorporated Santa Barbara County



Overpaying Households by Income and Tenure
Unincorporated Santa Barbara County



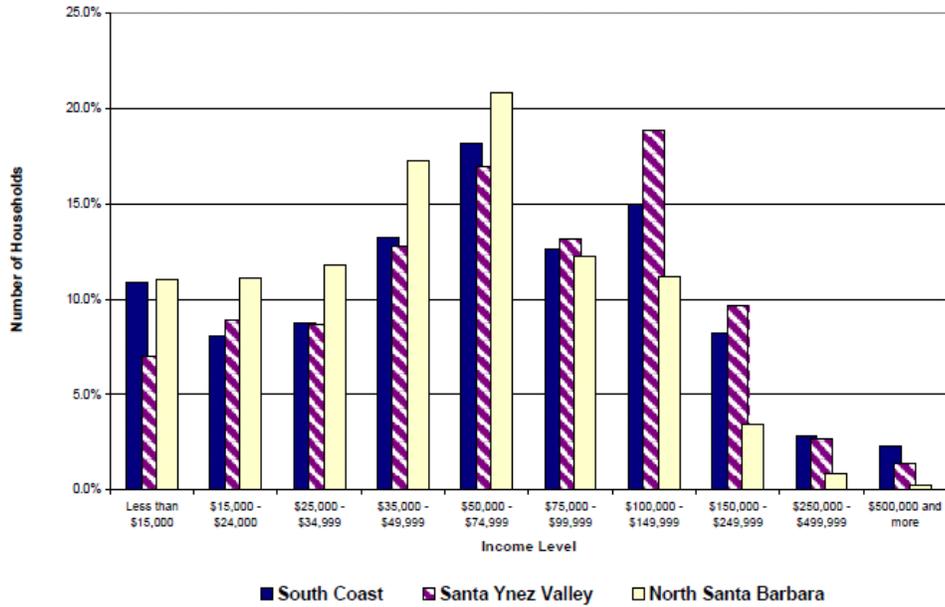
Overpaying Households: Owners
Unincorporated Santa Barbara County



Source: U.S. Census 2000

Table 2.8 and Figure 2.3 present countywide data from the UCSB 2008 Economic Outlook indicating that on the South Coast, 1,700 households earned more than \$500,000 per year, while 8,000 households earned less than \$15,000 per year. This disparity in income levels presents a unique problem for the production of housing on the South Coast. With a limited amount of developable property available, households with high income levels elevate property values above the affordability threshold for lower-income workers. The same source indicates the County’s median income in 2007 was \$67,662 and the poverty rate was 9.2 percent. Data from the 2000 Census show that the countywide poverty rate was 14.3 percent, which was 1.9 percent higher than the nationwide poverty rate.

Figure 2.3 – Household Income by Region



Source: Santa Barbara County Economic Outlook, UCSB 2008.

Table 2.8 - Household Income by Area in Santa Barbara County (2007)

Household Income	South Coast		Santa Ynez Valley		North Santa Barbara	
	Households	% Total	Households	% Total	Households	% Total
Less than \$15,000	7,976	10.8%	564	7.0%	6,442	11.0%
\$15,000 - \$24,000	5,946	8.1%	717	8.9%	6,483	11.1%
\$25,000 - \$34,999	6,415	8.7%	701	8.7%	6,911	11.8%
\$35,000 - \$49,999	9,743	13.3%	1,032	12.8%	10,077	17.2%
\$50,000 - \$74,999	13,355	18.2%	1,370	17.0%	12,193	20.8%
\$75,000 - \$99,999	9,269	12.6%	1,060	13.1%	7,146	12.2%
\$100,000 - \$149,999	11,023	15.0%	1,521	18.8%	6,558	11.2%
\$150,000 - \$249,999	6,046	8.2%	783	9.7%	2,022	3.5%
\$250,000 - \$499,999	2,091	2.8%	216	2.7%	520	0.9%
\$500,000 and more	1,664	2.3%	110	1.4%	148	0.3%
Total Households	73,528	100.0%	8,074	100.0%	58,500	100.0%

"hh_income"

Source: UCSB Santa Barbara County Economic Outlook (2008).
Data includes both incorporated and unincorporated areas.

Overcrowding

An important measure of quality of life is the number of households that live in overcrowded conditions. Overcrowding occurs where there is insufficient housing to meet the needs of area residents. The federal census considers a dwelling unit overcrowded when more than one resident lives in a room; it considers overcrowding as severe when there are more than 1.5 residents per room. There can be overcrowding in certain housing segments, such as farm worker housing, while other segments are not overcrowded. Senior citizens generally live in less crowded conditions. On average 2.8 people live in a home in the county; among seniors in the unincorporated area the figure is 1.5 persons per household.

In Santa Barbara County 12.9 percent of the dwelling units are overcrowded and 7.6 percent are severely overcrowded. The highest percentages of overcrowding are in the incorporated cities, while the highest levels of overcrowding in the unincorporated areas are in the Cuyama, South Coast and Santa Ynez HMAs. Several sources, including the federal agricultural census, have suggested that overcrowded households were uncounted in the 2000 Census. Without a survey of overcrowded units the county cannot precisely determine how many additional units are needed to enable overcrowded households to break into separate households if they chose to, or how many larger affordable units are needed for overcrowded households with large families that wish to reside together.

Overcrowded Dwelling Units, 2000 Unincorporated Santa Barbara County					
	Total Households	Overcrowded		Severely Overcrowded	
		Number	Percent	Number	Percent
Santa Barbara County	136,622	17,673	12.9%	10,450	7.6%
Unincorporated Area	55,646	4,558	8.2%	2,333	4.2%
South Coast HMA	32,934	3,059	9.3%	1,699	5.2%
Santa Maria HMA	11,838	144	1.2%	341	2.9%
Santa Ynez HMA	4,592	345	7.5%	179	3.9%
Lompoc HMA	5,820	296	5.1%	71	1.2%
Cuyama HMA	462	82	17.7%	43	9.3%

Source: U.S. Census 2000, Sample Data

Special Needs Groups

The State of California has identified segments of the population that, because of special needs or circumstances, have greater difficulty identifying decent, affordable housing opportunities. Santa Barbara County is committed to increasing the supply, diversity, and affordability of housing for these groups. The county has quantified these groups where possible, though in some cases such as farm workers, military personnel, and the homeless, it is difficult to quantify the population segment. Each segment has unique needs that are discussed in the following sections.

Special Needs Population Segments
<ul style="list-style-type: none"> Elderly Persons with disabilities Large households Female-headed single-parent households Homeless Farm workers Military personnel College and university students

To determine the need for affordable housing for special needs populations, county staff assumed the percent of households that overpay in each special needs group was the same as that of the general population in the unincorporated area. While statistically valid, this method is approximate since household conditions for each group are not necessarily the same as for the general population. Households in the City of Goleta were subtracted from this calculation to more accurately assess the unincorporated area need. The county could not calculate affordable housing needs for all special needs groups since data are not available from the U.S. Census or other sources for all groups.

Census Information Available for Special Needs Groups Unincorporated Santa Barbara County						
Special Needs Group	Population	Households	Households Overpaying for Housing	Household Poverty	Household Tenure	Household Size
Elderly	21,416	13,593	4,619	4.3%	Owners: 88% Renters: 12%	1.5 per household
Persons with Disabilities (non-elderly)	15,151	N/A	No census data			
Female-Headed Single-Parent	Not applicable	2,496	972	20.8%	No census data	
Large Households	Not applicable	7,010	2,799	No census data	Owners: 61% Renters: 39%	No census data
Farm workers	No census data					
College and University Students	26,302	No census data				
Military	2,036	No census data				
Homeless	7,000*	Not applicable		No census data	Not applicable	
Unincorporated Population	159,483	55,791	21,673 (38.9%)	10.6%	Owners: 65% Renters: 35%	2.8 per household

Sources: Households Overpaying: U.S. Census 2000, Sample Data, (City of Goleta removed); All other: U.S. Census 2000 except Homeless population: * countywide homeless population estimate from County HCD.

Existing Housing Inventory

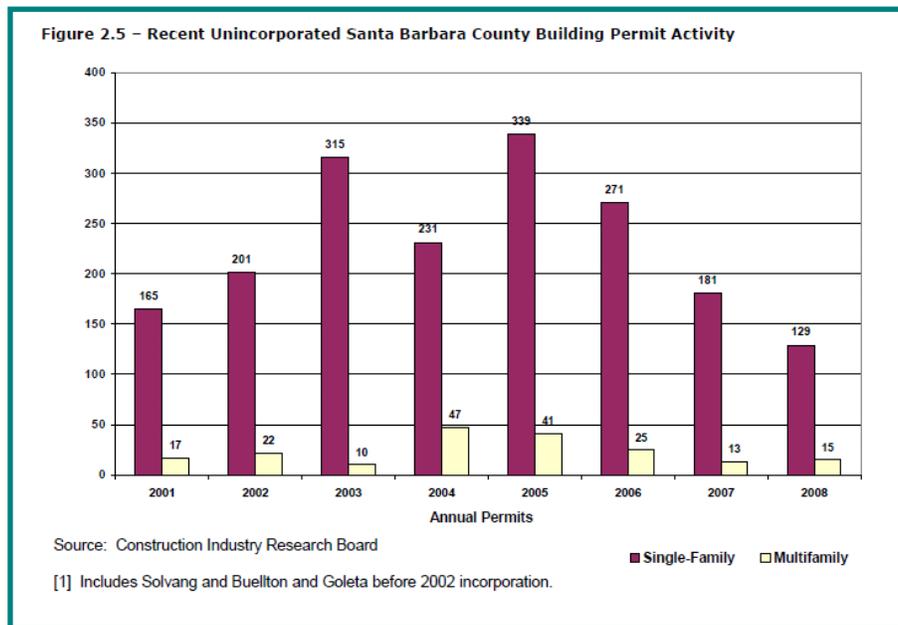
Housing Type

To address the needs of all economic segments of the population, a balanced approach is pursued to encourage market-driven housing opportunities, as well as strategies to provide affordable housing for those priced out of the regional market. As illustrated in Figure 2.5 and Table 2.14, between 2001 and 2008 the unincorporated County issued 2,022 permits for residential units, the majority of which were single-family dwellings, while 9 percent were multifamily units.

This is to be expected, due to the fact that the County is predominately rural in nature. Many unincorporated communities lack the urban character, retail services, transit opportunities, and jobs typically found in cities, which are needed to support significant multifamily housing development. However, efforts underway in some unincorporated communities, particularly the Isla Vista Redevelopment Project Area (see Chapter 6), are adding additional diversity to the housing stock of the unincorporated area. Such benchmarks are important, as multifamily units are typically more affordable to moderate and lower wage workers.

In terms of affordable housing development, several County programs leverage financial resources to provide a range of housing options. For instance, the County Housing Authority owns or manages 820 units of rental housing throughout the County (see Table 2.12) and manages 3,287 Section 8 vouchers. These units and vouchers provide a significant source of affordable housing throughout the County and complement the efforts of incorporated cities.

In addition, County HCD HOME Program funding, in-lieu fees paid through the Inclusionary Housing Program, and Community Development Block Grant funds also provide affordable housing resources. County HCD program expenditures most often prioritize creation and preservation of extremely low and very low-income housing. Table 2.12 provides an inventory of rental developments funded through the County HOME Consortium.



The County also manages a Redevelopment Agency for the Isla Vista Redevelopment Area which generates affordable housing funds. Funds may be used for a variety of activities, such as acquisition and rehabilitation of existing properties, new construction, or first-time homebuyer assistance. Additional strategies are provided through the County Planning Department, which implements

three ongoing land use-based programs to facilitate the development of housing that is affordable by design: the Affordable Housing Overlay Program, State Density Bonus Law, and the Inclusionary Housing Program. These programs typically offer incentives for affordable housing production.

Development trends over the last several years do not diverge significantly from the current distribution of housing types, where detached single family dwellings are the predominant type of housing in the unincorporated areas (see Figure 2.6). As discussed, incorporated cities in the County have a far higher percentage of multifamily units than exist in the unincorporated County (see Table 2.15).

Table 2.12 - Rental Properties Owned or Managed by County Housing Authority

Development Name	Number of Units	Description
<u>South County</u>		
LC Grossman Homes	14	Two bedroom units
Aparicio Apartments I	14	One bedroom units
Aparicio Apartments II	4	Two bedroom units
Aparicio Apartments III	4	Two bedroom units
Aparicio Apartments IV	11	One and two bedroom units
Aparicio Apartments V	12	One bedroom units
Positano Apartments	118	
Sandpiper Apartments	64	Studio and one bedroom units
Parkview Apartments	20	One and two bedroom units
<u>Lompoc Valley</u>		
Beattie Apartments I	9	
Stanle Horn Homes	44	One and two bedroom units
Lompoc Gardens	75	
Miller Plaza	24	One bedroom units
Lompoc Terrace	50	One, two, three, and four bedroom duplex units
<u>North County</u>		
Evans Park	149	Family and senior housing units
Guadalupe Ranch Acres	56	
Leland Park	16	One and two bedroom units
Central Plaza Apartments	112	One, two, and three bedroom units
Ted Zenich Gardens	24	
Total Units	820	

"pha"

Source: Housing Authority of the County of Santa Barbara and EPS.

Table 2.13 - County-Funded Housing Developments

Sponsor/Development	Location	Type	Affordable Units	Funding Source(s)
<u>Community Housing Corporation</u>				
Faulding Hotel	Santa Barbara	Individuals (SRO)	81	Trust Fund
Los Alamos Apartments	Los Alamos	Family	14	CDBG, Trust Fund
Nectarine Apartments	Goleta	Family (Preservation)	18	CDBG, RDA
Positano Apartments	Santa Barbara	Family	118	HOME, CDBG
<u>Good Samaritan Shelters, Inc.</u>				
Recovery Way Home	Lompoc	Transitional Supportive	16	HOME
<u>Lompoc Housing and Community Development Corporation</u>				
Casa con Tres	Lompoc	Large Family	12	HOME, CDBG
College Park Apartments	Lompoc	Family	35	HOME
Courtyard Apartments	Lompoc	Family	18	HOME
Gianni Apartments	Lompoc	Formerly Homeless	22	HOME
Mark's House	Lompoc	Homeless (Transitional)	6	HOME, Trust Fund
Portabello Apartments	Lompoc	Family	14	HOME
<u>Mercy Housing California</u>				
Saint Vincent Gardens	Santa Barbara	Family and Seniors	170	HOME, Trust Fund
<u>People's Self Help Housing</u>				
Dahlia Court	Carpinteria	Family	54	HOME HOME, CDBG,
Ellwood Apartments	Goleta	Family	8	Trust Fund
IV Revitalization	Isla Vista	Family	56	HOME, RDA
Los Adobes de Maria	Santa Maria	Family (Farmworkers)	52	HOME
Mariposa Townhomes	Orcutt	Family	80	HOME, Trust Fund
Storke Ranch Apartments	Goleta	Family	36	HOME, RDA
Valentine Court III	Santa Maria	Special Needs	9	HOME
<u>Phoenix of Santa Barbara</u>				
Mountain House	Santa Barbara	Formerly Homeless	14	HOME
<u>County Department of Social Services</u>				
La Morada	Goleta	Transitioning Foster Youth	8	CDBG
<u>County Housing Authority</u>				
Central Plaza Apartments	Santa Barbara	Family (Preservation)	112	HOME
Sandpiper Apartments	Goleta	Family	68	HOME
Ted Zenich Gardens	Santa Maria	Family	24	HOME
Villa del Sol	Isla Vista	Special Needs	4	RDA
<u>United Cerebral Palsy</u>				
Beachcourt Apartments	Carpinteria	Special Needs	6	Trust Fund
Tumbleweed Apartments	Goleta	Special Needs	13	HOME, Trust Fund
<u>Proposed Projects</u>				
Braddock House	Goleta	Special Needs (Group Home)	1	TBD
Sumida Gardens	Goleta	Family	34	HOME
Homebase on G	Lompoc	Individuals (SRO)	39	HOME
Source: County Housing and Community Development and EPS				<i>"inventory"</i>

Table 2.14 - Recent Building Permit Activity, Unincorporated County

Year	Single Family [2]		Multifamily [3]		Total
	units	% of year's total	units	% of year's total	
2001	165	91%	17	9%	182
2002	201	90%	22	10%	223
2003	315	97%	10	3%	325
2004	231	83%	47	17%	278
2005	339	89%	41	11%	380
2006	271	92%	25	8%	296
2007	181	93%	13	7%	194
2008	129	90%	15	10%	144
Total	1,832	91%	190	9%	2,022

"permits"

Source: County of Santa Barbara Planning Department

Table 2.16 presents data related to vacant units countywide. The purpose of this data is to estimate the impact of vacation homes on the housing market. When local employees must compete with vacation home investors, housing affordability issues arise. Approximately 1,200 units or 2.1 percent of the housing stock in the unincorporated County was identified as being used for seasonal, recreational, or occasional use in 2000. Vacation homes that were occupied during the 2000 Census would not be included in this total. ACS data do not indicate a significant trend towards increased vacation home use countywide from 2000 to 2007.

Table 2.16 - Vacant Unit Analysis (2000 - 2007)

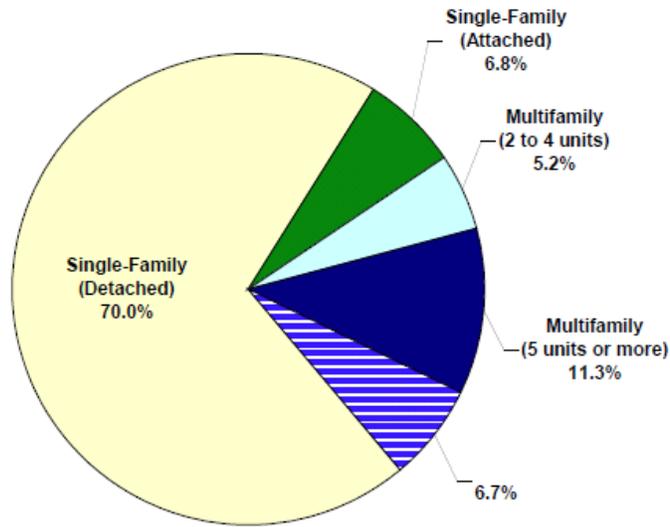
Unit Type	2000				2007	
	Uninc. County [1]		Countywide		Countywide	
	Number	%	Number	%	Number	%
Total Units	58,501	100.0%	142,901	100.0%	150,711	100.0%
Vacant Units	2,855	4.9%	6,279	4.4%	10,574	7.0%
For rent	358	0.6%	1,666	1.2%	2,433	1.6%
For sale only	406	0.7%	888	0.6%	1,070	0.7%
Rented or sold, not occupied	310	0.5%	540	0.4%	1,563	1.0%
Seasonal, recreational, or occasional	1,223	2.1%	2,243	1.6%	2,651	1.8%
For migrant workers	21	0.04%	21	0.01%	0	0.00%
Other vacant	537	0.9%	921	0.6%	2,857	1.9%

"vacant"

Source: U.S. Census Bureau, 2000 Census and 2005-2007 ACS 3-Year Estimates.

[1] Includes City of Goleta.

Figure 2.6 – Housing Type Distribution



Source: Department of Finance Demographic Research Unit.

Table 2.15 - Housing Unit Type Distribution (2008)

Unit Type	Unincorporated County [1]	Incorporated Cities	County Total
Single-Family - Detached	70.0%	52.4%	58.4%
Single-Family - Attached	6.8%	7.9%	7.5%
Multifamily (2 to 4 units)	5.2%	10.9%	9.0%
Multifamily (5 units or more)	11.3%	23.6%	19.5%
Mobile Homes	6.7%	5.1%	5.7%
Total	100%	100%	100%

"units_str"

Source: DOF, Demographic Research Unit.

[1] Excludes City of Goleta.

[2] Includes detached units including farm employee housing.

[3] Includes duplexes, triplexes, townhomes, residential second units and apartment-type structures 4 or more units.

Housing Age and Conditions

Factors such as the age and vacancy of the regional housing stock describe housing conditions, and illustrate whether substantial repair is necessary to ensure that safe and decent living options are available for the population. As described by Figure 2.7, the majority—64%—of the housing stock in the unincorporated County was built during the 30-year period between 1960 and 1990; whereas, only one in 10 units was constructed before 1950.

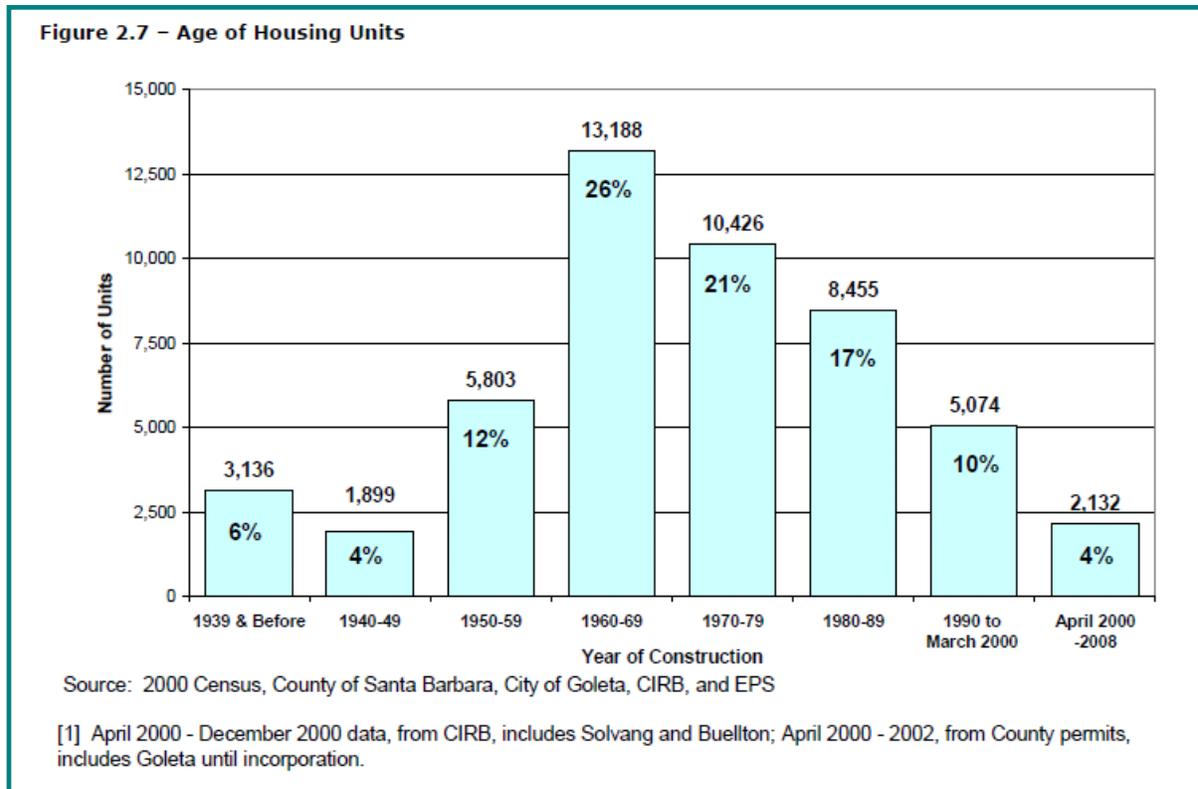


Table 2.17 correlates the age and condition of housing in the unincorporated County, in this case including the City of Goleta, with households below poverty level. A disproportionate number of older units and those lacking complete plumbing or kitchen facilities are occupied by renters. There were 5,932 households living below the poverty level in 2000 in the unincorporated County (including Goleta). Approximately 394 of those impoverished households occupied older homes, and 54 households occupied homes lacking complete plumbing.

Older housing stock is likely to need rehabilitation to extend its useful life. Homeowners who can afford to rehabilitate their homes may be doing so; however, lower income families may need financial assistance to maintain their residences.

In preparation for the 2009-2014 Housing Element, County staff conducted a comprehensive “windshield” survey of the prevailing housing conditions across the County (see Table 2.18). Survey results revealed that, in the County as a whole, the majority of single-family homes (88%), multifamily

structures (86%), and mobile homes (90%) do not require any major repair. Survey results indicate, however, that several smaller, rural communities located in the northern and eastern portions of the unincorporated County (such as Cuyama, Sisquoc, Garey, and Casmalia) have a significantly higher proportion of homes in need of major repair or replacement. On the South Coast, the communities of Summerland and Isla Vista show the highest percentage of homes in need of some form of repair.

Table 2.17 - Housing Conditions and Poverty Status in Unincorporated County [1]

Type of Housing Unit	Total Units	Percent Owner Occupied	Percent Renter Occupied
Total Occupied Units	45,126	67.2%	32.8%
Total Households below Poverty Level	5,932	21.4%	78.6%
Occupied Housing Units Built before 1950	4,885	55.2%	44.8%
Households below Poverty Level	394	28.4%	71.6%
Units Lacking Complete Plumbing	238	56.3%	43.7%
Households below Poverty Level	54	55.6%	44.4%
Units Lacking Complete Kitchen Facilities [2]	307	26.1%	73.9%

"plumbing"

Source: US Census Bureau, *2000 Census*.

Table 2.18 - Housing Conditions Evaluation

Item	Single-Family Units		Multifamily Structures		Mobile Homes	
	Number	%	Number	%	Number	%
South Coast Area						
Goleta (unincorporated)						
No Apparent Repair	1,539	89%	128	96%	449	93%
Modest Repair (e.g., paint, roof, windows)	149	9%	5	4%	33	7%
Major Repair (e.g., foundation, structure)	42	2%	1	1%	3	1%
Replacement (uninhabitable)	2	0%	0	0%	0	0%
Total Surveyed	1,732	100%	134	100%	485	100%
Mission Canyon						
No Apparent Repair	95	91%	0	0%	0	0%
Modest Repair (e.g., paint, roof, windows)	8	8%	0	0%	0	0%
Major Repair (e.g., foundation, structure)	1	1%	0	0%	0	0%
Replacement (uninhabitable)	0	0%	0	0%	0	0%
Total Surveyed	104	100%	0	0%	0	0%
Toro Canyon						
No Apparent Repair	209	86%	0	0%	0	0%
Modest Repair (e.g., paint, roof, windows)	29	12%	0	0%	0	0%
Major Repair (e.g., foundation, structure)	5	2%	0	0%	0	0%
Replacement (uninhabitable)	0	0%	0	0%	0	0%
Total Surveyed	243	100%	0	0%	0	0%
Summerland						
No Apparent Repair	84	77%	12	57%	15	75%
Modest Repair (e.g., paint, roof, windows)	7	6%	7	33%	3	15%
Major Repair (e.g., foundation, structure)	12	11%	2	10%	2	10%
Replacement (uninhabitable)	6	6%	0	0%	0	0%
Total Surveyed	109	100%	21	100%	20	100%
Isla Vista						
No Apparent Repair	65	77%	449	82%	0	0%
Modest Repair (e.g., paint, roof, windows)	18	21%	94	17%	0	0%
Major Repair (e.g., foundation, structure)	1	1%	6	1%	0	0%
Replacement (uninhabitable)	0	0%	0	0%	0	0%
Total Surveyed	84	100%	549	100%	0	0%
Subtotal South Coast Area						
No Apparent Repair	1,992	88%	589	84%	464	92%
Modest Repair (e.g., paint, roof, windows)	211	9%	106	15%	36	7%
Major Repair (e.g., foundation, structure)	61	3%	9	1%	5	1%
Replacement (uninhabitable)	8	0%	0	0%	0	0%
Total Surveyed	2,272	100%	704	100%	505	100%

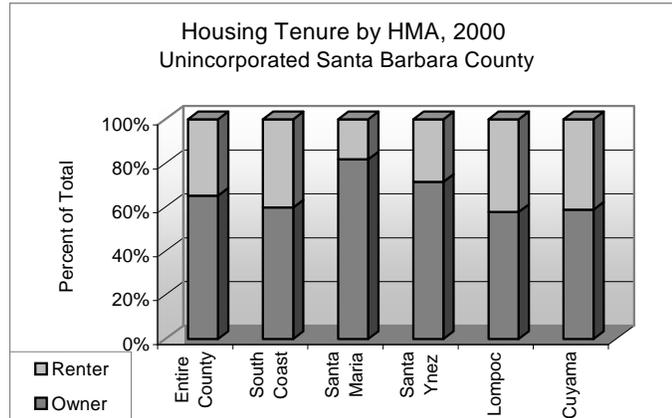
<u>Lompoc Area</u>						
Vandenberg Village						
No Apparent Repair	873	91%	78	96%	0	0%
Modest Repair (e.g., paint, roof, windows)	68	7%	3	4%	0	0%
Major Repair (e.g., foundation, structure)	14	1%	0	0%	0	0%
Replacement (uninhabitable)	0	0%	0	0%	0	0%
Total Surveyed	955	100%	81	100%	0	0%
Mission Hills						
No Apparent Repair	223	78%	0	0%	0	0%
Modest Repair (e.g., paint, roof, windows)	51	18%	0	0%	0	0%
Major Repair (e.g., foundation, structure)	12	4%	0	0%	0	0%
Replacement (uninhabitable)	1	0%	0	0%	0	0%
Total Surveyed	287	100%	0	0%	0	0%
Mesa Oaks						
No Apparent Repair	87	97%	0	0%	0	0%
Modest Repair (e.g., paint, roof, windows)	3	3%	0	0%	0	0%
Major Repair (e.g., foundation, structure)	0	0%	0	0%	0	0%
Replacement (uninhabitable)	0	0%	0	0%	0	0%
Total Surveyed	90	100%	0	0%	0	0%
<u>Subtotal - Lompoc Area</u>						
No Apparent Repair	1,183	89%	78	0%	0	0%
Modest Repair (e.g., paint, roof, windows)	122	9%	3	0%	0	0%
Major Repair (e.g., foundation, structure)	26	2%	0	0%	0	0%
Replacement (uninhabitable)	1	0%	0	0%	0	0%
Total Surveyed	1,332	1480%	81	0%	0	0%
<u>Santa Ynez Valley</u>						
Los Olivos						
No Apparent Repair	130	87%	0	0%	0	0%
Modest Repair (e.g., paint, roof, windows)	12	8%	0	0%	0	0%
Major Repair (e.g., foundation, structure)	7	5%	0	0%	0	0%
Replacement (uninhabitable)	0	0%	0	0%	0	0%
Total Surveyed	149	100%	0	0%	0	0%
Santa Ynez						
No Apparent Repair	527	93%	2	67%	0	0%
Modest Repair (e.g., paint, roof, windows)	37	7%	1	33%	0	0%
Major Repair (e.g., foundation, structure)	4	1%	0	0%	0	0%
Replacement (uninhabitable)	0	0%	0	0%	0	0%
Total Surveyed	568	100%	3	100%	0	0%
Ballard						
No Apparent Repair	55	83%	0	0%	0	0%
Modest Repair (e.g., paint, roof, windows)	9	14%	0	0%	0	0%
Major Repair (e.g., foundation, structure)	2	3%	0	0%	0	0%
Replacement (uninhabitable)	0	0%	0	0%	0	0%
Total Surveyed	66	100%	0	0%	0	0%

Subtotal - Santa Ynez Area						
No Apparent Repair	712	91%	2	67%	0	0%
Modest Repair (e.g., paint, roof, windows)	58	7%	1	33%	0	0%
Major Repair (e.g., foundation, structure)	13	2%	0	0%	0	0%
Replacement (uninhabitable)	0	0%	0	0%	0	0%
Total Surveyed	783	100%	3	100%	0	0%
Santa Maria Area						
Cuyama						
No Apparent Repair	193	75%	0	0%	2	17%
Modest Repair (e.g., paint, roof, windows)	36	14%	0	0%	3	25%
Major Repair (e.g., foundation, structure)	21	8%	1	100%	2	17%
Replacement (uninhabitable)	8	3%	0	0%	5	42%
Total Surveyed	258	100%	1	100%	12	100%
Los Alamos						
No Apparent Repair	314	88%	11	79%	78	71%
Modest Repair (e.g., paint, roof, windows)	25	7%	1	7%	20	18%
Major Repair (e.g., foundation, structure)	15	4%	2	14%	7	6%
Replacement (uninhabitable)	2	1%	0	0%	5	5%
Total Surveyed	356	100%	14	100%	110	100%
Orcutt						
No Apparent Repair	1,721	91%	94	95%	428	94%
Modest Repair (e.g., paint, roof, windows)	142	8%	5	5%	23	5%
Major Repair (e.g., foundation, structure)	27	1%	0	0%	3	1%
Replacement (uninhabitable)	0	0%	0	0%	0	0%
Total Surveyed	1,890	100%	99	100%	454	100%
Sisquoc						
No Apparent Repair	49	75%	0	0%	1	50%
Modest Repair (e.g., paint, roof, windows)	7	11%	0	0%	1	50%
Major Repair (e.g., foundation, structure)	7	11%	0	0%	0	0%
Replacement (uninhabitable)	2	3%	0	0%	0	0%
Total Surveyed	65	100%	0	0%	2	100%
Garey						
No Apparent Repair	17	68%	0	0%	0	0%
Modest Repair (e.g., paint, roof, windows)	3	12%	0	0%	0	0%
Major Repair (e.g., foundation, structure)	4	16%	0	0%	0	0%
Replacement (uninhabitable)	1	4%	0	0%	0	0%
Total Surveyed	25	100%	0	0%	0	0%
Tanglewood						
No Apparent Repair	374	83%	0	0%	0	0%
Modest Repair (e.g., paint, roof, windows)	52	12%	0	0%	0	0%
Major Repair (e.g., foundation, structure)	22	5%	0	0%	0	0%
Replacement (uninhabitable)	1	0%	0	0%	0	0%
Total Surveyed	449	100%	0	0%	0	0%

Lake Marie Estates						
No Apparent Repair	170	93%	0	0%	0	0%
Modest Repair (e.g., paint, roof, windows)	12	7%	0	0%	0	0%
Major Repair (e.g., foundation, structure)	0	0%	0	0%	0	0%
Replacement (uninhabitable)	0	0%	0	0%	0	0%
Total Surveyed	182	100%	0	0%	0	0%
Casmalia						
No Apparent Repair	24	56%	0	0%	0	0%
Modest Repair (e.g., paint, roof, windows)	8	19%	0	0%	2	100%
Major Repair (e.g., foundation, structure)	5	12%	1	100%	0	0%
Replacement (uninhabitable)	6	14%	0	0%	0	0%
Total Surveyed	43	100%	1	100%	2	100%
Subtotal - Santa Maria Area						
No Apparent Repair	2,862	88%	105	91%	509	88%
Modest Repair (e.g., paint, roof, windows)	285	9%	6	5%	49	8%
Major Repair (e.g., foundation, structure)	101	3%	4	3%	12	2%
Replacement (uninhabitable)	20	1%	0	0%	10	2%
Total Surveyed	3,268	100%	115	100%	580	100%
GRAND TOTAL						
No Apparent Repair	6,749	88%	774	86%	973	90%
Modest Repair (e.g., paint, roof, windows)	676	9%	116	13%	85	8%
Major Repair (e.g., foundation, structure)	201	3%	13	1%	17	2%
Replacement (uninhabitable)	29	0%	0	0%	10	1%
Total Surveyed	7,655	100%	903	100%	1,085	100%
						<i>"h_conditions"</i>
Source: County of Santa Barbara windshield survey conducted April, 2009.						

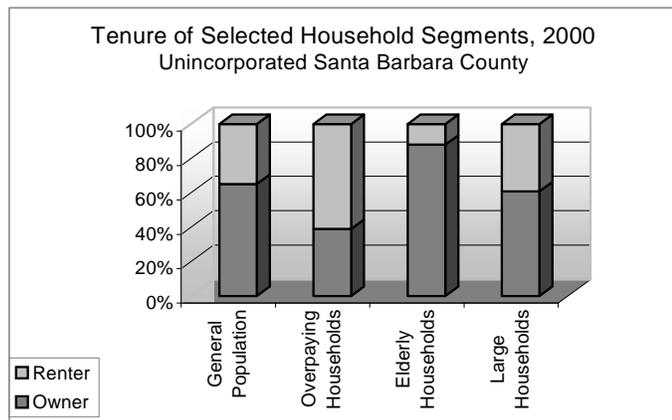
Tenure

Knowing housing unit tenure—whether units are owner or renter occupied—is important to fully evaluating housing need. A low number of rental housing units can push housing costs higher, which lessens lower-income and moderate-income housing opportunities. In Santa Barbara County, 56.1 percent of households owned their homes in 2000. In the unincorporated area, this number was higher at 65.2 percent. The housing tenure chart at right shows the ratio of owner to renter occupied housing in Santa Barbara County and the relative differences between the HMAs.



Source: U.S. Census 2000

It is also helpful to analyze the tenure of specific groups when possible. This information can assist in more accurately determining their housing needs. The 2000 Census does not provide information on all special needs groups. Data for those groups available are shown at right.



Source: U.S. Census 2000

The following conclusions can be drawn from the graphed data:

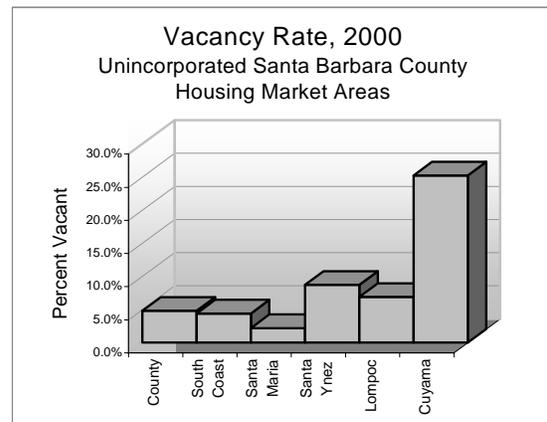
Overpaying household are more likely to be renters in Santa Barbara County. Overpayment among renters may decrease savings and make it more difficult for these households to achieve future home ownership.

A much larger percentage of elderly households own their homes (88.0 percent) than does the general population (65.2 percent). There is a slightly higher percentage of large households that own their homes than rent in the county. This distribution is about the same as the general population. However, because there are fewer rental units to accommodate large households, it is likely that many large households that rent are overcrowded.

While the county lacks affordable housing in ownership and rental markets, tenure data reinforce the lack of affordable rental housing.

Vacancy

Housing experts generally consider that a reasonable vacancy rate is necessary to ensure adequate choice in housing opportunities. A five percent rental vacancy rate is considered normal. In a housing market with a lower vacancy rate, tenants have difficulty locating appropriate units, and strong market pressures inflate rents. In addition, the lower the vacancy rate the greater the tendency for landlords to discriminate against potential renters. Conversely, if vacancy rates are too high, then supply is overreaching demand and individual property owners may be negatively impacted when trying to sell or rent. (See chart at right).



Source: U.S. Census 2000

The vacancy rate in the unincorporated area of Santa Barbara County was 4.8 percent as of the 2000 Census. This is a drop from the 1990 Census when vacancy was 6.5 percent. According to the Santa Barbara County Economic Outlook 2003, the overall vacancy rate in the county in 2002 was 4.3 percent. Vacancy was slightly higher in the unincorporated area at 4.7 percent still lower than the minimum rate necessary to ensure choice.

Cost of Housing and Affordability

Historically, housing affordability has been a significant issue for the County, particularly in the high-cost areas along the South Coast and in the Santa Ynez Valley. Table 2.19 contrasts the median sales price of homes in several incorporated cities within the County with the attainable home price based on countywide median income as published by HCD. Lompoc and Santa Maria are far more affordable than their South Coast counterparts; as the median home price in Santa Barbara (\$975,000) is approximately triple that of Santa Maria (\$265,000). A household income of more than \$130,000 would be required to afford the median-priced home in Goleta. Nonetheless, real estate prices have continued to fall, generally increasing the affordability throughout the region. Table 2.19 provides details on median home prices in the Santa Barbara County, including the incorporated cities.

Table 2.20 provides 2000 Census data illustrating the “housing cost burden” for County residents. State standards consider households paying more than 30 percent of their gross income on housing costs to be “cost burdened.” In the upper income categories owners are more heavily cost burdened than are renters. This is because market-rate rentals are relatively affordable for median or upper-income households, while for-sale housing in some regions can be three times what a median-income family can afford. As such, even many upper-income households must stretch significantly to obtain homeownership in this region.

Countywide data indicates that the proportion of cost-burdened households rose during the first half of the 2000-2009 decade, which was also a period that saw increasing home prices. The proportion

of households considered “extremely cost burdened,” those paying more than half of their income on housing costs, rose significantly. Data indicates that a full one-third of the County’s renters were paying more than 50 percent of their incomes towards rent. The overall number is likely impacted by the significant student population on the South Coast, given the presence of UCSB; however, the student population would not explain the trend towards an increased percentage of households being cost burdened. This data suggests that from 2000-2007, home prices and rents increased faster than area incomes. This is in part explained by the current economy’s associated loss of jobs (approaching 10% unemployment nationally) and decreases in wages which has offset what benefit the fall in South Coast real estate prices may have provided. In summary, while housing affordability has increased, accessing decent housing options remains a challenge for some segments of the community.

The rental housing market in the County varies by region; however, as noted, rents are higher and vacancy rates are lower in the South Coast. Throughout the County, rental units provide an important and viable means of addressing housing needs, as market rents are affordable for moderate income households in the South Coast, and lower income households in portions of the North County (see Table 2.21).

Table 2.21 illustrates the vacancy rate found in the region’s current rental market, including both the unincorporated areas and the cities. While still low, vacancy rates have improved some, when compared 2000 (Table 2.22). Nonetheless, it is likely that vacancy rates for the most affordable units are still low, as was the case in 2000 according to CHAS data. Comparing Table 2.11 with the data on Table 2.22, in 2000, there were 5,100 more lower-income households in the unincorporated County than there were rental units available with rents affordable to those households. Of note, this data includes the City of Goleta, prior to its incorporation, and represents the most current information available.

Table 2.19 - Countywide Median Income and City Median Home Price

City	Countywide Median Income [1]	Attainable Home Price [2]	Median Home Price	Difference
Carpinteria	\$70,400	\$309,400	\$590,000	(\$280,600)
Goleta	\$70,400	\$309,400	\$673,750	(\$364,350)
Santa Barbara	\$70,400	\$309,400	\$975,000	(\$665,600)
Lompoc	\$70,400	\$309,400	\$251,750	\$57,650
Santa Maria	\$70,400	\$309,400	\$265,000	\$44,400
Santa Ynez	n/a	n/a	\$670,000	n/a
Solvang	n/a	n/a	\$631,250	n/a

Source: California Dept. of Housing and Community Development (HCD) (2009), DataQuick (2008), and EPS.

[1] Countywide household median income published by HCD is based on 4-person household.

[2] Based on 10% down payment, 6% 30-year rate, 1.2% property taxes, 35% of income available for housing, \$900 annual insurance and no HOA dues.

Table 2.20 - Housing Costs as a Percentage of Household Income

Income Levels	Unincorporated County [1] 2000		Countywide 2000		Countywide 2007	
	Owners	Renters	Owners	Renters	Owners	Renters
Cost Burdened [2]	30.4%	55.7%	32.4%	51.1%	42.1%	60.0%
<i>By Income Level:</i>						
Less than \$20,000	73.3%	95.2%	68.6%	90.4%	75.2%	90.3%
\$20,000 - \$34,999	46.8%	72.9%	50.4%	67.3%	52.9%	84.8%
\$35,000 - \$49,999	44.6%	36.2%	44.7%	30.7%	51.8%	64.3%
\$50,000 - \$74,999	38.5%	23.9%	35.2%	17.1%	51.8%	45.1%
\$75,000 - \$99,999 [3]	21.7%	12.8%	19.2%	8.5%	28.8%	13.4%
\$100,000 or more	12.1%	2.5%	11.5%	2.0%	-	-
Extremely Cost Burdened [4]	13.1%	29.6%	12.8%	25.2%	19.1%	30.1%

"hsg_burden"

Source: US Census Bureau, 2000 Census and 2005-2007 American Community Survey 3-Year Estimates, City of Goleta.

- [1] Data exclude estimate for City of Goleta with exception of Extremely Cost Burdened percentages.
- [2] Households spending 30% or more of income on housing costs (i.e., gross rent or specified owner costs).
- [3] For 2007, data represents all income levels from \$75,000 and over.
- [4] Households spending 50% or more of income on housing costs. Includes City of Goleta.

Table 2.21 - Recent Rental Market Data

Region	Avg. Monthly Rent 2-Bedroom Apt.	Qualifying Income [1]	Vacancy Rate
North County (4Q 2008) [2]	\$1,111	\$44,440	4.80%
South Coast (April 2008)	\$1,862	\$74,480	1.83%

"rent"

Source: RealFacts, Dyer Sheehan Group, Inc. and EPS.

- [1] Based on rent at 30% of gross income.
- [2] RealFacts data from survey of 17 apartment complexes of 92 or more units each.



Population Profile

Population growth for the City of Buellton and surrounding jurisdictions is presented in Table H-9. During the previous Housing Element cycle, from 2001 to 2008, Buellton experienced a growth rate of 20%. Comparatively speaking, Buellton’s rate of growth was the highest of all jurisdictions in Santa Barbara County. Buellton also has the lowest population in group facilities (i.e., congregate care) and is second to Solvang in median age (Table H-10). This demographic is accompanied by a dramatic increase in children in the 6 to 12-year age bracket and adults in the 40 to 59-year range (Table H-11). This change coincides with the rise in family households as shown in Table H-10. Even more dramatic is the growth in Hispanic and Latino population (Table H-12) which now comprises 26% of the City’s total.

Table H-9: Historical Population Growth

Jurisdiction	Population		Change	
	2001	2008	Number	%
Buellton	3,916	4,700	784	20%
Carpinteria	14,357	14,271	(86)	(0.6)%
Goleta (1)	--	30,400	--	--
Guadalupe	5,887	6,541	654	1%
Lompoc	41,497	42,957	1,460	3.5%
Santa Barbara	90,095	90,305	210	0.2%
Santa Maria	78,578	91,110	12,532	16%
Solvang	5,388	5,555	167	3%
Unincorporated County (2)	163,442	142,816	(20,626)	(13%)

Source: City of Buellton Planning Department, 2004 Housing Element, SBCAG Regional Growth Forecast (2007), California Department of Finance.
 (1) The City of Goleta was not an incorporated City in 2001.
 (2) The loss of population in the unincorporated County is due to the incorporation of the City of Goleta.

Table H-10: Population Attributes

Jurisdiction	Residency			Composition		
	Family	Unrelated	Group	Children	Adults	Age
Buellton	85%	15%	0%	27%	73%	38
Carpinteria	84%	15%	1%	26%	74%	36
Guadalupe	95%	5%	0%	36%	64%	27
Lompoc	80%	11%	8%	30%	70%	32
Santa Barbara	69%	26%	5%	20%	80%	35
Santa Maria	88%	9%	3%	32%	68%	29
Solvang	80%	17%	3%	22%	78%	43
Unincorporated County	77%	19%	4%	23%	77%	33

Source: U.S. Department of Commerce, Bureau of the Census, 2000 Census Reports. The City of Goleta was not an incorporated city at the time of the 2000 Census. The Goleta area is included with the Unincorporated County totals.

Note: Family is defined as two or more persons residing together and related by birth, marriage, or adoption. Unrelated is defined as one or more unrelated persons residing in a single household. Group is defined as institutional or non-institutional congregate living. Children are defined as persons under the age of 18 years. Age is shown as the median age.

Table H-11: Age Groupings

	Population		Growth Trend	Current Profile
	1990	2000		
0-5 Years	349	340	(3)%	9%
6-12 Years	298	451	51%	12%
13-17 Years	245	255	4%	7%
18-29 Years	474	432	(9)%	11%
30-39 Years	752	604	(20)%	16%
40-49 Years	411	630	53%	16%
50-59 Years	298	426	43%	11%
60-70 Years	298	340	14%	9%
70-79 Years	292	190	(35)%	5%
80+ Years	89	164	84%	4%
Male		1,900		50%
Female		1,932		50%

Source: U.S. Department of Commerce, Bureau of the Census, 1990 and 2000 Census Reports.

Note: The City of Buellton was incorporated in 1992. Census data for 1990 includes unincorporated areas of the County that generally reflect but do not exactly coincide with the City's actual municipal boundaries. As such, data comparisons between 1990 and 2000 are approximate.

Table H-12: Ethnic Composition

	Population		Growth Trend	Current Profile
	1990	2000		
Caucasian	2,722	2,675	(2)%	70%
Hispanic or Latino	666	1,005	48%	26%
Multiple Races		49	n.a.	1%
Asian	59	38	(29)%	1%
American Indian	50	44	(36)%	1%
Black/African American	9	5	33%	0%
Other Races		16	n.a.	0%

Source: U.S. Department of Commerce, Bureau of the Census, 1990 and 2000 Census Reports.

Note: The City of Buellton was incorporated in 1992. Census data for 1990 includes unincorporated areas of the County that generally reflect but do not exactly coincide with the City's actual municipal boundaries. As such, data comparisons between 1990 and 2000 are approximate.

Household Profile

While the overwhelming majority of Buellton's population resides in family settings (85% of all persons per Table H-10), persons living alone or with unrelated individuals comprise 30% of all households (Table H-13). The actual number of persons that reside in family and non-family arrangements explains this distribution. In this regard, the number of persons per family household is more than double the size of non-families (3.17 vs. 1.50 persons per household). This is borne out by the household distributions appearing in Table H-14. It is also noteworthy that household size and occupancy are positively correlated; that is, as household size increases so too does the proportion of renter-occupied households. Conversely, the proportion of owner occupancy decreases with reductions in household size. Accordingly, the average household size of renters is greater than that for owners (3.04 vs. 2.53 persons per household). As shown in Table H-15, Hispanics and Latinos have the largest household size of all ethnic groups. Finally, Table H-16 evidences the dramatic increase of householders in the 45 to 64-year age bracket. While there was a slight decline in the number of householders 65 years or older in age, this grouping still represents nearly 25% of all households.

Table H-13: Household Composition

	Families				Non-Families			
	w/Children		No Children		One Person		Two or More	
	#	%	#	%	#	%	#	%
Non-Family Households					336	24%	79	6%
Group Quarters							7	0.5%
Married Couples	462	33%	376	26%				
Male Householder	15	1%	26	2%				
Female	60	4%	63	4%				

Householder								
Total	537	38%	465	32%	336	24%	86	6%

Source: U.S. Department of Commerce, Bureau of the Census, 2000 Census Reports.

Notes:

1. Family is defined as two or persons residing together and related by birth, marriage or adoption.
2. Group Quarters is defined as institutional or non-institutional congregate living.
3. Children are defined as persons under the age of 18 years.

Table H-14: Population Distribution

	Household Size (Number of Persons)						
	1	2	3	4	5	6	7+
Household Type							
Family	n.a.	43%	18%	22%	10%	4%	3%
Non-Family	79%	17%	2%	1%	1%	0%	0%
Occupancy Type							
Owner-Occupied	78%	79%	69%	68%	66%	57%	53%
Renter-Occupied	22%	21%	31%	32%	34%	43%	47%

Source: U.S. Department of Commerce, Bureau of the Census, 2000 Census Reports.

Notes:

1. Percentage distributions for Household Type are separately calculated for Family and Non-Family.
2. Percentage distributions for Occupancy Type are calculated relative to each Household Size.

Table H-15: Ethnicity and Household Size

	Households	Population		Persons/Household
		Persons	Distribution	
Ethnic Group				
Caucasian	1,237	2,670	70%	2.53
Hispanic or Latino	252	985	26%	3.80
Multiple Races	32	76	2%	3.25
Asian	13	42	1%	2.54
American Indian	20	32	1%	2.30
Black/African American	6	12	0%	3.50
Other Races	125	11	0%	3.94
Occupancy Type				
Owner	1,055	2,671	74%	2.53
Renter	378	1,151	26%	3.04
Total	1,433	3,822	100%	2.67

Source: U.S. Department of Commerce, Bureau of the Census, 2000 Census Reports.

Table H-16: Age and Tenure Profile

	Householders		Growth Trend	Current Profile
	1990	2000		
Owner-Occupied				
15 to 24 Years	7	5	(29)%	0%
25 to 44 Years	354	328	(7)%	23%
45 to 64 Years	280	410	46%	29%
65 Years and Over	309	312	1%	22%
Total	950	1055	11%	74%
Renter-Occupied				
15 to 24 Years	35	29	(17)%	2%
25 to 44 Years	227	195	(14)%	14%
45 to 64 Years	73	123	68%	9%
65 Years and Over	45	31	(31)%	2%
Total	380	378	(1)%	26%

Source: U.S. Department of Commerce, Bureau of the Census, 1990 and 2000 Census Reports.
 Note: The City of Buellton was incorporated in 1992. Census data for 1990 includes unincorporated areas of the County that generally reflect but do not exactly coincide with the City's actual municipal boundaries. As such, data comparisons between 1990 and 2000 are approximate.

Housing Profile

Housing growth for the City of Buellton and surrounding jurisdictions is presented in Table H-17. Paralleling population trends, Buellton experienced an increase of 22% in dwelling units from 2001 to 2008. This rate was highest among all County jurisdictions, and was fourth highest in the actual numeric increase. In terms of housing type and occupancy, Buellton has the highest percentage of owner-occupied housing of any jurisdiction and the lowest percentage of multiple family dwellings (Table H-18). Buellton also has the highest percentage of mobile homes that, due to a predominance of older householders, contributes to the City's high median age. Also noteworthy is an overall vacancy rate of 3% that falls considerably below an ideal benchmark of 5%. While the growth in multiple family dwellings has outpaced single family homes, the numeric increase is quite modest (Table H-19). As a consequence, the principal source of rental housing is single family homes that typically rent at rates higher than for apartments.

Table H-17: Historical Housing Growth

Jurisdiction	Dwelling Units		Change	
	2001	2008	Number	%
Buellton	1,511	1,840	329	22%
Carpinteria	5,504	5,551	47	0.8%
Goleta (1)	--	11,516	--	--
Guadalupe	1,502	1,693	191	13%
Lompoc	13,793	14,140	347	2.5%
Santa Barbara	37,128	37,675	547	1.5%
Santa Maria	23,100	27,387	4,287	19%
Solvang	2,303	2,347	44	2%
Unincorporated County (2)	58,856	52,303	(6,553)	(11%)

Source: City of Buellton Planning Department, 2004 Housing Element, SBCAG Regional Growth Forecast (2007), California Department of Finance.

(1) The City of Goleta was not an incorporated City in 2001.

(2) The loss of dwelling units in the unincorporated County is due to the incorporation of the City of Goleta.

Table H-18: Housing Profile

Jurisdiction	Housing Type			Occupancy		
	Single	Mobile	Multi	Owner	Renter	Vacant
Buellton	62%	28%	9%	71%	26%	3%
Carpinteria	47%	17%	36	53%	38%	9%
Guadalupe	81%	0%	19%	54%	44%	2%
Lompoc	59%	7%	34%	49%	47%	4%
Santa Barbara	53%	1%	45%	40%	56%	4%
Santa Maria	64%	7%	28%	54%	43%	3%
Solvang	65%	8%	27%	60%	33%	5%
Unincorporated County	72%	7%	21%	62%	33%	5%

Source: U.S. Department of Commerce, Bureau of the Census, 2000 Census Reports. The City of Goleta was not an incorporated city at the time of the 2000 Census. The Goleta area is included with the Unincorporated County totals.

Table H-19: Buellton Dwelling Profile

	Housing Units		Growth Trend
	2000	2008	
Single Family			
Detached	890	1,149	29%
Attached	63	120	90%
Multi-Family			
2-4 Units	30	48	60%
5+ Units	86	104	21%
Mobile Homes	375	419	12%
Boat, RV, Van	44	0	--
Total	1,488	1,840	22%

Source: City of Buellton Planning Department, 2004 Housing Element, 2000 Census, SBCAG Regional Growth Forecast (2007), California Department of Finance.

Table H-20: Tenure Profile

	Owner-Occupied		Renter-Occupied	
	# of Units	% of Total	# of Units	% of Total
Single Family				
Detached	666	46%	210	15%
Attached	35	2%	25	2%
Multi-Family				
2-4 Units	5	0%	25	2%
5+ Units	5	0%	80	6%
Mobile Homes	307	21%	35	2%
Boat, RV, Van	23	2%	21	1%
Total	1041	72%	396	28%
Source: U.S. Department of Commerce, Bureau of the Census, 2000 Census Reports.				

Economic Profile

Under Housing Element law, needs analysis and programming is geared toward four target income groups: extremely low, very low, lower and moderate. The upper limit of extremely low income is 30% of the area-wide median, very low income is 50%, lower income is 80%, and moderate income is 120%. The current income limits for Santa Barbara County are displayed in Table H-21. The number of households in each category is provided in table H-22. Based on 2000 Census data, target income groups comprise 59% of all households in Buellton (Table H-22) with large groupings at each end of the spectrum (very low income at 25% and workforce at 28%). Comparatively speaking, Buellton's income distribution falls in the midrange of jurisdictions in Santa Barbara County and is reflective of the RHNA allocation breakdown for each income category (Table H-23). On closer examination, Hispanic and Latino households possess the least income and (along with a small Asian contingent) are the most susceptible to living in poverty (Table H-24) of all ethnic groups. Relative to occupancy, the distribution of owner-occupant households is evenly spread among all income categories while the percentage of renters is inversely proportional to income; that is, the lower the income, the higher the likelihood that such households are renters. Employment statistics mirrors household income data. Employment Rates, Job Profiles, and Wage Profiles are provided as tables H-26, H-27, and H-28, respectively.

Table H-21: 2008 Income Limits

	Household Size (Number of Persons)			
	1	2	3	4
Extremely Low (30% of AMI)	\$16,350	\$18,700	\$21,000	\$23,350
Very Low (50% of AMI)	\$27,250	\$31,100	\$35,000	\$38,900
Lower (80% of AMI)	\$43,600	\$49,800	\$56,050	\$62,250
Median (AMI)	\$47,000	\$53,700	\$60,400	\$67,100
Moderate (120% of AMI)	\$56,400	\$64,400	\$72,500	\$80,500

Source: State Housing and Community Development Department (2008)

Table H-22: Household Profile

	Households	
	Number	%
Very Low	351	25%
Lower	244	17%
Moderate	245	17%
Workforce	395	28%
Upper Income	189	13%
Total	1,424	100%

Source: U.S. Department of Commerce, Bureau of the Census, 2000 Census Reports.

Table H-23: Regional Housing Need Income Allocation (%)

	Household Income Categories			
	Very Low	Lower	Moderate	Other
Buellton	23	17	16	44
Carpinteria	23	17	18	42
Goleta	23	17	14	46
Guadalupe	23	17	23	37
Lompoc	23	17	23	37
Santa Barbara	23	17	17	43
Santa Maria	23	17	25	35
Solvang	23	17	15	45
Unincorporated County	23	17	15	45

Source: Regional Housing Needs Allocation (RHNA) Plan, 2007-2014, Santa Barbara County Association of Governments, June 19, 2008.

Table H-24: Income and Ethnic Profile

	Households		Persons	
	Median	Mean	Per Capita	% < Poverty
Caucasian	\$ 50,667	\$56,206	\$23,913	8%
Hispanic or Latino	\$43,571	\$49,498	\$12,314	12%
American Indian	\$33,625	\$37,235	\$17,570	0%
Asian	\$200,001	\$193,215	\$63,337	16%
Other Races	\$39,063	\$46,429	\$11,507	0%
Total	\$48,490	\$55,781	\$20,907	9%

Source: U.S. Department of Commerce, Bureau of the Census, 2000 Census Reports.

Table H-25: Income and Tenure Profile

	Owners			Renters		
	Interpolated	Households		Interpolated	Households	
	2.70 PPH	#	%	2.57 PPH	#	%
Very Low	\$22,670	237	23%	\$22,332	134	34%
Lower	\$36,255	227	22%	\$35,716	101	26%
Moderate	\$54,375	204	20%	\$53,563	65	16%
Workforce	\$90,680	227	22%	\$89,328	51	13%
Upper Income	N.A.	145	14%	N.A.	45	11%
Total		1,041	100%		396	100%

Source: U.S. Department of Commerce, Bureau of the Census, 2000 Census Reports. State of California, Department of Housing and Community Development, 1999 Income Limits.

Notes:

- Income Distributions are based on interpolations of income ranges relative to aggregated household size. The methodology for interpolating census data is not precise and actual distributions will vary according to each individual household size and income.
- PPH means Persons Per Household.

Table H-26: Employment Rate

	2008 Employment Data – Persons Employed			
	Labor Force	Employed	Unemployed	Rate
County of Santa Barbara	222,700	210,500	12,200	5.5%

Source: State of California, Department of Employment Development, July 2008.

Table H-27: Buellton Job Profile

	Persons Employed		Growth Trend	Current Profile
	1990	2000		
Agriculture & Mining	79	106	1%	6%
Construction	170	136	(2)%	7%
Manufacturing	389	258	(7)%	14%
Transportation	59	55	0%	3%
Comm. & Utilities	46	45	0%	2%
Wholesale Trade	32	89	3%	5%
Retail Trade	359	242	(6)%	13%
Finance & Real Estate	73	89	1%	5%
General Services	271	284	1%	15%
Professional Services	299	494	10%	26%
Public Administration	81	74	0%	4%
Total	1,858	1,872	1%	100%

Source: U.S. Department of Commerce, Bureau of the Census, 1990 and 2000 Census Reports.

Note: The City of Buellton was incorporated in 1992. Census data for 1990 includes unincorporated areas of the County that general reflect but do not exactly correspond to the City's actual municipal boundaries. As such, data comparisons between 1990 and 2000 are approximated.

Table H-28: Wage Profile/Santa Barbara-Santa Maria MSA

	Mean Wage	Jobs in 2008	
		Number	%
Very Low Income			
Farming, Fishing & Forestry	\$20,116	6,700	4%
Food Preparation & Serving-Related	\$21,057	18,570	11%
Building, Grounds & Maintenance	\$24,121	7,300	4%
Personal Care & Service	\$25,925	4,410	3%
Subtotal			22%
Lower Income			
Healthcare Support	\$28,189	4,430	3%
Transportation & Material Moving	\$30,538	8,310	5%
Production	\$34,198	7,280	4%
Office & Administrative Support	\$34,425	32,450	17%
Sales and Related	\$34,779	18,610	11%
Installation, Maintenance & Repair	\$40,865	5,210	3%
Subtotal			43%
Moderate Income			
Community & Social Services	\$43,716	2,380	1%
Construction & Extraction	\$48,521	10,640	6%
Protective Services	\$54,903	4,560	3%
Subtotal			10%
Workforce/Upper Income			
Education, Training & Library	\$56,873	12,340	7%
Arts, Design, Entertainment, Sports & Media	\$59,242	2,150	1%
Life, Physical & Social Science	\$65,897	1,300	1%
Business & Mathematical	\$70,089	6,470	4%
Computer & Mathematical	\$74,439	4,160	2%
Architecture & Engineering	\$77,515	4,110	2%
Healthcare Practitioners & Technical	\$78,633	5,190	3%
Management	\$97,277	8,590	5%
Legal	\$97,984	730	<1%
Subtotal			25%
Total All Occupations	\$43,163	146,691	100%
<p>Source: State of California, Department of Employment Development, Occupational Employment (May 2007) & Wage (2008) Data, Revised July 2008, for the Santa Barbara-Santa Maria MSA (http://www.calmis.ca.gov/file/occup\$/oeswages/satbSoes.xls). Income categories are based on State income limits for 2008.</p>			

Housing Affordability

Housing Cost Profile: For sale housing costs for the City of Buellton and surrounding jurisdictions are presented in Table H-29. Rental rates for the City of Buellton are provided in Tables H-30 and H-31. Buellton remains one of the most affordable communities in Santa Barbara County. Median home prices are the lowest in the Santa Ynez Valley area and have been declining since 2005.

Based on available data, median rental rates are the lowest of the jurisdictions within the Santa Ynez Valley, and significantly lower than the south coast area of Santa Barbara County. However, the rate is higher than those of the other north Santa Barbara County jurisdictions. The rental rates for studio apartments in the City of Buellton are less than the HUD Fair Market Rate while the rents for 1, 2, and 3-bedroom rentals exceed that standard.

Table H-29: For Sale Housing Cost Profile (Median Home Price)

Market Area/Year	2001	2002	2003	2004	2005	2006	2007
Santa Ynez Valley	\$368,500	\$428,700	\$517,200	\$604,300	\$663,000	630,500	\$634,700
Buellton	\$308,000	\$349,500	\$419,900	\$512,800	\$571,600	\$561,100	\$496,800
Solvang	\$379,800	\$425,400	\$528,300	\$640,800	\$691,700	\$662,000	\$653,500
Santa Ynez (unincorp.)	\$454,100	\$518,300	\$602,500	\$685,100	\$686,100	\$679,900	\$725,100
Santa Barbara County South Coast	\$633,700	\$720,100	\$788,200	\$905,700	\$1,018,300	\$1,029,200	\$987,467

Source: 2008 North Santa Barbara County Economic Outlook, UC Santa Barbara Economic Forecast.

Table H-30: Rental Housing Cost Profile (Median Rent)

Jurisdiction/Year	1990	2000
Buellton	\$667	\$689
Solvang	\$688	\$798
Santa Barbara City	\$715	\$886
Santa Barbara County	\$654	\$767
Santa Maria	\$548	\$613
Lompoc	\$514	\$562
Guadalupe	\$431	\$509

Source: U.S. Department of Commerce, Bureau of the Census, 1990 and 2000 Census Reports.

Note: The City of Buellton was incorporated in 1992. Census data for 1990 includes unincorporated areas of the County that generally reflect, but do not exactly correspond to the City's actual municipal boundaries. As such, data comparisons between 1990 and 2000 are approximate.

Table H-31: City of Buellton Rental Rates (August 2008 – January 2009)

	Studios	1 Bedroom	2 Bedroom	3 Bedroom
HUD Fair Market Rate	\$1,007	\$1,124	\$1,262	\$1,662
Average	\$809	\$1,150	\$1,775	\$1,893
Median	\$--	\$--	\$--	\$1,800
<p>Source: Santa Ynez Valley News Newspaper, Classified Advertisements; Fair Market Rents for Federal Fiscal Year 2009, Federal Housing and Urban Development Department.</p> <p>Note: The rental survey was based on 2 listings for studios, 2 listings for one bedrooms, 2 listings for two bedrooms, and 10 listings for three bedrooms.</p>				

Operative Terms: Affordability is a function of household income and housing costs, with adjustments for family size and bedroom count. The thresholds for determining household income are based on area-wide median income and are displayed in Table H-21. Housing costs include mortgage, rent, taxes, insurance, maintenance and utilities. The limits placed on housing costs are benchmarked against area-wide income and vary according to income category and housing unit type. For rental units, the housing cost threshold is computed as 15% of the area-wide median for very low income, 18% for lower income and 33% for moderate income. The housing cost threshold for homebuyers is computed as 15% of the area-wide median for very low income, 21% for lower income and 38.5% for moderate income. Operative terms and definitions appear in Table H-32.

Table H-32: Definition of Terms

	Income Limits	Housing Costs Thresholds	
		For Sale	Rental
Extremely Low	30% of AMI	30% of 30% of AMI	30% of 30% of AMI
Very Low	50% of AMI	30% of 50% of AMI	30% of 50% of AMI
Low	80% of AMI	30% of 70% of AMI	30% of 60% of AMI
Moderate	120% of AMI	30% of 110% of AMI	30% of 110% of AMI
<p>Source: State of California, Health and Safety Code, and Title 25, Section 6932 of the California Code of Administrative Regulations.</p> <p>Note: AMI is defined as Area Median Income.</p>			

Affordability Gap: Affordability gap constitutes the difference between the financial capacity of target income groups and the actual cost of market rate housing. This includes subtracting the affordability thresholds for corresponding income groups from the direct and indirect costs of housing in the market area. In general, rental units are affordable to moderate income groups while exceeding the hypothetical means of extremely low, very low, and low income persons. With regard to for-sale housing, with the exception of condominiums for moderate income purchasers, for-sale housing is out of the reach of all other target income categories without subsidies or other assistance programs.



Introduction and Summary

As of January 1, 2009, Carpinteria had an estimated population of 14,409 persons and a housing stock comprised of 5,611 dwelling units. The City has an estimated 5,124 households (i.e., occupied housing units). Almost 9% of the housing stock is vacant. Most of the vacant stock is held vacant for seasonal, recreational or occasional use.

About 800 housing units are in need of rehabilitation. An estimated 60 housing units are in need of replacement with new dwellings.

With regard to occupancy type, Census 2000 indicates that 58% of all households are owners and 42% are renters.

About 40% of all households have incomes at or below the lower income level (<80% of the Santa Barbara County median income). Among the lower income households, renters (1,138) far outnumber owners (878).

“Overpaying” or “cost burdened” refers to lower income households spending 30% or more of their income on housing costs. According to data developed by HUD, overpaying – in 2000 – was adversely affecting 826 lower income renters and 445 lower income owners. Cost burdened renters can be assisted by the County’s Section 8 rental assistance program. However, there are no funding sources to provide financial assistance to owners who are overpaying.

In 2000, overcrowding was affecting 291 owners and 498 renters, a number that represents less than 16% of all households. An overcrowded unit is one that is occupied by 1.01 or more persons per room (excluding bathrooms and kitchens). Overcrowding is not a major problem in Carpinteria.

Special housing needs include the following populations: elderly, persons with disabilities, large families, farm workers, female householders and the homeless.

Because of their smaller household size, seniors comprise a larger proportion of the City’s households than of the *population*. In fact, 23% of the City’s households have a householder 65 years of age or older. About 180 lower income senior renters and 190 senior owners were overpaying. An estimated 190 lower-income owners have housing costs exceeding 30% of their income. The number of owners overpaying is slightly higher than renters, but the percentage experiencing cost burdens is lower.

HUD-produced data reveal that 755 households had a “mobility or self care limitation,” representing 15% of all households. The majority of households with a disabled member have “lower” incomes (<80% of the County median income.) These households experience the need for both accessible and affordable housing.

There are an estimated 803 large households with five or more persons – 407 owners and 396 renters. Housing affordability is another key need of large households. About two-thirds of all renter lower income large households are cost burdened. By contrast, one-half of all owners are cost burdened.

An estimated 500 agricultural employees reside in the City. The Santa Barbara County *HOME Consortium Consolidated Plan 2006-2010* stated the absence of affordable housing for low wage agricultural workers causes families to live in severely overcrowded and unsafe conditions.

There are about 1,550 female households or almost one-third of all householders. An estimated 338 female householders are cost burdened.

Based on field observations, City staff estimates that one or two homeless persons are encountered every two weeks. Therefore, on average, one homeless person is encountered once a week. The City has no emergency shelter beds.

The City's share of the regional housing need is 305 housing units. Carpinteria's share of the regional housing need for lower income housing is 122 housing units.

The City's Housing Element presents an analysis of opportunities for energy conservation. An "energy conservation program" is a key component of the Housing Program (Section 2). The program describes the actions that the City will implement over a two-year period to promote energy conservation. Among the action steps is an update of the energy conservation goals and objectives that are contained in the General Plan.

Housing Characteristics

This section provides a profile of some key housing and household characteristics. This includes information on –

- Existing Housing Stock
- Housing Types Occupied by Owners and Renters
- Vacant Housing Units

Existing Housing Stock

As of January 1, 2009, 5,611 dwellings comprise the City's housing stock. Table A-1 shows the number of dwellings by housing type. Carpinteria has a diverse housing stock as no one housing type comprises a majority of all housing units. For instance, single-family detached dwellings comprise about 39% of the City's entire housing supply. Twenty-seven percent of all housing units are found in structures having five or more dwellings. And mobile homes comprise nearly 17% of the housing stock.

Table A-1
City of Carpinteria
Housing Stock by Type of Unit
January 1, 2009

Type of Unit	Number of Units	Percent
1 unit, detached	2,173	38.7%
1 unit, attached	428	7.6%
2 to 4 units	563	10.0%
5+ units	1,507	26.9%
Mobile homes	940	16.8%
Total Housing Units	5,611	100.00%

Source: California Department of Finance, Demographic Research Unit, City/County Population and Housing Estimates, January 1, 2008
Table construction by Castañeda & Associates

Table A-2 shows that since Census 2000, 147 housing units have been added to the housing stock, an annual average of 16 additional dwelling units. The vast majority (100) of the new housing units were constructed in calendar year 2000 and calendar year 2008.

Table A-2
City of Carpinteria
Housing Trends: 2000-2009

Year	Total Housing Units	Incremental Increase	Percentage Increase
2000	5,464		
2001	5,504	40	0.73%
2002	5,507	3	0.05%
2003	5,511	4	0.07%
2004	5,513	2	0.04%
2005	5,517	4	0.07%
2006	5,523	6	0.11%
2007	5,530	7	0.13%
2008	5,551	21	0.38%
2009	5,611	60	1.10%
Total		147	2.69%

Source: Census 2000, Summary File 1, estimate for April 1, 2000
January 1st estimates for 2001-2009. State Department of Finance, Demographic Research Unit, Housing Unit Estimates
Table construction by Castañeda & Associates

Vacant Housing Units

About eight percent of the housing units were vacant at the time of Census 2000. Table A-3 indicates the vacant units by housing type. The highest vacancy rates occur in large complexes having more than 50 units. The high vacancy rate for multi-family structures having 20 - 49 and 50 or more housing units is probably due to the seasonal and occasional use of this housing by the owners.

According to Census 2000, 243 of the 448 vacant housing units were available for rent or for sale. The balance of the vacant stock was unoccupied dwellings that were already sold or rented (21) and other vacant dwellings held for seasonal, recreational or occasional use (184). Seasonal, recreational or occasional use dwellings are vacant units used or intended for use only in certain seasons, for weekends or other occasional use throughout the year, particularly in the summer.

The State Department of Finance's Demographic Research Unit estimates 487 vacant units and an 8.7% vacancy rate as of January 1, 2009, essentially the same vacancy rate as in 2000.

Table A-3
City of Carpinteria
Vacant Housing Units by Units in Structure – 2000

Units in Structure	Vacant Units	Total Units	Percent Vacant
1, detached	118	2,154	5.5%
1, attached	12	423	2.8%
2	7	139	5.0%
3 or 4	21	382	5.5%
5 to 9	41	446	9.2%
10 to 19	72	371	19.4%
20-49	75	348	21.6%
50 or more	72	268	26.9%
Mobile Home	30	908	0.0%
RV, Van	0	34	0.0%
Total	448	5,473	8.2%

Source: Census 2000 Summary File 3, Table H30 Units in Structure and H31 Units in Structure for Vacant Units

Table construction by Castañeda & Associates

Condition of the Existing Housing Stock

- Estimate of Housing Rehabilitation Needs

A general indicator of housing adequacy is the age of housing. For instance, older homes have a greater need for maintenance, repair and/or replacement of key mechanical systems. Housing condition problems frequently are concentrated in the interior deficiencies. Generally, two to three times as many units have interior problems as units with exterior problems. Low income owners often lack the income for maintenance and repairs. For rental properties, the rents collected may not result in a cash flow sufficient to catch up to needed maintenance and replacement.

Table A-4 shows that about 1,200 housing units (one of every five) are 50 years of age or older. Of the occupied housing units 50+ years old, 52.5% were owner-occupied and 47.5% were renter-occupied. (Refer to Table A-5)

Table A-4
City of Carpinteria
Age of Housing Stock by Year Built – 2009

Age	Number of Units	Percent
59 years and older	613	10.9%
49 to 58 years	589	10.5%
39 to 48 years	961	17.1%
29 to 38 years	2,141	38.2%
19 to 28 years	852	15.2%
9 -18 years	308	5.5%
9 years or less	147	2.6%
Total*	5,611	100.0%

Note: Table assumes all growth due to new construction and no change in housing stock because of demolition and annexations.

Source: Census 2000 Summary File 3, Table H34 Year Structure Built by Tenure and California Department of Finance, Demographic Research Unit, [City/County Population and Housing Estimates](#), January 1, 2009

Table construction by Castañeda & Associates

Table A-5
City of Carpinteria
Tenure by Year Structure Built

Year Built	Owner	Percent	Renter	Percent	Total	Percent
1950-1959	304	59.1%	210	40.9%	514	48.5%
1940-1950	145	58.0%	105	42.0%	250	23.6%
1939 or Earlier	108	36.5%	188	63.5%	296	27.9%
Total	557	52.5%	503	47.5%	1,060	100.0%

Source: Census 2000 Summary File 3 Table H36 Tenure by Year Structure Built

Table construction by Castañeda & Associates

Housing 50+ years old often has rehabilitation needs ranging from minor repairs to replacement of major components such as a roof. The City's 2004 Housing Element established a rehabilitation need of 800 housing units. The rehabilitation need estimate, though, is somewhat fluid as owners independently make improvements to their homes. For example, in 2007, 39 home improvement loans were approved by private lenders. In addition, the City's code compliance actions have resulted in repairs and improvements to existing housing. Meanwhile, other dwellings may show evidence of a housing rehabilitation need due to deferred maintenance or other reasons. The current housing rehabilitation need is estimated to remain at 800 housing units.

- Estimate of Replacement Housing Needs

Housing that is beyond reasonable repair or in a dilapidated condition usually requires replacement, not rehabilitation. Indicators of housing units that need to be replaced are dwellings without complete plumbing or kitchen facilities. Census 2000 reported that 40 housing units lacked complete plumbing facilities and 42 lacked complete kitchen facilities. Some of these housing units may lack both plumbing and kitchen facilities.

The housing replacement need is estimated to be 60 housing units. This estimate accounts for the fact that some of the units may lack both adequate plumbing and kitchen facilities.

Household Characteristics

This section examines the following household characteristics:

- Tenure / Occupancy type
- Household Income Groups
- Level of payment compared to ability to pay
- Overcrowding

Tenure – Owners and Renters

Tenure refers to whether housing units are occupied by owners or renters. Census 2000 reports 5,025 occupied housing units – 2,923 owners and 2,102 renters. As of January 1, 2009, there were 5,124 occupied housing units, according to the State Department of Finance, Demographic Research Unit. Between April 1, 2000 and January 1, 2009, the number of occupied housing units increased by 99.

Table A-6 presents the housing types occupied by owners and renters. According to Census 2000, 58% of the housing stock is owner-occupied and 42% is renter-occupied. The percentage figures in Table A-6 represent the percentage of housing units of that type that are occupied by owners or renters. For example, 73.8% of the occupied single-family detached structures are owner-occupied while 26.2% are renter-occupied.

In 2000, the vast majority of owners lived in single-family detached units (1,503) and mobile homes (778). Renters lived in a variety of housing types; however, the largest numbers resided in single-family detached housing units (533 of 2,102).

Table A-6
City of Carpinteria
Tenure by Units in Structure – 2000

Units in Structure	Owner Occupied	Percent of Occupied	Renter Occupied	Percent of Occupied	Total Occupied
1, detached	1,503	73.8%	533	26.2%	2,036
1, attached	222	54.0%	189	46.0%	411
2	14	10.6%	118	89.4%	132
3 or 4	104	28.8%	257	71.2%	361
5 to 9	141	34.8%	264	65.2%	405
10 to 19	53	17.7%	246	82.3%	299
20-49	32	11.7%	241	88.3%	273
50 or more	53	27.0%	143	73.0%	196
Mobile Home	778	88.6%	100	11.4%	878
RV, Van	23	67.6%	11	32.4%	34
Total	2,923	58.2%	2,102	41.8%	5,025

Source: Census 2000 Summary File 3, Table H32 Units in Structure by Tenure
Table construction by Castañeda & Associates

Household Income Groups

In Carpinteria, owners occupy 58% and renters occupy 42% of all housing units. Lower income renter households, to a higher degree than owners, experience many of the housing needs addressed by the Housing Element Law, such as overpaying, overcrowding and living in substandard housing. Therefore, communities having a majority of renter households also will have more housing needs than communities where owners predominate. Does this paragraph belong here?

- Carpinteria’s Household Income Groups

State Housing Element Law defines five income groups based on increasing percentages of the median income of Santa Barbara County. Chart A-2 defines each income group.

Chart A-2
Santa Barbara County
Definitions of Income Groups as a
Percentage of Area Median Income

Income Group	% of Median Income
Extremely Low	0-30%
Very Low	30-50%
Low	50-80%
Moderate	80-120%
Above Moderate	120%+

At this time, data are unavailable on the numbers of owners and renters in each group – extremely low-, very low-, low- and moderate-income. Table A-7, which bases the income groups on Census 2000 data, estimates the number of renters and owners in four income groups. The “lower” income group consists of extremely low-, very low- and low-income households. Households with annual incomes at or below the lower income level (<80% of the County median income) are eligible for most housing assistance programs. Among the “lower” income households, renters (1,138) outnumber owners (878).

Table A-7
City of Carpinteria
Annual Household Income Distribution by Tenure – 2000

Income Group	Renter Households	Owner Households	Total Households	Percent Distribution
Extremely Low (0-30% AMI)	326	161	487	9.7%
Very Low (30-50% AMI)	277	256	533	10.6%
Low (50-80% AMI)	535	461	996	19.9%
Subtotal (>80% AMI)	1,138	878	2,016	40.2%
Above Lower (All <80% AMI)	958	2,032	2,990	59.8%
Total	2,096	2,910	5,006	100.0%
Percentage	41.9%	58.1%	100.0%	

Source: U.S. Department of Housing and Urban Development, CHAS Data Book, “Housing Problems for All Households,” published 2004

Table construction by Castañeda & Associates

- 2009 Income Limits for Income Groups

Table A-8 shows the 2009 household income limits for four income groups, adjusted by household size. The above moderate income group encompasses households with incomes more than the upper limits of the moderate-income category.

Table A-8
 Santa Barbara County
 2009 Annual Income Limits Adjusted by Household Size

Household Size (# of persons)	Extremely Low Income	Very Low Income	Lower Income	Moderate Income
1 person	\$16,350	\$27,250	\$43,600	\$59,150
2 persons	\$18,700	\$31,100	\$49,800	\$67,600
3 persons	\$21,000	\$35,000	\$56,050	\$76,050
4 persons	\$23,350	\$38,900	\$62,250	\$84,500
5 persons	\$25,200	\$42,000	\$67,250	\$91,250
6 persons	\$27,100	\$45,100	\$72,200	\$98,000
7 persons	\$28,950	\$48,250	\$77,200	\$104,800
8 persons	\$30,800	\$51,350	\$82,150	\$111,550

Source: U.S. Department of Housing and Urban Development, FY 2009 Income Limits, April 2, 2009
 State Department of Housing and Community Development, Year 2009 Income Limits, April 2, 2009

The City's average household size is 2.79 persons. (State Department of Finance, Demographic Research Unit, City/County Population and Housing Estimates, January 1, 2009). For illustration purposes, Table A-9 shows the low to high ranges of the income limits for a three-person household.

Table A-9
 Santa Barbara County
 Income Limits for a 3-Person Household

Income Group	Income Limits	Monthly Income
Extremely Low	less than \$21,000	less than \$1,750
Very Low	\$21,001-\$35,000	\$1,751-\$2,917
Low	\$35,001-\$56,050	\$2,918-\$4,671
Moderate	\$56,051-\$76,050	\$4,672-\$6,337
Above Moderate	\$76,051+	\$6,338+

Source: Table A-8.

- **Carpinteria's Households by Income, Household Type and Tenure**

The four household types are:

Elderly: A one or two person household in which the head of the household or spouse is at least 62 years of age.

Small Related: A household of two to four persons that includes at least one person related to the householder by blood, marriage or adoption.

Large Related: A household of five or more persons that includes at least one person related to the householder by blood, marriage or adoption.

Other: A household of one or more persons that does not meet the definition of a small related, large related, elderly or special populations household. This category

includes all households with only unrelated individuals present except those qualifying as elderly or special populations households.

Table A-10 provides estimates of the number of households by type, income and tenure.

Table A-10
City of Carpinteria
Number of Households by Household Type, Income and Tenure

Income Category	Elderly		Small Family		Large Family		All Other		Total Households	
	Owner	Renter	Owner	Renter	Owner	Renter	Owner	Renter	Owner	Renter
Extremely Low	89	114	45	55	8	53	19	104	161	326
Very Low	144	68	53	84	29	80	30	45	256	277
Low	206	79	150	195	56	132	49	129	461	535
Subtotal	439	261	248	334	93	265	98	278	878	1,138
Above Low	434	139	1,019	450	295	120	284	249	2,032	958
Total Households	873	400	1,267	784	388	385	382	527	2,910	2,096

Source: U.S. Department of Housing and Urban Development, CHAS Data Book, "Housing Problems for All Households," published 2004 Table construction by Castañeda & Associates

There are 2,990 (2,032 + 958) households with annual incomes above the "lower" income category. There are an estimated 2,016 households (878 + 1,138) in the extremely low, very low and low income groups. The general distribution of these 2,016 households is listed below:

Elderly Owners	21.8% (N = 439) [89 + 144 + 206]
Small Family Renters	16.6% (N = 334)
Other Renter Households	13.8% (N = 278)
Large Family Renters	13.1% (N = 265)
Elderly Renters	12.9% (N = 261)
Small Family Owners	12.3% (N = 248)
Other Owner Households	4.9% (N = 98)
Large Family Owners	4.6% (N = 93)

Level of Payment Compared to Ability to Pay

Level of payment compared to ability to pay measures the number and percentage of households that are paying more than they can afford for housing. This problem is referred to as "overpaying" or "cost burdened." For lower income households, overpaying occurs when they pay 30% or more of their income on housing costs. "Severe" overpaying is when lower income households spend 50% or more of their income on housing costs.

- Renter Households

Table A-11 shows the number of cost burdened renters by household type. In 2000, overpaying was adversely affecting 826 lower income renter households (228+242+356). This means that 83% of all lower income renters were cost burdened. Table A-10 shows that “small related” renter households comprise 31.4% of the “cost burdened” lower income renter households (45+84+130/826).

Table A-11
City of Carpinteria
Cost Burdened Renter Households
By Income Group and Household Type - 2000

Income Group	Elderly	Small Related	Large Related	All Other Households	Total Households
Extremely Low 0-30% MFI	85	45	28	70	228
Very Low 31-50% MFI	58	84	70	30	242
Low 51-80% MFI	39	130	78	109	356
Subtotal (All <80% MFI)	182	259	176	209	826
Above Low >80% MFI	34	90	15	30	169
Total	216	349	191	239	995

Source: U.S. Department of Housing and Urban Development, State of the Cities Data Systems Comprehensive Housing Affordability Strategy (CHAS) Data, “Housing Problems Output for All Households”, May 2004 [Data current as of 2000]

Table construction by Castañeda & Associates

Table A-12 shows that 402 of the 826 cost burdened lower income renters are severely overpaying for housing. As previously stated, these households are spending more than one-half of their income on housing costs.

Most of the overpaying renters probably live in apartments because about 66% of all renters occupy properties other than single-family detached and attached homes (see Table A-5).

The City’s participation in the Section 8 rental housing assistance programs helps some of the cost burdened renters. As of May 2009, 87 Carpinteria households are being provided rental housing assistance through the Santa Barbara County Housing Authority’s Section 8 program.

Table A-12
City of Carpinteria
Severely Cost Burdened Renter Households
 By Income Group-2000

	Elderly	Small Related	Large Related	All Other Households	Total Households
Extremely Low 0-30% MFI	75	45	20	70	210
Very Low 31-50% MFI	54	60	30	0	144
Low 51-80% MFI	10	20	4	14	48
Subtotal (All <80% MFI)	139	125	54	84	402
Above Low >80% MFI	0	0	0	0	0
Total	139	125	54	84	402

Source: U.S. Department of Housing and Urban Development, [State of the Cities Data Systems Comprehensive Housing Affordability Strategy \(CHAS\) Data](#), "Housing Problems Output for All Households", May 2004 [Data current as of 2000]
 Table construction by Castañeda & Associates

- Owner Households

Housing costs as a percentage of income were calculated for specified owner-occupied housing units. According to the U.S. Census Bureau:

Owner costs are the sum of payments for mortgages, deeds of trust, contracts to purchase, or similar debts on the property; real estate taxes; fire, hazard, and flood insurance; utilities; and fuels and, where appropriate, the monthly condominium fee.

Table A-13 shows that in 2000, 445 lower income owners were overpaying. Lower income elderly comprised 43% (190 of 445) of the cost burdened owners.

Table A-14 shows that 284 of the 445 lower income owners who are overpaying are severely cost burdened. Small related families comprise the highest percentage (40%) of the severely cost burdened lower income owners (114 of 284).

Table A-13
City of Carpinteria
Cost Burdened Owner Households
 By Income Group – 2000

	Elderly	Small Related	Large Related	All Other Households	Total Households
Extremely Low 0-30% MFI	74	45	8	15	142
Very Low 31-50% MFI	79	29	10	10	128
Low 51-80% MFI	37	75	28	35	175
Subtotal (All <80% MFI)	190	149	46	60	445
Above Low >80% MFI	74	274	90	59	497
Total	264	423	136	119	942

Source: U.S. Department of Housing and Urban Development, State of the Cities Data Systems: Comprehensive Housing Affordability Strategy (CHAS) Data, “Housing Problems Output for All Households,” May 2004 [Data current as of 2000]

Table construction by Castañeda & Associates

Table A-14
City of Carpinteria
Severely Cost Burdened Owner Households
 By Income Group – 2000

	Elderly	Small Related	Large Related	All Other Households	Total Households
Extremely Low 0- 30% MFI	44	35	8	15	102
Very Low 31-50% MFI	25	29	10	10	74
Low 51-80% MFI	25	50	8	25	108
Subtotal (All <80% MFI)	94	114	26	50	284
Above Low >80% MFI	24	70	15	4	114
Total	118	184	41	54	398

Source: U.S. Department of Housing and Urban Development, State of the Cities Data Systems: Comprehensive Housing Affordability Strategy (CHAS) Data, “Housing Problems Output for All Households,” May 2004 [Data current as of 2000]

Table construction by Castañeda & Associates

Although the causes of overpaying are uncertain, they could be due to added debt from equity lines of credit, higher energy costs, loan approvals with housing debt-to-income ratios exceeding 30%, and loss of income due to unemployment.

In summary, overpaying is often cited as one of the major problems confronting the lower income population. In Carpinteria more “lower income” renters than owners are cost burdened (826 versus 445). Cost burdened renters can be assisted by the County’s Section 8 rental assistance program. However, there are no funding sources to provide financial assistance to owners who are overpaying.

Overcrowding

According to HCD, localities are to estimate the number of households that live in overcrowded and severely overcrowded units. HCD suggests that overcrowding should be estimated by the number of housing units occupied by 1.01 persons or more per habitable room (excluding bathrooms and kitchens). Units with more than 1.5 persons per habitable room are considered severely overcrowded. An example of overcrowding is an eight-room home occupied by six people: three bedrooms, a living room, a dining room, a kitchen and two bathrooms. If six persons live in the home, it would be considered overcrowded (six persons divided by five habitable rooms = 1.2 persons per room).

Overcrowding is one result of the shortage of interior living space. Overcrowding reflects the financial inability of households to buy or rent housing units having enough space for their needs. Consequently, overcrowding is considered a household characteristic (instead of a housing structural condition). An "overcrowded" housing unit does not necessarily imply one of inadequate physical condition; rather, if fewer persons occupied the dwelling, it would not longer be considered "overcrowded." Overcrowding also may be a temporary situation since some households will move to larger housing units to meet space requirements as the need arises.

Table A-15 shows that in 2000, overcrowding was affecting 291 owners (120+76+95) and 498 renters, a number that represents about 16% of the households. Overcrowding is more of a problem for renters than owners with 23.7% of the renters overcrowded versus 10.0% of the owner households. Severe overcrowding was affecting 171 owners and 345 renters.

Table A-15
City of Carpinteria
Persons per Room by Tenure – 2000

Persons Per Room	Owner Occupied	Percent	Renter Occupied	Percent	Total Households	Percent
Less than 1.00	2,632	90.0%	1,604	76.3%	4,236	84.3%
1.01 to 1.50	120	4.1%	153	7.3%	273	5.4%
1.51 to 2.00	76	2.6%	125	5.9%	201	4.0%
2.01 or More	95	3.3%	220	10.5%	315	6.3%
Total	2,923	100.0%	2,102	100.0%	5,025	100.0%

Source: Census Summary File 3, Table H20 – Occupants Per Room by Tenure.
Table construction by Castañeda & Associates



Population and Housing Estimates (2009)

According to estimates by the California Department of Finance, Goleta’s population in January 2009 was 30,476 people. Also as of January 2009, there were an estimated 11,559 housing units in the city. Goleta comprised 7.1 percent of Santa Barbara County’s population and 7.4 percent of the county’s housing units at that time. Comparisons of population, housing units, vacancy rates, and persons per household for January 2009 are shown in Table 10A-1.

**TABLE 10A-1
2009 POPULATION AND HOUSING ESTIMATES**

	Santa Barbara County Total		Cities of Santa Barbara, Carpinteria, and Goleta		City of Goleta	
		<i>Percent of County</i>		<i>Percent of County</i>		<i>Percent of County</i>
Population	431,312	100.0%	135,193	31.34%	30,476	7.1%
Housing Units	156,221	100.0%	54,890	35.14%	11,559	7.4%
		<i>Percent of Units</i>		<i>Percent of Units</i>		<i>Percent of City Units</i>
Single-Family Detached Units	90,421	58.4%	25,332	28.02%	5,882	6.5%
Single-Family Attached Units	11,675	7.5%	4,932	42.24%	1,588	13.6%
Multifamily (2–4 Units)	13,916	9.0%	6,984	50.19%	769	5.5%
Multifamily (5+ Units)	31,430	19.5%	15,563	49.52%	2,699	8.6%
Mobile Homes	8,779	5.7%	2,079	23.7%	621	7.1%
		<i>Difference with County</i>		<i>Difference with County</i>		<i>Difference with County</i>
Percent Vacant	4.5%	--	5.0%	0.5%	2.5%	2.0%
Persons Per Household	2.8	--	2.6	0.2	2.7	0.1

Source: California Department of Finance Demographic Research Unit Table E-5 (January 1, 2009).

The California Department of Finance (DOF) estimates the population for the City of Goleta to be 30,476 in January 2009. In 2004, the DOF reported a loss of population and continued the negative population growth until 2007, after which the population has increased. From 2007 to 2008 the population grew by 0.76% and from 2008 to 2009, growth continued at a rate of 0.52%. The turnaround in population is most likely in part a reflection of the City’s recent upturn in completed housing units.

**TABLE 10A-2
CITY OF GOLETA DOF POPULATION ESTIMATES AND GROWTH RATES, 2003 TO 2009**

Year	2003	2004	2005	2006	2007	2008	2009
Goleta Population	30,808	30,753	30,533	30,168	30,090	30,319	30,476
Growth Rate	N/A	-0.18%	-0.72%	-1.20%	-0.26%	0.76%	0.52%

Source: Department of Finance (DOF) May 2009, E-4 Population Estimates for Cities, Counties and State, 2001-2009.

The City of Goleta’s population in 2009 constitutes 7.1 percent of the Santa Barbara County population of 431,312. Generally the South Coast area of the County has been growing less than North County areas. The county’s population distribution is forecast to continue to shift toward the North County by SBCAG (RGF 2007), largely due to the availability of vacant land designated for residential growth.

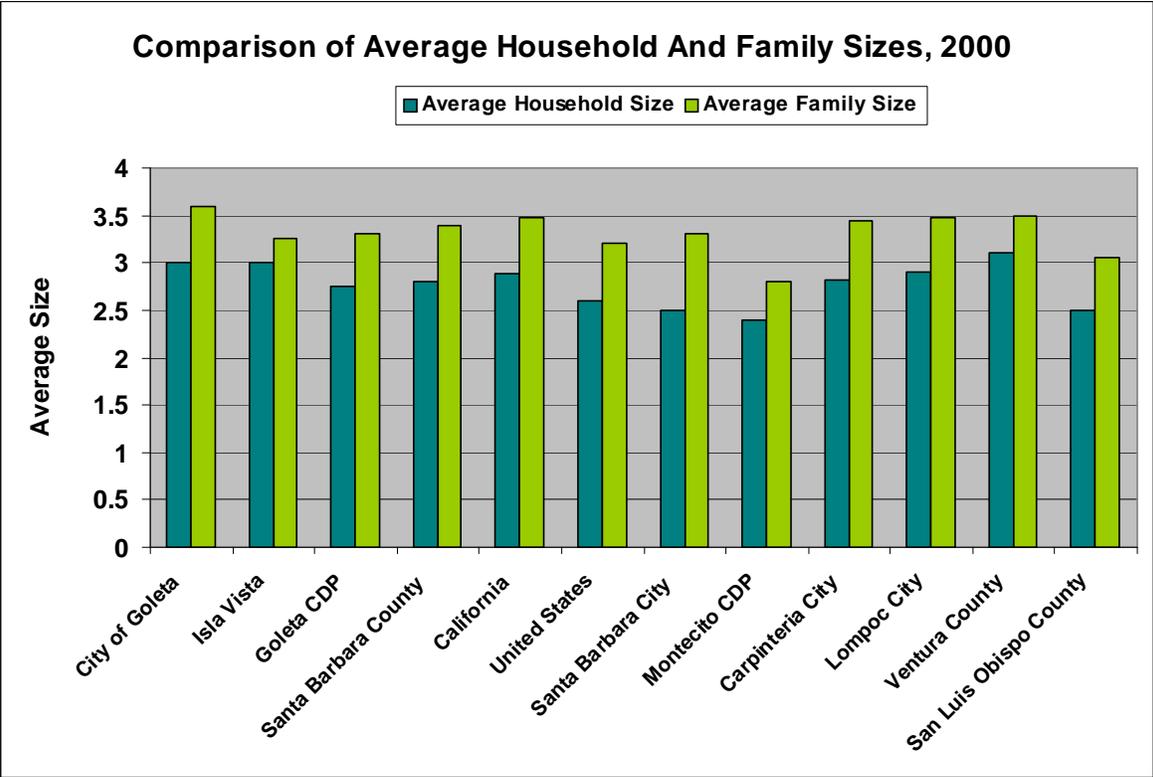
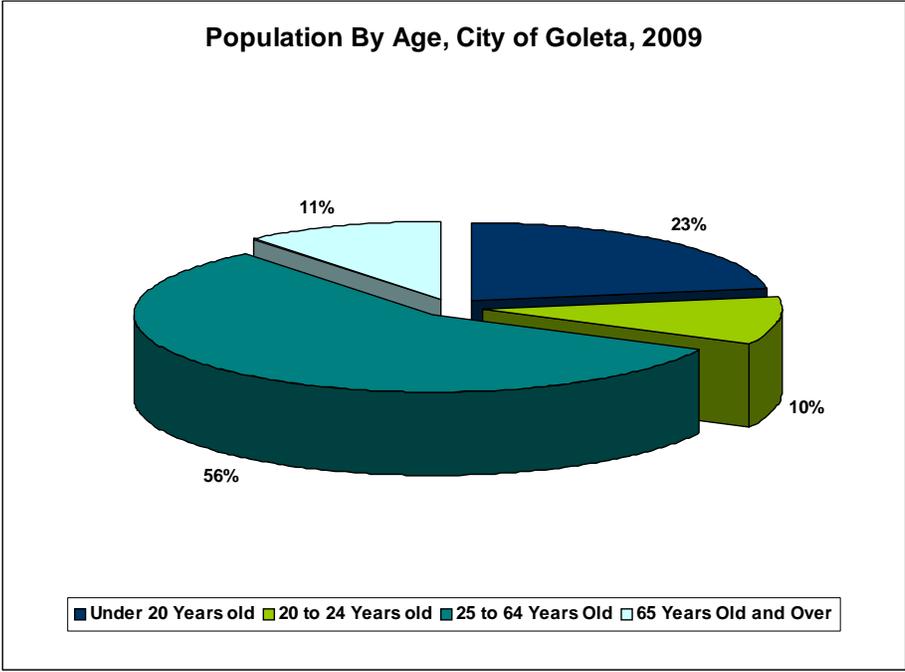
**TABLE 10A-3
SANTA BARBARA COUNTY AND CITIES
POPULATION AND GROWTH RATES, 2008 AND 2009**

	2008	2009	Growth Rate
Santa Barbara County	426,915	431,312	1.0
South County Cities	134,628	135,193	0.4
Santa Barbara	90,074	90,308	0.3
Carpinteria	14,235	14,409	1.2
Goleta	30,319	30,476	0.5
North County Cities	150,339	152,154	1.2
Santa Maria	90,873	92,542	1.8
Lompoc	42,857	42,892	0.1
Guadalupe	6,524	6,534	0.2
Buellton	4,687	4,740	1.1
Solvang	5,398	5,446	0.9
Balance Of Unincorporated County	141,948	143,965	1.4
Source: Department of Finance (DOF) May 2009, E-1: State/County Population Estimates with Annual Percent Change.			

Recent American Community Survey data (ACS 2005-2007) provides more details on the age, race, ethnicity, and gender composition, educational attainment, employment, disability status, and other household characteristics of our population. The median age within Goleta was 35.7 years in 2007, compared to the Santa Barbara County median of 33.9 years and the state median of 34.7 years of age. Twenty-two percent of the population was under 18 years and 12 percent was 65 years and older (ACS 2007). The gender composition is 48 percent females and 52 percent males.

ACS data (2005-2007) reported there were 11,000 households in the city. The average household size was 2.6 people. Families made up 57 percent of the households. This figure includes both married-couple families (49 percent) and other families (8 percent). Nonfamily households made up 43 percent of all households. Most of the nonfamily households were people living alone, but some were composed of people living in households in which no one was related to the householder.

Most residents, 77 percent reside in family households, compared to an average of 75 percent for the county and 81 percent for the state. A total of 19 percent, or 5,470 residents, reside in nonfamily households, either with nonrelated individuals or alone, compared to a county average of 17 percent and a state average of 18 percent. Charts 10A-2 and 10A-3 show (1) the age group structure of the City and, (2) a comparison of the average family and household sizes in the City with other areas.



Some additional population characteristics of Goleta derived from the 2005-2007 American Community Survey (ACS 2007) and Census 2000 include:

(1) *Minority Population.* Forty percent, or 11,413 residents, of the population is considered minority (race other than White and non-Hispanic), compared to a county average of 43 percent and a state average of 53 percent (Census 2000). The ACS (2007) provides this complementary detail: for people reporting one race alone, 74 percent are White; 2 percent are Black or African American; less than 0.5 percent are American Indian and Alaska Native; 12 percent are Asian; less than 0.5 percent are Native Hawaiian and Other Pacific Islander, and 12 percent are some other race. Two percent reported two or more races. Twenty-six percent of the people in Goleta are Hispanic. Fifty-nine percent of the people in the city are white non-Hispanic. People of Hispanic origin may be of any race.

(2) *Female Head of Household.* Twenty-four percent, or 1,635 of the households in Goleta, have a female head of household, compared to a county average of 24 percent and a state average of 26 percent (Census 2000).

(3) *Disability Status.* Among people at least five years old from 2005-2007, 10 percent reported a disability. The likelihood of having a disability varied by age - from 1 percent of people 5 to 15 years old, to 9 percent of people 16 to 64 years old, and to 29 percent of those 65 and older (ACS 2007).

(4) *Geographic Mobility.* From 2005-2007, 84 percent of the people at least one year old living in Goleta were living in the same residence one year earlier; 10 percent had moved during the past year from another residence in the same county, 2 percent from another county in the same state, 2 percent from another state, and 1 percent from abroad (ACS 2007).

(5) *Goleta Residents New to California.* In 2000, 9 percent, or 2,415 residents of Goleta over 5 years of age, lived outside the State of California in 1995, while 50 percent, or 13,660 residents, lived in the same house in 1995. In Santa Barbara County as a whole, the average was 52 percent, and the state average was 50 percent (Census 2000).

(6) *Goleta Residents New to Santa Barbara County.* In 2000, 20 percent, or 5,290 Goleta residents, lived outside the county in 1995, compared to the Santa Barbara County average of 22 percent (Census 2000).

(7) *Educational Attainment.* Thirty-nine percent of Goleta residents, or 6,818 persons, over 25 years of age have a 4-year college degree or higher. Fewer than 11 percent, or 2,001 persons, have not obtained their high school diploma or equivalent. In contrast, 19 percent of the population over 25 years of age in the county as a whole has less than a high school degree, while the statewide average is 23 percent (ACS 2007).

(8) *School Enrollment.* The total school enrollment in the city was 8,700. Nursery school and kindergarten enrollment was 570 and elementary or high school enrollment was 4,400 children. College or graduate school enrollment was 3,700 (ACS 2007).

(9) *Nativity and Language*. Twenty-four percent of the people living in Goleta from 2005-2007 there were foreign born. Seventy-six percent was native, including 49 percent who were born in California. Among people at least five years old living in the city from 2005-2007, 36 percent spoke a language other than English at home. Of those speaking a language other than English at home, 59 percent spoke Spanish and 41 percent spoke some other language; 43 percent reported that they did not speak English "very well." (ACS 2007)

Housing Characteristics

This section summarizes the housing supply and its general characteristics in the city of Goleta and the Goleta Valley. The data reported here, unless otherwise noted, are estimates by the City from the 2000 U.S. census.

Housing Types and Occupancy

According to the 2000 U.S. census, more than half of Goleta's housing units (56 percent, or 6,053 units) are owner occupied, with 41 percent (or 4,467 units) occupied by renters. In comparison, 69 percent of the housing units in the Goleta CDP, 56 percent of the county, and 66% of the state are owner occupied. In 2000, 260 units in the city (or 2.4 percent of all units) were vacant, which is similar to the 2.47 percent vacancy rate in 2009 estimated by the California Department of Finance.

U.S. census data for the city of Goleta in 2000 indicate that 50 percent (or 5,350 of the 10,780 units) were single-family detached structures. Another 9 percent (or 932 units) were attached single-family structures. Multifamily units, in structures of two or more units, comprised 35 percent of the total units, and mobile homes comprised 6 percent of all units in 2000. Only 3 percent of the units in the city in 2000 were existing in 1950, or 329 units. The number of units added in each decade from 1960 has declined. A total of 4,374 units were added from 1960 to 1969, 2,789 units from 1970 to 1979, 1,209 units from 1980 to 1989, and 710 units from 1990 to 2000. From January 2001 through September 2005, a total of 691 units were completed and added to the housing stock.

In 2000, roughly half of the city's 10,780 housing units were two-and three-bedroom units, while one-quarter were one-bedroom units. In total, about three-quarters of all of the housing units in Goleta could be considered "family size" units, with two to five or more bedrooms.

With overall rents up over 8.5 percent between April 2007 and April 2008 and a vacancy rate of just 1.8%, South Coast area apartment owners have been well insulated from the economic woes and meltdown in the residential real estate sector. As a result, many local residents spend a much higher percentage of their income for rental housing.

A vacancy rate of 5.0 percent is generally used to represent "equilibrium" in the multifamily housing market. The South Coast and Goleta are far below this equilibrium point. This structurally low apartment vacancy rate, combined with market rents that continue to accelerate faster than the overall cost of living, is clear evidence that there is a shortage of rental housing in the South Coast area. There have been some additional subsidized affordable housing units added to the South Coast housing market during recent years, but there has been very little market rate apartment construction in decades, with the recent exception of Willow Springs and Sumida Gardens projects. Market rate apartments can be especially difficult to produce, as they must compete with more

lucrative condominiums for development of limited land zoned for higher density housing, and apartment development tends to draw more opposition from existing residents than other types of housing.

Physical Condition of the Housing Stock

Tables 10A-4 and 10A-5 present the results of a citywide survey of housing conditions conducted in the fall of 2003 (including all structures except condominiums and mobile homes). The tables combine the ratings for wall condition with the roof condition rating to produce an overall rating of housing condition. If no repair need is noted for either walls or roof, the unit is classified as “No Repair.” If minor repair is identified for either or both, the unit is rated as needing “Minor Repair.” If more than minor repair is indicated but no major repair (roof structure or wall replacing) the unit is rated as “Needs Work.” If either the roof or wall requires replacement, the unit is rated as needing “Substantial Repair.”

**TABLE 10A-4
ESTIMATED CONDITION OF HOUSING STOCK BY TYPE OF UNIT, 2003**

Number of Units	Multifamily	Single Family	Total
Minor Repair	228	370	598
Needs Work	205	453	658
No Repair	2,923	4,472	7,395
Substantial Repair	6	20	26
Total	3,362	5,315	8,677
Percent of Total	Multifamily	Single Family	Total
Minor Repair	2.6%	4.3%	6.9%
Needs Work	2.4%	5.2%	7.6%
No Repair	33.7%	51.5%	85.2%
Substantial Repair	0.1%	0.2%	0.3%
Total	38.7%	61.3%	100.0%
Percent of Type	Multifamily	Single Family	Total
Minor Repair	6.8%	7.0%	6.9%
Needs Work	6.1%	8.5%	7.6%
No Repair	86.9%	84.1%	85.2%
Substantial Repair	0.2%	0.4%	0.3%
Total	100%	100%	100%

Source: 2003 City of Goleta Survey.

**TABLE 10A-5
ESTIMATED CONDITION OF THE HOUSING STOCK BY SUBAREA, 2003**

	Area				Grand Total
	Northeast	Northwest	Southeast	Southwest	
By Area Combined					
Minor Upkeep	111	97	154	236	598
Needs Work	135	188	158	177	658
No Repair	2,537	1,632	1,112	2,114	7,395
Substantial Repair	3	7	7	9	26
Total	2,786	1,924	1,431	2,536	8,677
Sum of Number of Units Combined					
Minor Upkeep	4.00%	5.0%	10.8%	9.3%	6.9%
Needs Work	4.8%	9.8%	11.0%	7.0%	7.6%
No Repair	91.1%	84.8%	77.7%	83.4%	85.2%
Substantial Repair	0.1%	0.4%	0.5%	0.4%	0.3%
Total	100%	100%	100%	100%	100%
Source: 2003 City of Goleta Survey.					

Caution should be taken in interpreting these data. The data were generated by means of a windshield survey that evaluated only the exterior condition of the structures. More significant structural or interior repairs may be needed on more structures than can be identified by this methodology. The survey information is most useful in identifying overall areas where housing quality may be deteriorating and where potential housing conditions problems may occur in the future. The categories “Needs Work” and “Substantial Repair” also may identify units where more significant interior or structural deterioration may be present, warranting further examination. Eighty-five percent of the 8,677 units rated in the survey are in very good condition, requiring no repair. Very few units need substantial repair for either multifamily or single-family units. About 7 percent, or 598 units, of all units need only minor repair. There is very little variation in the quality of housing by type.

Overcrowding

Overcrowding is defined as more than 1.01 people per room, severe overcrowding as more than 1.51 people per room. A one-bedroom apartment (bedroom + living room + kitchen = 3 rooms) would be overcrowded if four people lived there and severely overcrowded if five people lived there.

A two-bedroom apartment (two bedrooms + living room + kitchen = 4 rooms) would be overcrowded if five people lived there and severely overcrowded if six people lived there. One result of high housing prices is that people often settle for housing that is too small for their household. In the City of Goleta, a total of 559 or 5.3 percent of all residents were living in overcrowded conditions in 2007 (ACS 2007). Of these, 180 or 1.7 percent of all residents were severely overcrowded (more than 1.51 persons per room in the household). Census 2000 data provides more detail, such as the tenure shares of overcrowded persons. In 2000, of those classified as overcrowded, 34.5 percent resided in owner-occupied units and 65.5 percent were renters. Thus, the data suggest that overcrowding occurs more often in renter-occupied housing than in owner-occupied housing.

The Housing Element recommends several strategies to address overcrowding: (1) incentives and requirements to provide more affordable housing; (2) incentives for the production of rental housing to address the shortage of rental housing; (3) policies encouraging a variety of affordable housing choices including small and large units, and three-or-more-bedroom units for families; and, (4) targeting of CDBG funds for the rehabilitation of housing, including an emphasis on the addition of sufficient bedroom space.

Employment

This section summarizes employment patterns in the city of Goleta and the Goleta Valley. Since there is no established system of reporting employment data by place of work for just the city of Goleta, this type of data is reported here for the Goleta Valley. The U.S. census of population provides data for the employment characteristics of people who live within the city, but may work in the city or elsewhere.

Table 10A-10, which is based on SBCAG and UCSB estimates, shows the estimated number of people who commute to jobs on the south coast from residential locations outside the south coast. In 2006, estimates using U.S. Census 2000 data, found 9,009 workers commuted into Santa Barbara County from Ventura County and approximately 14 percent of the people employed at work places on the south coast commuted in from outside the immediate area.

An updated SBCAG commuter profile (2007) found that commuter activity was virtually unchanged from 2002, wherein approximately nine out of ten Santa Barbara County commuters (92%) live and work within Santa Barbara County. The remaining eight percent work in neighboring counties with San Luis Obispo supplying jobs for five percent of Santa Barbara County workers. Later, SBCAG updated these commute estimates with CalTrans inter-county travel data. The CalTrans Count Station data show an increase in the number of commuters from Ventura County by about 12 percent or up to 10,100 commuters per day traveling from Ventura County (alone not including thru traffic from further south) into Santa Barbara County. SBCAG reported other estimates that suggested that the overall number of commuters between western Ventura County and the south coast of Santa Barbara County is as high as 16,000 per day in 2005. If it were assumed that these commute estimates relate to employment in Goleta, then at least 3,100 workers commute to the city from outside the South Coast.

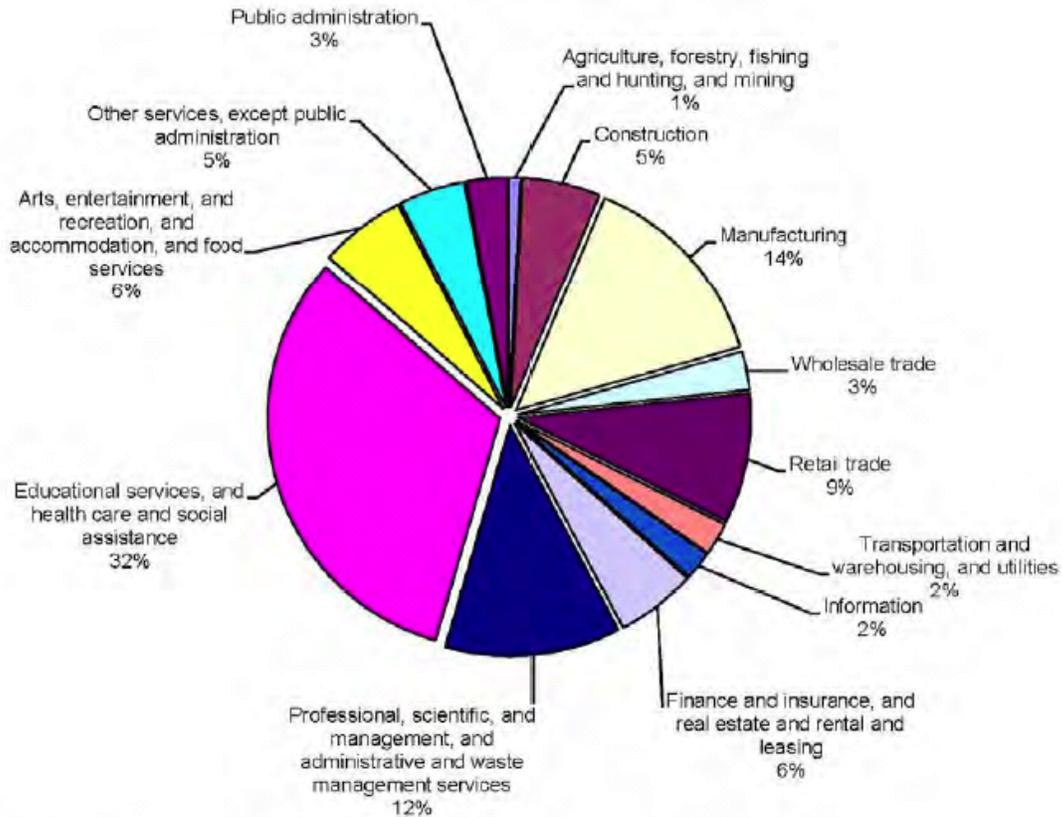
**TABLE 10A-10
ESTIMATE OF SOUTH COAST COMMUTING PATTERNS BASED ON
SBCAG AND UCSB DATA**

Derived from 2000 Census and CalTrans Count Data	Into South Coast (2007)	Into South Coast (2006)	Out of South Coast	Net (2007)
From South	12,115	10,806	4,008	8,107
Ventura County	10,100	9,009	2,419	7,681
Los Angeles County	2,015	1,797	1,589	426
From North	4,477	4,145	1,537	2,940
Total Commuters	16,592	14,951	5,545	11,047
Live and Work on South Coast	95,725	95,725	95,725	0
	By Where Workers Work	By Where Workers Work	By Where Workers Live	Net Imbalance
Total	112,317	110,675	101,270	11,047
Commuters as a Percent of Total	17%	14%	5%	
Sources: U.S. Census 2000, SBCAG Regional Growth Forecast 2005-2040, Aug. 2007.				

Although there is a near balance between jobs and workers in the Goleta Valley, many people still commute. The core issue is not necessarily just one of the number of jobs compared to housing, but rather the price of local housing compared to the salaries local jobs pay. A frequent problem associated with the affordability gap is that the high price of homes makes it difficult in some cases for employers to recruit new employees to the area. The problem is probably most acute for younger segments of the prospective workforce who may not have accumulated home equity, and is less acute for those who have already built up equity in other high housing price areas.

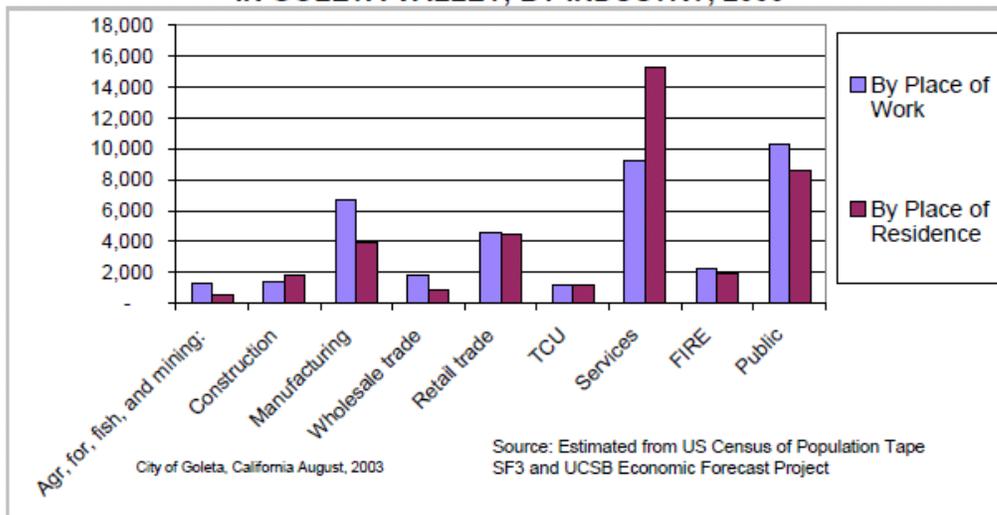
While it may be ideal that people should be able to obtain affordable housing near their workplace, commuting long distances to reach more affordable housing or meet other lifestyle objectives is common in the United States and California. Almost one out of five workers (19 percent) in the United States and 22 percent in California commute more than 40 minutes one-way to work. In Southern California, high commute times are common; 27 percent of the workers who reside in Riverside County commute more than 40 minutes, 25 percent in Los Angeles County, and 21 percent in Orange County.

**CHART 10A-11
EMPLOYMENT OF GOLETA RESIDENTS BY INDUSTRY, 2007**



Source: U.S. Census Bureau, 2005-2007 American Community Survey

**CHART 10A-12
COMPARISON OF NUMBER OF GOLETA VALLEY RESIDENTS AND JOBS LOCATED IN GOLETA VALLEY, BY INDUSTRY, 2000**



The primary reason for such long commutes is generally believed to be the need for people to find housing at affordable prices. However, the percent of workers who reside in Lompoc and the Santa Ynez Valley and commute more than 40 minutes one way to work is similar to the state averages of 22% and 23%.

Income and Housing Costs

This section compares incomes with housing costs in Goleta. The median annual household income in 1999 for households residing within what is now the Goleta city limits was \$54,000, compared to the Santa Barbara County median of \$46,677 and a state median of \$47,493.

Chart 10A-14 contains data from the 2000 U.S. census for Goleta and other jurisdictions or areas. It shows the percents of persons and families with incomes below the poverty level. Data for Isla Vista are not included to better compare with other areas, since 63 percent of Isla Vista individuals have incomes below the poverty level due to the high proportion of students in that area.

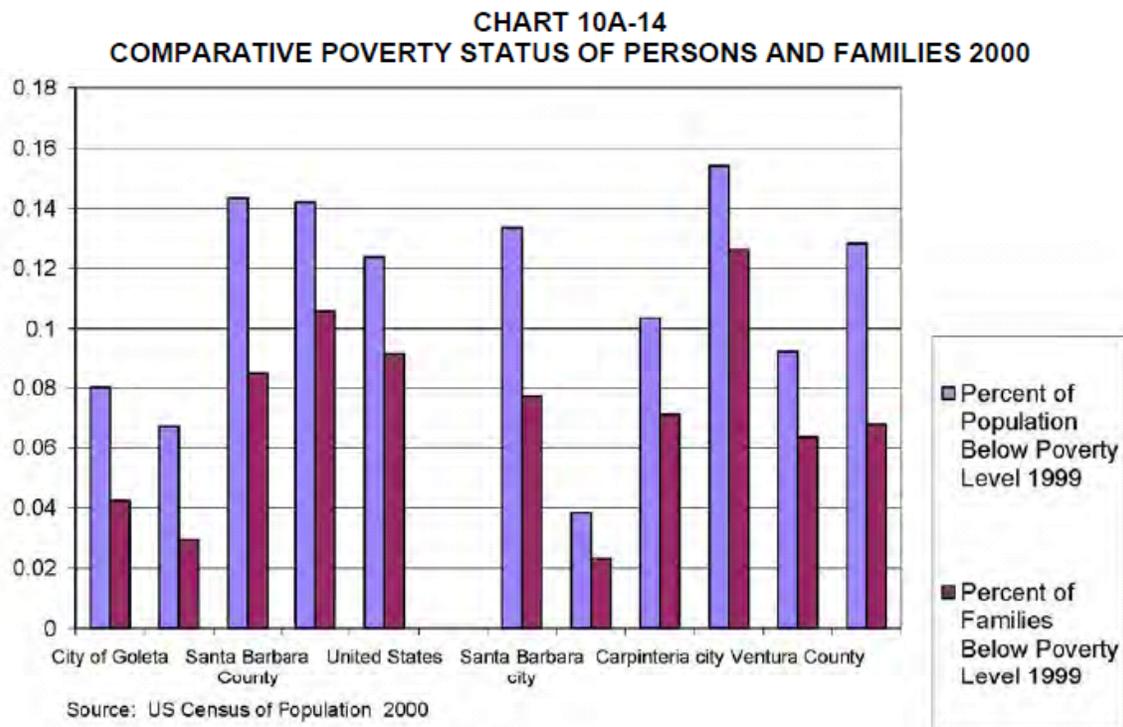
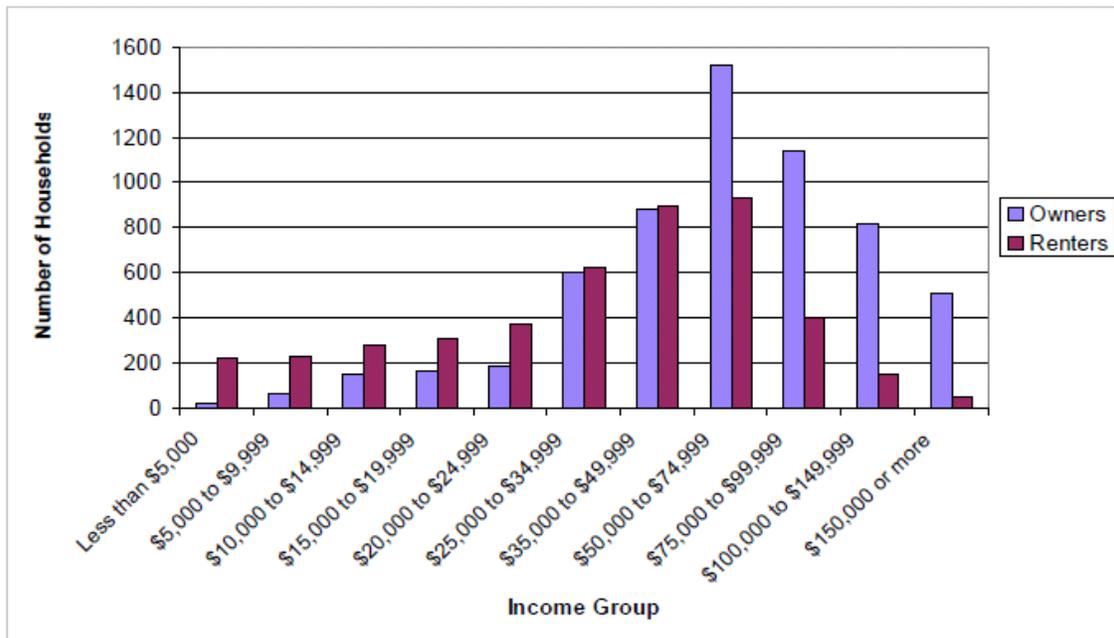


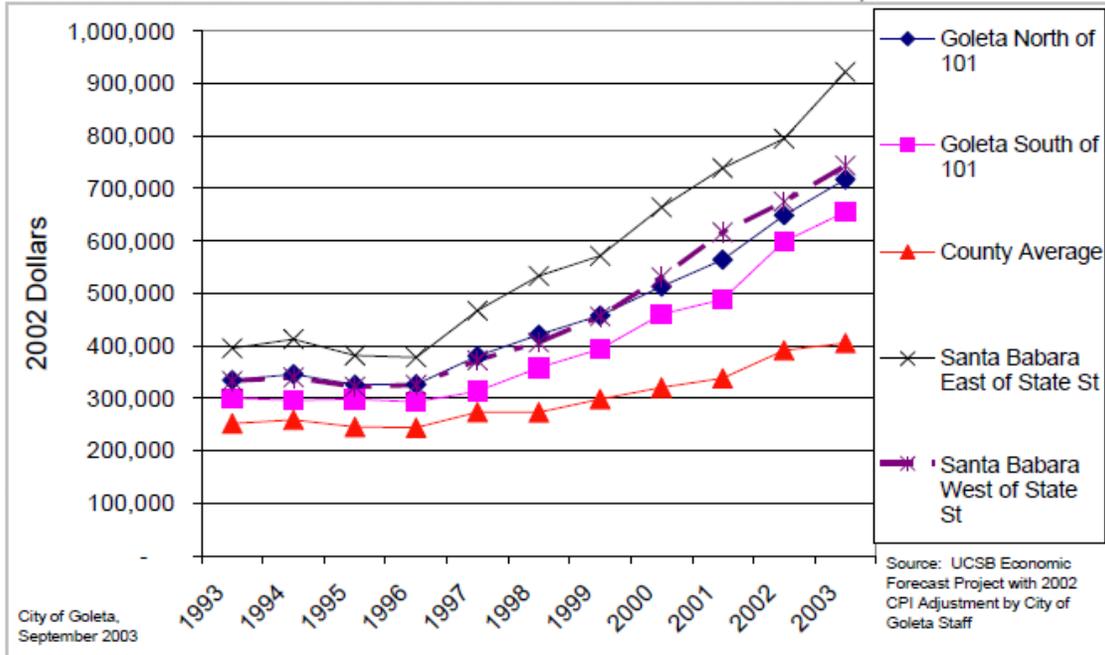
Chart 10A-15, which provides data from the 2000 U.S. census for Goleta, shows the number of households in each income group by housing tenure (owner- and renter-occupied). While many renter and owner households are included in the middle-income household groups (\$25,000 to \$75,000 per year), the curves for each type is skewed in opposite directions; as a group, owners have a greater share of higher income households, while renters have a greater share of lower income households.

Chart 10A-16 shows the increase in housing prices in the area since 1993. Goleta Valley housing prices were increasing significantly faster than the county average but slower than the prices in the city of Santa Barbara. The housing price appreciation in the northern part of Goleta Valley closely matches price trends in the area west of State Street in the city of Santa Barbara. Santa Barbara County has the fourth-highest housing costs of the areas shown as of 2001, following San Francisco, Monterey, and Orange County. The San Diego and Ventura costs are just below those for the Santa Barbara area. As noted above, the south coast cost of housing increased faster than the county average, as shown in Chart 10A-17. Other areas portrayed on this chart would have similar “hot spots” above the average for the particular housing market areas.

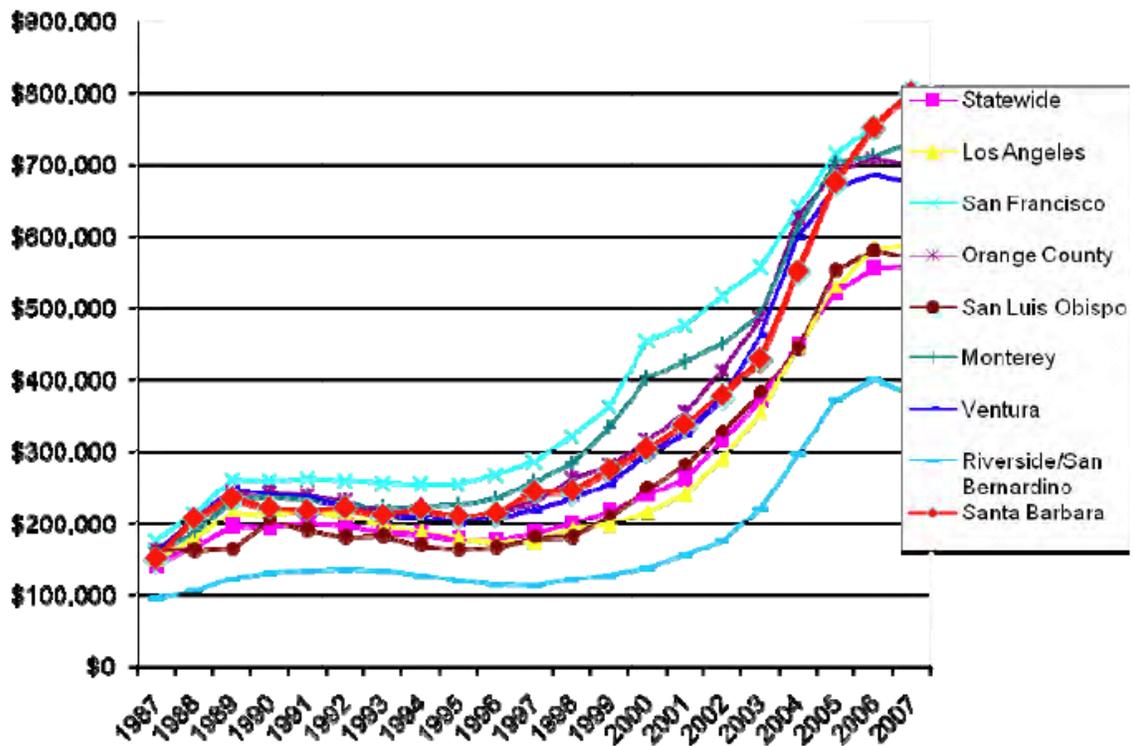
**CHART 10A-15
HOUSEHOLD INCOME BY HOUSING TENURE IN GOLETA, 1999**



**CHART 10A-16
MEDIAN SINGLE FAMILY HOME PRICES IN 2002 DOLLARS, 1993 TO 2003**



**CHART 10A-17
STATE HOUSING PRICE TRENDS, SELECTED AREAS REPORTED IN STATE STATISTICAL ABSTRACT, 1987 TO 2007**



The escalation in housing costs does not affect everyone equally. As noted above, 57 percent of the households in the city of Goleta and about 69 percent of the population of the Goleta Valley already own a home. These homeowners have generally benefited from this escalation in value since it adds to their equity. The escalation has particularly added to the wealth of people who may have owned their homes for a long time. Since, according to the California Association of Realtors, 70 percent of homebuyers, on average, are already homeowners and can use their equity to assist in buying homes, this increase in value allows these buyers to compete for higher priced homes. Consequently, part of the escalation in housing costs is probably due to “equity chasing equity.”

The escalation in housing costs most directly affects renters who aspire to be first-time homebuyers and new entrants to the local housing market. However, not all renters are currently prospective homebuyers. Two demographic groups in particular are not likely to be associated with an interest in home purchasing: the older age groups and young households. As people approach retirement, they may be more interested in converting built-up equity into more liquid forms of assets to enjoy during retirement, and renting may be an attractive option. Also, renters who have reached those age groups are unlikely to want to tie up their assets in home ownership late in life. People who have never owned a home are unlikely to change later in life. While, eventually, younger age groups may desire to enter the ownership market, it is after they have decided to settle into a community; meanwhile, they tend to want to keep their options flexible. This would be especially true for the large number of college-age households in the Goleta Valley. Finally, a more diverse group is single-person households in the in-between age groups. While many of these households may be prospective buyers, this group could also include a large number of people for whom home ownership may have little appeal.

Overpayment for Housing

The traditional standard for evaluating excessive housing expense relative to income, or “overpayment for housing,” is when housing costs exceed 30 percent of the income of a household. This standard is recommended by the Governor’s Office of Planning and Research *General Plan Guidelines* as a way to determine housing affordability, and is also used by HUD as a standard for appropriate housing payment. Households paying more than 30% of their income for housing are defined as “overpaying households.” Severely overpaying households pay more than 50% of their income for housing.

Of the 19,799 households in Goleta Census Defined Place (CDP), 2,989 or 15.1 percent pay more than 50% of their gross income on housing. This understates the incidence of greater than 50% overpayment, as the Goleta CDP includes a portion of the unincorporated county (Hope Ranch) that has a much higher median household income than Goleta. Census data are not available at that level of detail to estimate the incidence for the City alone.

Renters/Owners

Of the 6,061 renter households in Goleta CDP, 17.9 % overpay by more than 50%, and of the 13,738 owner-occupied households, 13.9% exceed 50% of their gross incomes on housing costs.

Large Families

Of the 686 large (5 or more person) families that rent, 13% overpay by more than 50% and for the 1,754 large families that own, 12.2% overpay more than 50% of their income.

Elderly

Of the 704 elderly (1 and 2 member) households that rent, 23% pay more than 50% and for the 4,445 elderly households that own, 13.3% pay more than 50% of their income.

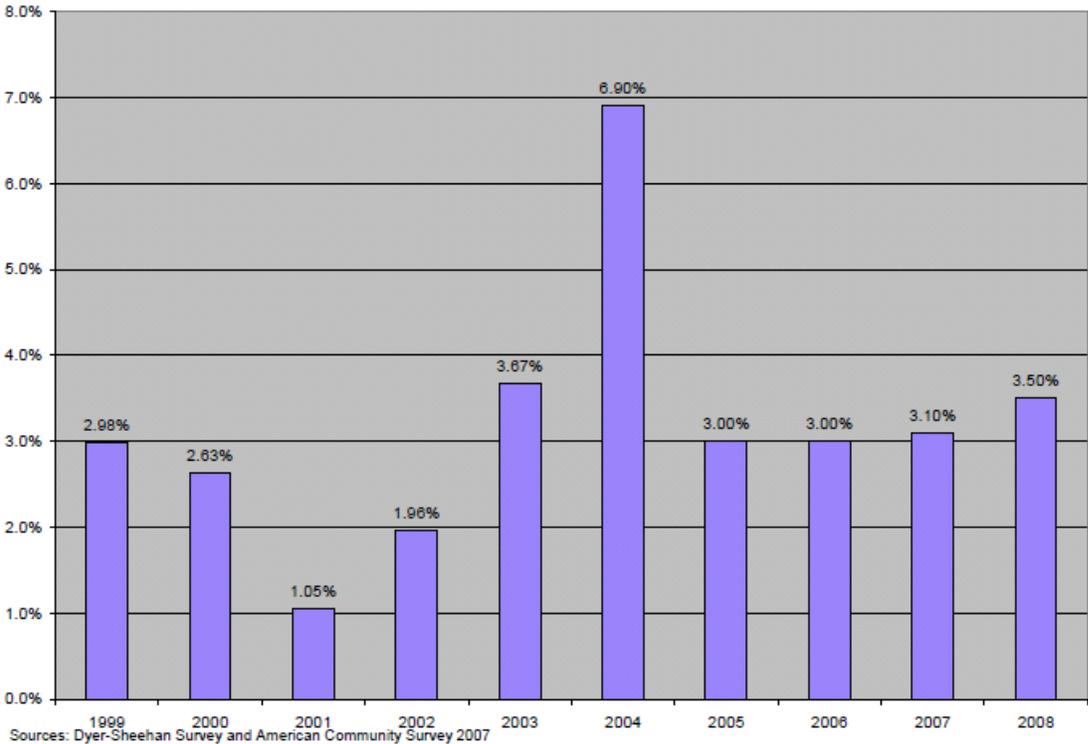
Lower-Income

Of the 2,726 low-income households of the Goleta CDP, 28.5 % pay more than 50% on housing; for very low-income households, 67% pay more than 50% on housing with the incidence of overpayment increasing as the income level falls as a share of the median income. Lower income households are more acutely impacted when paying more than 30% of income for housing because there is less “disposable” income for other important living expenses, such as food, clothing, transportation, education, health care, etc. The tables below tabulate the number and percent of lower income households by housing tenure overpaying for housing.

Rental Vacancy Rate

While rental unit vacancy rates are not a direct measure of housing affordability, they do serve as useful indicators since rental rates are very responsive to market conditions. High rates indicate a surplus of supply, which usually leads to downward market adjustments in rents. In recent years, vacancy rates for rental units in the area have been increasing, reaching an 8-year high of 6.9 percent for the Goleta Valley area in 2004. However, this may be due to a significant number of newly constructed units reaching the market at the time of the survey. So, trends over a longer time period present a more accurate picture. Nevertheless, the data presented in Chart 10A-28 tend to suggest that rents are not subject to the same increases that are affecting housing values for owners, and thus rental housing at market rates can be an important source of housing to meet local affordability needs. More recent California Department of Finance (DOF) data indicate an overall vacancy rate in Goleta in 2009 of 2.47 percent.

CHART 10A-28
RENTAL UNIT VACANCY RATE IN GOLETA AREA, 1999 TO 2008





Population Characteristics

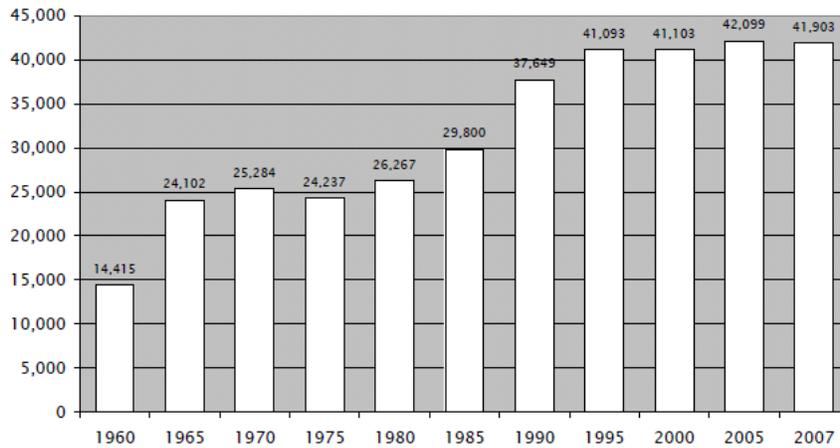
The City of Lompoc is a predominately residential community contained within 11.65 square miles surrounded by equestrian ranches, farms, vineyards and rolling hills. Residential land uses comprise 46% of the City’s total area, excluding public rights-of-way and federal property. Since 2000, the City’s population has remained virtually unchanged, growing at an annual rate of less than 0.30%; the lowest rate of growth the City has experienced over the past 45 years. Comparatively speaking, Lompoc has a youthful and racially diverse population whose economic well being is largely influenced by the presence of large government institutions; most notably, Vandenberg Air Force Base (“AFB”).

Table H-4 Population Profile	Comparative Attributes		
	City of Lompoc	Santa Barbara County	Trend
Growth Rate			
Actual	0.93% Annual Inc.	0.61% Annual Inc.	Declining
Forecasted	0.77% Annual Inc.	0.67% Annual Inc.	Declining
Demographics			
Median Age	32.2 Years	33.4 Years	Increasing
Minorities	34%	27%	Increasing
Unemployment Rate	12.7%	7.2%	Increasing
<p>Source: U.S. Census, Department of Commerce, 1990 - 2000. Employment Development Department, State of California, January 2009. Also see Tables H-5 through H-7 and Figures H-3 through H-5.</p> <p>Notes: Forecasted Growth Rate is derived from Table H-5.</p>			

Growth Profile

Historically, the population of Lompoc has experienced periods of rapid growth as portrayed in Figure H-3. From the late 1950’s through the mid-1980s, the growth was primarily generated by employment at Vandenberg AFB. The most recent episode of rapid population growth for Lompoc in conjunction with Vandenberg AFB occurred from 1978 to the mid-1980’s when plans were underway for Space Shuttle launches. However, after the Space Shuttle Challenger Disaster in 1986 plans for shuttle launches from Vandenberg AFB were discontinued. Consequently, employment at Vandenberg AFB was not as dominant a factor in the City’s growth rate as it had been prior to 1986. Beginning in the late 1980’s employment growth in the Santa Barbara-Goleta area, combined with lower housing costs in Lompoc, triggered accelerated population growth.

Figure H-3
Historic Population Trends
City of Lompoc
1960 – 2007



Sources: United States Department of Commerce, U.S. Census Bureau, Census 1960-1990 State Department of Finance, 1995 - 2007 Santa Barbara County Association of Governments, Regional Growth Forecast 2000-2030

Population Projections

Rapid population growth took place between 1960 and 1965 when the City grew approximately 10.83% annually. By the end of the 1960's the City had an annual growth rate of 5.78% for the decade. In the 1970's the annual growth rate was approximately 0.40%. The City's population again increased rapidly during the 1980's with an annual growth rate of 3.67%. From 1990 to 2000, the City's population increased at an annual rate of 0.90%. Since 2000, the City's population has remained virtually unchanged, growing at an annual rate of less than 0.30%; the lowest rate of growth the City has experienced over the past 45 years

The population projections for the City of Lompoc and Lompoc Valley, which reflect 2000 Census data, are presented in Table H-5. The City is projected to grow by approximately 2,600 people during the time period 2005 – 2015, or approximately 6.2%. Population growth within the overall market area is expected to be slower than the City. The Lompoc Valley HMA is projected to grow by 3,200 people, or 5.4%. The County's population is projected to increase by 27,400 persons, or 6.6%, during this same time period. The 2007 City of Lompoc population is estimated at 41,930 persons.

Table H-5 Population Projections	Persons				
	2005	2010	2015	2020	2025
City of Lompoc	41,800	43,300	44,400	45,700	46,900
Unincorporated Area	17,700	18,000	18,300	18,600	18,900
Lompoc Valley HMA	59,400	61,200	62,600	64,200	65,800
Santa Barbara County	417,500	430,200	444,900	459,600	473,400
Source: Regional Growth Forecast 2000 - 2030, Santa Barbara County Association of Governments, August 2007.					

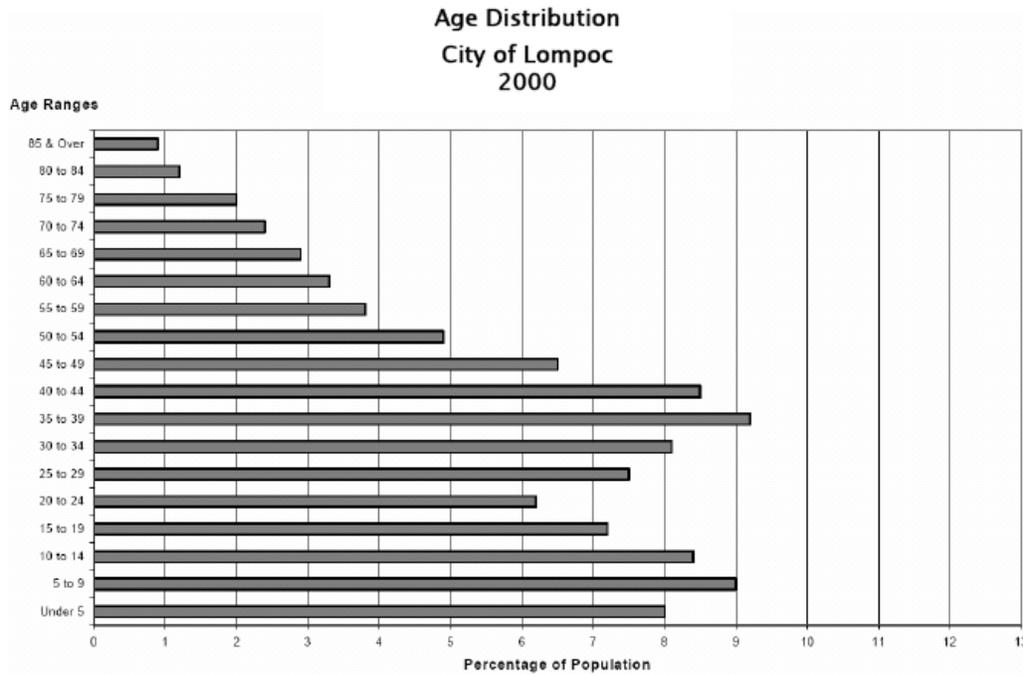
Age Distribution

Examining the age distribution of the population is helpful in assessing the demand for different housing types. For example, an older population might require smaller housing units, which are easier to maintain and which accommodate one or two persons per household. A younger population requires a wider variety of housing unit types. These housing types may include large units for couples with children which can accommodate three or more persons per household or smaller units more suitable for young childless couples and single unrelated adults which can accommodate three persons or less per household.

The existing age distribution for the City of Lompoc is provided in Figure H-4. The median age of Lompoc residents is approximately 32 years. Approximately 30 percent (12,310) of the City residents are 17 years or less and approximately 9% (3,856) are 65 years or more. Nearly 65% (26,176) of the City's population is under 40 years and approximately 19.5% of the population is 22 to 34 years of age. The overall youthfulness of the community and large proportion of the population aged 22 to 34 indicates a need for affordable family housing units which can accommodate three or more individuals and affordable housing units for single adults.

City residents aged 17 or under typically reside in housing units with their parents or guardians. Residents aged 22 to 34 typically earn less than older members of the work force and are creating new households, starting families and having children. In 1990 females between the ages of 20 and 34 accounted for approximately 78% of the annual births within Santa Barbara County. This trend continued into 1995 decreasing only slightly to approximately 74% of the annual births. In 1995 births by females age 40 and older increased slightly from approximately 10% of the annual births in Santa Barbara County to approximately 13%.

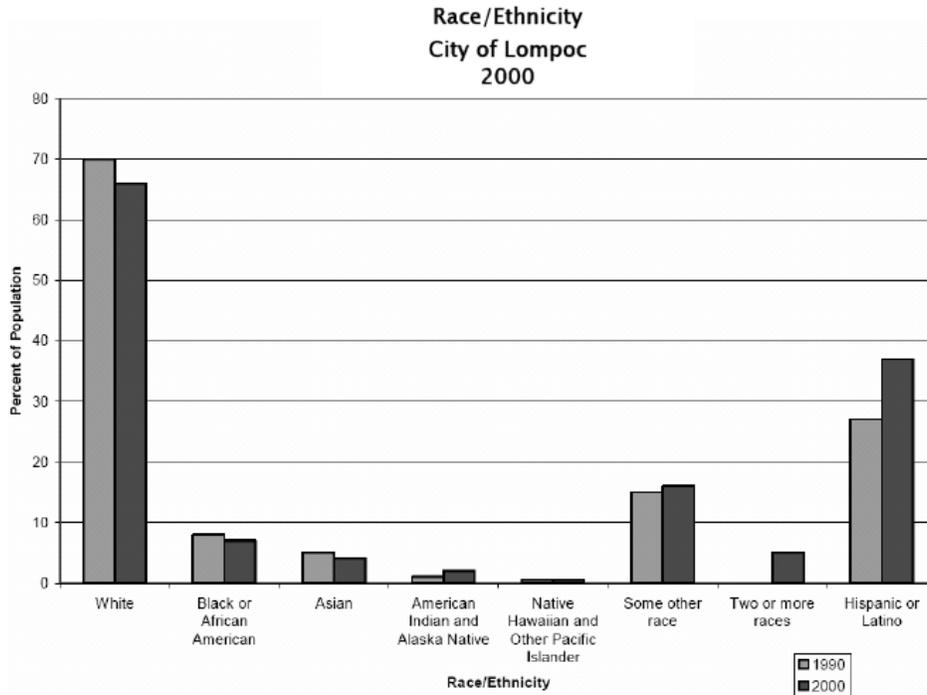
Figure H-4



Source: U.S. Census Bureau, Census 2000

Race and Ethnicity

Generally, the number of minority residents decreased slightly between 1990 and 2000. The City of Lompoc population is primarily comprised of persons classified as White (65.8%) and not of Hispanic or Latino origin, as shown in the Population Ethnicity chart, Figure H-5. Approximately 7.3% of the population is Black or African American, 3.9% is Asian, 0.3% is Native Hawaiian/Other Pacific Islander, 1.6% is American Indian and Alaska Native, and 15.7% is Other. The number of Hispanic or Latino residents increased between 1990 and 2000 from 27% to 37%. The largest percentage of the Hispanic or Latino population is from Mexico (31.6%).



Source: U.S. Census Bureau, Census 2000

Employment Characteristics

Another factor which contributes significantly to the demand for housing in Lompoc is the amount and type of employment located within the Planning Area and at Vandenberg AFB. As shown in Table H-6, government employment accounts for the overwhelming majority of jobs held by Lompoc residents. This statistic is further borne by Table H-7 that shows federal and local government as the four top employers in the region.

Table H-6 Employment Trends	Jobs				
	2005	2010	2015	2020	2025
Agriculture	980	1,044	1,104	1,164	1,224
Mining	423	423	423	423	423
Construction	354	357	464	468	473
Manufacturing	540	536	532	528	524
Transportation	76	79	81	84	86
Wholesale Trade	47	50	53	56	59
Retail Trade	1,005	1,050	1,350	1,440	1,275
Finance & Real Estate	300	315	380	400	368
Services	2,232	3,326	3,534	4,120	4,838
Government	14,560	14,720	14,880	15,040	15,200

Source: Regional Growth Forecast 2000 - 2030, Santa Barbara County Association of Governments, August 2007.

The State of California Employment Development Department's (EDD) average annual unemployment rate for Santa Barbara County in 2002 was estimated at 4.2% percent, compared to an average annual unemployment rate for California at 6.7%.

The average annual unemployment rate for Lompoc in 2002 was estimated at 5.8%. Today those figures have climbed dramatically as the nation's economy continues to weaken. The effect of the current recession is reflected in Table H-7 which shows large job reductions among the four largest employers. The result is a current unemployment rate of 12.7% in Lompoc compared to 7.2% Countywide.

Table H-7 Major Employers	2003	2007
Vandenberg	7,509	4,374
Lompoc Unified School District	1,745	1,452
Federal Correction Institution	739	530
City of Lompoc	549	507
Lompoc Hospital	500	500
United Launch Alliance	n.a.	414
Home Depot	n.a.	287
<i>Source: North Santa Barbara County Economic Outlook, UCSB Economic Forecast Project, 2002 and 2008.</i>		

Household Characteristics

The vast majority of Lompoc residents live in households; however, families comprised of persons related by blood or marriage are considerably higher in Lompoc compared to the County at large. The youthful population is reflected in a relatively high household size that has steadily increased over the past twenty years. Particularly noteworthy are relatively low incomes with a median that is 20% below the countywide average. Despite these differences, incidences of overcrowding and overpayment within the City are comparable to those experienced throughout the County.

Table H-8 Household Profile	Comparative Attributes		
	City of Lompoc	Santa Barbara County	Trend
Tenure			
Owners	52%	56%	Steady
Renters	48%	44%	Steady
Household Type			
Families	42%	34%	Steady
Households	58%	66%	Steady
Characteristics			
Household Size	2.88 Persons	2.80 Persons	Increasing
Overcrowding	15%	13%	Increasing
Median Income	\$37,587	\$46,677	Increasing

Household Tenure

Household tenure refers to the status of the occupant, whether he or she owns or rents the unit. Housing tenure provides information on turnover of occupants in a given housing unit and the affordability of the housing market. Renters tend to move more frequently than homeowners and also tend to have less money to spend on housing. Thus, the prevalence of owner occupied households indicates stability within the housing market (i.e. less housing unit turnover) and increased homeownership affordability. Housing tenure data collected over the last 30 years indicates that the housing stock has been closely split between owner occupants and renters in the City (see Table H-9).

Within the City there has been a small but steady increase in the number of owner occupied households. In 1970 most households (approximately 51%) in Lompoc were renter occupied. In 1980 there were slightly more owner occupied than renter occupied households in the City. By 1990 there were almost 500 more owner occupied than renter occupied households in Lompoc.

Owner occupied units still made up close to half of the total city-wide households. According to the 1990 Census, owner occupied units comprised 52% of all households and rental units comprised 48%. Owner occupancy increased by 2% from 1980 to 1990. Similarly, according to the 2000 Census, owner occupied units continued to comprise 52% of all households and rental units comprised 48%. This trend indicates greater stabilization with the City's housing market and increased homeownership affordability.

The homeownership rate within the City has historically been less than in the County as a whole. In the County, owner occupied households have outnumbered renter households by at least 6% since 1970 (see Table H-9). However, although the proportion of homeowners is greater in the County, the City's homeownership rate increased at the same rate as the County's between 1980 and 1990 (2%). The City's homeownership rate remained at 52% between 1990 and 2000.

Table H-9 Households & Tenure	1980		1990		2000	
	No.	%	No.	%	No.	%
City of Lompoc						
Owner Occupied	4,714	50%	6,484	52%	6,733	52%
Renter Occupied	4,666	50%	6,020	48%	6,326	48%
Total Households	9,380	100%	12,504	100%	13,059	100%
County of Santa Barbara						
Owner Occupied	57,867	53%	71,053	55%	76,611	56%
Renter Occupied	51,448	47%	58,749	45%	60,011	44%
Total Households	109,315	100%	129,802	100%	136,622	100%
Source: U.S. Census, Department of Commerce, 1980 - 2000.						

Owner-occupants tend to occupy single family dwellings. According to the 2000 Census, approximately 87% of all owner occupied units within the City were single family dwellings. The opposite is true for renters. Approximately 35% of renter occupied units in Lompoc were single family dwellings in 2000.

Household Size

Household size is defined as the total number of persons, related or not, living in a housing unit. Although household size has decreased overall since 1970, it has increased since 1980 (see Table H-10). The recent increase in household size is evidenced by the greater proportion of households with four or more occupants (see Table H-11). Between 1980 and 1990 the proportion of all households with four or more occupants has increased by 4%. Similarly, between 1990 and 2000 the proportion of all households with four or more occupants increased by 3%.

Table H-10 Average Household Size	1970	1980	1990	2000
Household Population	24,090	24,929	35,123	37,664
Number of Households	7,564	9,380	12,504	13,059
Persons/Household	3.18	2.66	2.81	2.88
Source: U.S. Census, Department of Commerce, 1970 - 2000.				

Table H-11 Distribution of Household Sizes	1980		1990		2000	
	Households	%	Households	%	Households	%
1 Person	2,215	24	2,766	22	3,066	23
2 Person	2,998	32	3,743	30	3,677	28
3 Person	1,739	18	2,285	18	2,118	16
4 Person	1,392	15	1,986	16	2,037	16
5 Person	638	7	957	8	1,178	9
6 or More Persons	398	4	767	6	983	8
Total	9,380	100	12,504	100	13,059	100

Source: U.S. Census, Department of Commerce, 1980 - 2000.

Household Overcrowding

According to the U.S. Census an overcrowded household is one in which there is more than one person per room, excluding the kitchen and bathrooms. With the exception of a slight decrease in the incidence of household overcrowding between 1970 and 1980, overcrowding in Lompoc has been increasing since 1970. Incidence of household overcrowding dropped by nearly 2% between 1970 and 1980 (see Table 8). However, it rose by approximately 6% between 1980 and 1990 and 4% between 1990 and 2000.

The sharpest rise in household overcrowding between 1970 and 2000 came in the number of households with 1.51 or more persons per room. Between 1970 and 1980 the incidence of overcrowded households with 1.51 or more persons per room increased by approximately 42%. Between 1980 and 1990 the incidence of overcrowded households with 1.51 or more persons per room rose sharply by 291 percent and accounted for 52% of all overcrowded households. Between 1990 and 2000 the incidence of overcrowding in households with 1.51 or more persons per room increased by 33%.

Between 1990 and 2000 incidences of household overcrowding rose in both the number of households with 1.01 to 1.50 persons per room as well as with 1.51 or more persons per room. Incidences of household overcrowding rose 54% in households with 1.01 to 1.50 persons per room compared with 33% in households with 1.51 or more persons per room. However, incidences of overcrowding in households with 1.51 or more persons per room still accounts for nearly 50% of all overcrowded households.

The increased overcrowding among Lompoc households demonstrates a need for additional housing space. Household overcrowding also indicates that there is a shortage of income necessary to move to larger accommodations. Housing space appears to be priced at a premium. Households are adjusting by settling for less space rather than buying more space.

Table H-12 Overcrowded Households	1970	1980	1990	2000
Total Households	7,564	9,380	12,504	13,059
1.01-1.50 Persons	396	311	653	1,004
1.51 or More Persons	127	181	708	942
Total Overcrowding				
Number	523	492	1,361	1,946
Percent	6.9%	5.2%	10.9%	14.9%
Source: U.S. Census, Department of Commerce, 1970 - 2000.				

Overcrowding is more prevalent among renter occupied households than owner occupied households. In 1980 approximately 74% of all overcrowded households were renter occupied. By 1990 the proportion of overcrowded households which were renter occupied rose to approximately 79%. Approximately 18% of all renter households (1,069 of 6,020) were overcrowded in 1990. By 2000 the proportion of overcrowded households which were renter occupied decreased to approximately 68%, however, renter occupied overcrowded households remains high (1,333 of 6,353) as shown in Table H-13. This indicates that overcrowded households in Lompoc tend to be renter occupied and that a substantial number of Lompoc renters (approximately 3,851) are living in overcrowded conditions.

Table H-13 Overcrowded Households by Tenure	2000	
	Owner Occupied	Renter Occupied
Total Households	6,711	6,353
1.01-1.50 Persons	374	630
1.51 or More Persons	239	703
Total Overcrowding		
Number	613	1,333
Percent	9.1%	21.0%
Source: U.S. Census, Department of Commerce, 2000.		

Household Types

The distribution of household types has changed very little over the past twenty years. The majority of households in Lompoc are family households. In fact family households make up approximately 71% of all households in the City (see Table 10). The second most common household type are one-person households which make up 24% of all households. The remaining households are nonfamily households (two or more unrelated persons) and account for 5% of all households.

Table H-14 Household Distribution	1990		2000	
	Households	%	Households	%
1 Person	2,766	22	3,066	24
2+ Person	8,986	72	9,310	71
Non-Family	752	6	683	5
Total Households	12,504	100	13,059	100
Source: U.S. Census, Department of Commerce, 1990 - 2000.				

Family household sizes are significantly larger than all other households. According to the 2000 Census, the average household size for all households citywide was 2.88 persons while the average family household size was 3.42 persons. Family households composed approximately 71% of all households but accounted for approximately 88% of the City's household population (see Table H-15) and nonfamily households composed approximately 29% of all households but accounted for approximately 12% the City's household population. Consequently, family households require more space and larger housing units than nonfamily households to avoid overcrowded conditions.

Table H-15 Population Distribution	1980		1990		2000	
	Persons	%	Persons	%	Persons	%
Non-Family	3,407	14	4,546	13	4,640	12
Family	21,522	86	30,577	87	33,024	88
Total	24,929	100	35,123	100	37,664	100
Source: U.S. Census, Department of Commerce, 1980 - 2000.						

Household Income

The California Department of Housing and Community Development (HCD) defines household income groups and the U.S. Department of Housing and Urban Development (HUD) calculates income levels relative to the county median. There are five household income group categories: extremely low, very low, low, moderate, and above moderate.

Although exact calculations vary between HCD and HUD, the household incomes are generally defined as follows: extremely low-income households are households with incomes less than 30% of the area median income; very low income households are households with incomes between 30 and 50% of the area median income; low-income households are households with incomes between 51 and 80% of the county median income; moderate-income households are households with incomes between 81 and 120% of the county median income; and above moderate-income households have incomes above 120% of the county median income. The 2007 income limits for Santa Barbara County are listed (see Table 16).

Table H-16 2007 Income Limits	Household Sizes			
	1 Person	2 Person	3 Person	4 Person
Extremely Low	\$14,100	\$16,100	\$18,150	\$20,750
Very Low	\$23,500	\$26,850	\$30,200	\$33,550
Low	\$37,600	\$42,950	\$60,400	\$67,100
Moderate	\$56,000	\$64,400	\$72,500	\$80,500
Above Moderate	>\$56,000	>\$64,400	>\$72,500	>\$80,500

Source: Title 25, Section 6932 of the California Code of Administrative Regulations effective March 2007.

Notes:

1. "AMI" means Area Median Income.
2. 2007 Income Limits are used insofar as 2007 marks the beginning of the current Housing Element cycle.

Table H-17 Income Trends	1980		1990		2000	
	No. of Hslds.	%	No. of Hslds.	%	No. of Hslds.	%
Extremely Low	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
Very Low	2,720	29	3,251	26	3,766	29
Low	1,501	16	2,376	19	2,703	21
Moderate	1,876	20	1,500	12	2,459	19
Above Moderate	3,283	35	5,376	43	4,134	32

Source: U.S. Census, Department of Commerce, 1980 - 2000; State Department of Housing and Community Development and Santa Barbara County Association of Governments.

Note: Based on the 1999 median household income for Santa Barbara County of \$46,667

Available household income is one of the most critical factors influencing the demand for housing. The City of Lompoc 1999 household income estimates are provided in Table H-17. Household incomes in Lompoc are lower than countywide incomes. According to the 2000 Census, the 1999 median household income for Lompoc was \$37,587. This represents approximately 80% of the median countywide household income (\$46,677). The income disparity is even greater for family households. The 1999 median family household income for Lompoc (\$42,199) represents approximately 78% of the countywide family household income (\$54,042).

The 2000 distribution of household incomes in Lompoc is provided in Table H-18. Lompoc household income information from the 2000 Census shows that the proportion of very low-income households within the City has increased by approximately 3% between 1990 and 2000 (from 26 to 29%). The proportion of low-income households in Lompoc increased by 2% between 1990 and 2000. The proportion of moderate-income households rose by 7% between 1990 and 2000. However, the proportion of above-moderate households decreased significantly by 11 percent during the same

period. Therefore, there was a shift from the higher income category to the very low-, low-, and moderate-income households between 1990 and 2000.

Government agencies, lenders, and landlords generally consider a household eligible to rent or buy if monthly payments do not exceed 30% of total household income. Information released from the 2000 Census indicates that 4,361 households currently are overpaying (paying over 30% of household income on direct housing costs) (see Tables H-19 and H-20). According to the 1990 Census information,

Table H-18 Income Distribution	1999 INCOMES			
	No. of Households	% of Total Households	No. of Families	% of Total Families
Income Ranges				
0-\$14,999	2,175	16.6	1,146	12.3
\$15,000 - \$24,999	1,908	14.6	1,327	14.2
\$25,000 - \$34,999	2,048	15.7	1,310	14.1
\$35,000 - \$39,999	760	5.8	574	6.2
\$40,000 - \$49,999	1,408	10.8	1,082	11.6
\$50,000 - \$74,999	2,615	20.0	2,088	22.4
\$75,000 +	2,148	16.4	1,787	19.2
Total	13,062	100	9,314	100
Median Income	\$37,587		\$42,199	
Average Income	\$45,958		\$50,059	
Source: U.S. Census, Department of Commerce, 2000.				

4,098 households were overpaying for housing within the City. Although the number of households overpaying for housing within the City has increased since 1990, the percentage of households relative to the total number of households within the City has remained the same as in 1990. This represents approximately 33% (2000: 4,361/ 13,059; 1990: 4,098/12,504) of all households citywide.

Table H-19 Owner Overpayment for Housing	Households Paying 30% or More for Housing	
	No.	%
Less than \$10,000	84	1.5
\$10,000 - \$19,999	287	5.0
\$20,000 - \$34,999	497	8.7
\$40,000 - \$49,999	356	6.2
\$50,000 or More	379	6.6
Source: U.S. Census, Department of Commerce, 2000.		

Table H-20 Renters Overpayment for Housing	Households Paying 30% or More for Housing	
	No.	%
Less than \$10,000	714	11.2
\$10,000 – \$19,999	1,021	16.1
\$20,000 – \$34,999	931	14.7
\$40,000 – \$49,999	78	1.2
\$50,000 or More	14	0.2

Source: U.S. Census, Department of Commerce, 2000.

Overpayment is more prevalent among renter occupied households than owner occupied households (see Table H-20). According to the 2000 Census information, 2,758 of the 4,361 households overpaying for housing were renter occupied. This accounts for 63% of households overpaying for housing ($2,758/4,361 = 63\%$; see Table H-21)). However, the number of renter households overpaying for housing within the City has decreased slightly between 1990 and 2000. In 1990, 65% of renter households were overpaying for housing compared to 63% in 2000, a decrease of 2%. The 2000 Census information indicates that 1,603 households overpaying for housing were owner occupied. This accounts for 37% of households overpaying for housing which is slightly higher than in 1990 ($1,603/4,361 = 37\%$; See Table H-21).

Table H-21 Housing Overpayment	Renter Households		Owner Households		Total Households	
	No.	%	No.	%	No.	%
Extremely Low	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
Very Low	1,942	70	482	30	2,424	56
Low	736	27	442	27	1,178	27
Moderate	66	2	301	19	367	8
Above Moderate	14	1	379	24	393	9
Total	2,758	100	1,603	100	4,361	100

Source: U.S. Census, Department of Commerce, 2000.
Note: Totals may not add up precisely due to rounding.

Approximately 97% of renter households which overpay are lower income households (households in the very low- and low-income categories). Slightly more than half (approximately 57%) of owner households which overpay are lower-income households.

Household overpayment has a direct effect upon the standard of living for community residents. Households which overpay for housing have fewer dollars available for other necessities such as food, clothing, and healthcare. Very low- and low-income residents have the tightest budgets and are more adversely affected by housing overpayment than higher income households.

Above-moderate households can afford to spend more than 30% of household income on housing since they have more discretionary dollars which are not earmarked for basic necessities. Consequently, above moderate-income households normally overpay for housing by choice. In addition, lower-income renter occupied households do not have the option of selling their home (or borrowing against equity) to raise additional capital in the event of an emergency. Owner occupied households have the option of selling or renting a portion of their home to offset unexpected expenses.

Table H-22 Housing Profile	Comparative Attributes		
	City of Lompoc	Santa Barbara County	Trend
Dwelling Types			
Single Family	60%	66%	Steady
Multiple Family	33%	28%	Steady
Mobile Homes	7%	6%	Steady
Characteristics			
Median Housing Age	39 Years	40 Years	Steady
Housing Condition	3.6% Substandard	6.5% Substandard	Steady
Vacancy Rate	4.1%	4.34%	Declining
Costs (Median)			
Purchase Price	\$377,354	\$1,250,000	Declining
Rental Rate	\$562	\$886	Declining
<p>Source: U.S. Census, Department of Commerce, 1990 - 2000. Finance Department, State of California, January 2009. Also see Tables H-23 through H-30.</p> <p>Notes: Housing Condition is based on 2000 U.S. Census data; % substandard reflects total units that lack complete plumbing, kitchen and heating facilities.</p>			

Housing Characteristics

The distribution of housing types within the City reflects its semi-rural character and family orientation; single family homes comprise nearly two-thirds of all dwellings. Comparatively speaking, the distribution reflects a slightly better balance between housing types than is true for the County at large. While the age and availability of housing is comparable, substandard conditions and excessive costs are far more profound at the County level. In summary, housing in Lompoc is far more affordable compared to other areas of the County, even with incomes that are markedly lower.

Housing Quantity and Type

The supply of housing in Lompoc increased sharply between 1970 and 1990 but only minimally between 1990 and 2000 (see Table H-23). Between 1970 and 1980 the housing stock increased by approximately 24%. Between 1980 and 1990 the supply increased by 3,384 units or an additional 34%. However, recent data from the U.S. Census Bureau indicates that the housing stock in the City of Lompoc increased by 360 units between 1990 and 2000, from 13,261 to 13,621 units. This change represents a 2.7% increase in the supply of housing in Lompoc. More recent data from the California Department of Finance shows slight upward increase from the previous 10-year period, but far below

the rate of growth realized before 1990. Between 2000 and 2007, 471 new dwellings were added to the City's housing inventory, representing an increase of 3.5%.

The data summarized in Table H-23 indicates the slow growth of the housing inventory in the City since 1990. The period from 1980 to 1990 showed a 34.3% increase in total housing units, with an average increase of 338 units per year, compared to the period between 1990 and 2007 where an average increase of 49 units per year was experienced, yielding an overall increase of 6.3%. The actual growth of the housing inventory varies from year to year, however, there has been a marked decline in the units since the year 1991.

Table H-23 Housing Supply	No. of Dwelling Units				
	1970	1980	1990	2000	2007
Total Units	7,997	9,877	13,261	13,621	14,092
Units Added	-	1,880	3,384	360	471
Percent Change	-	23.5	34.3	2.7	3.5%

Source: U.S. Census, Department of Commerce, 1970 - 2000. Population and Housing Estimates, California Department of Finance, 2007

The growth trend in housing unit production experienced in the City of Lompoc between 1990 and 2000 is consistent with the slow increase experienced in Santa Barbara County. Table H-24 shows that housing unit production in Santa Barbara County increased by approximately 3.4% between 1990 and 2000, a decrease from 20.2% between 1980 and 1990. While the percentage change in housing units within the County between 2000 and 2007 was more than double the amount experienced for Lompoc, both lagged behind growth in the State as a whole.

Table H-24 Housing Change	No. of Dwelling Units				
	1990	% Change	2000	% Change	2007
State of California	11,182,882	9.2%	12,214,549	9%	13,312,729
Santa Barbara County	138,149	3.4%	142,901	7.7%	153,903
City of Lompoc	13,261	2.7%	13,621	3.5%	14,092

Source: U.S. Census, Department of Commerce, 1990 - 2000. Population and Housing Estimates, California Department of Finance, 2007.

Note: Slight differences in unit tabulations for the City of Lompoc appearing in Tables H-24 and H-25 in years 1990 and 2000 are attributable to the different data sources used. See note at bottom of Table H-25.

In 2000, according to the U.S. Census, there were approximately 13,582 housing units within the City (see Table H-25). There are three basic types of housing units for which data is presented: single family detached units (including planned unit developments), multiple-family units ranging from duplexes to large apartment developments, and mobile homes located in mobile home parks and on individual lots.

The predominant type of dwelling unit continues to be the conventional single family residence in the City. As of 2007, the majority (approximately 53%) of these units were single family detached units. Together, detached and attached single family units make up approximately 60% of the housing supply. Multi-family units comprise approximately 33% of the housing stock and mobile homes account for approximately 7%. The distribution between the different types of housing (single family, multi-family and mobile homes) remains virtual unchanged from 1990 to the present.

Table H-25 Housing Distribution	No. of Dwelling Units				
	1990	Distribution	2000	% Change	2007
Single Family					
Detached	6,976	52.7%	7,211	3.3%	7,451
Attached	905	6.8%	1,044	0%	1,045
Multi-Family					
2-4 Units	1,833	13.9%	1,860	5.1%	1,955
5+ Units	2,636	19.9%	2,570	5.1%	2,701
Mobilehomes	881	6.7%	897	4.8%	940
Total	13,231	100%	13,582	3.8%	14,092

Source: U.S. Census, Department of Commerce, 1990 - 2000. Population and Housing Estimates, California Department of Finance, 2007.

Note: There are 130 housing units for 1990 and 39 housing units for 2000 reported to the U.S. Census Bureau that include boat, tent, RV, and van which showed obvious signs of use as living quarters. These 130 units and 39 units are not included in the total number of units shown in above.

Housing Age

According to the 2000 Census, approximately 50% (6,711 units) of the City's housing unit stock was built prior to 1970 (see Table H-26). Although regular maintenance can prolong the life of the older homes beyond 30 years, the passage of time will increase the cost and magnitude of needed housing repairs. Generally, housing units over 40 years old require large financial expenditures to prolong their useful life and prevent substantial deterioration. Older homes may need electrical rewiring, modernized plumbing systems and new foundation work. Approximately 21% (2,848 units) of the City's housing unit stock was built prior to 1960 and would be in this category. Given the age of the existing housing stock, periodic ongoing maintenance is critical to prevent significant deterioration and protect the existing housing supply. In addition to the housing age, information included in Table H-26 indicates that nearly all of the City's housing units (99.4%) had complete plumbing facilities in 2000.

Table H-26 Housing Stock Age	Housing Units	
Year of Construction	No.	Percent
1999 - March 2000	131	1.0
1995 - 1998	307	2.2
1990 - 1994	863	6.3
1980 - 1989	3,147	23.1
1970 -1979	2,466	18.1
1960 - 1969	3,863	28.4
1950 - 1959	1,898	13.9
1940 - 1949	478	3.5
Before 1940	472	3.5
Total	13625	100.0
Plumbing Facilities	All Housing Units	% of Total
Units With Complete Plumbing Facilities	13,547	99.4
Units Lacking Complete Plumbing Facilities	78	0.6
Total	13,625	100.0
Source: U.S. Census, Department of Commerce, 2000.		
Note: Slight differences in unit tabulations for the City of Lompoc appearing in Tables H-24, H-25 and H-26 are attributable to the different data sources and numeric rounding.		

Housing Condition

The City conducted independent housing condition surveys in 1991 and 2003. Housing unit conditions were rated using four classifications: A, B, C, or D. Generally, units rated “A” were in satisfactory condition or better, with no visible existing repair needs; units rated “B” required minor rehabilitation to be restored to an “A” condition; units rated “C” required major rehabilitation to be restored to an “A” condition; and units rated “D” were dilapidated and required replacement.

In a survey conducted by the City in 2003, a total of 9,177 housing units or approximately 66% of the City’s housing stock was evaluated. Units built after 1980 (approximately 4,615) were not surveyed, since they were assumed to be rated “A” because they were less than 20 years old and hence were built in compliance with the Uniform Building Code. The findings of the study are provided in Table H-27.

Table H-27 Housing Conditions	Housing Conditions Rating				
	A	B	C	D	Total
Single Family	6,833	1,333	82	4	8,252
Multi-Family	3,859	647	88	6	4,600
Mobile Home	826	109	5	N/A	940
Total					
Number	11,518	2,089	175	10	13,792
Percent	83%	15%	1%	0.1%	100%
Source: Housing Conditions Survey, City of Lompoc, 2003.					

The 2003 housing condition study found that 83% of Lompoc’s housing stock was well-maintained and appeared in adequate or better condition. Most of these units have been recently built and received steady maintenance. The regularity of future maintenance will determine whether these units remain in “A” condition or slip to “B” condition.

Approximately 16% of the City’s housing (2,264 units) appeared in need of some form of rehabilitation (“B” and “C” units). The vast majority of units requiring rehabilitation were in “B” condition and appeared in need of relatively small financial expenditures (under \$10,000) to be considered in “A” condition. However, these “B” condition units (2,089) are in the early stages of deterioration. They are units which can be repaired and provide a long-term source of quality housing or can deteriorate further and become beyond reasonable economic repair. Various factors determine whether “B” condition units slip to “C” condition. These factors include: the severity and urgency of the repair needs, the willingness of owners to make needed repairs before they become critical, the availability of private funds to spend on housing repairs, and the ability of the City to obtain and allocate public funds for those in need of financial or technical assistance.

Approximately 1% of the City’s housing stock (175 housing units) in 2003 was severely deteriorated, requiring a large expenditure of funds (more than \$10,000) to repair. In fact, in at least 13 cases housing units appeared to have deteriorated beyond reasonable economic repair and needed to be replaced.

The presence of severely deteriorated and dilapidated housing creates many negative side effects. These units can pose a safety hazard to their occupants and neighbors. They may become abandoned and serve as dangerous playgrounds for children or in some cases centers for criminal activity. In addition, “C” and “D” condition units can decrease property values of adjacent units and deter private investment within a neighborhood. This in turn, decreases housing supply, hinders marketability of nearby units, deters new development, and creates a disincentive for nearby property owners to maintain their residences. Consequently, a larger number of units become susceptible to neglect within a concentrated area. As a result, housing deterioration may spread throughout a block or neighborhood.

Vacancy Rate

Vacancy rates provide a quantifiable measurement of excess housing supply. Vacant units are the portion of the City's housing stock which is unoccupied. The rule of thumb is that a 4.5% to 5.0% vacancy rate indicates a good balance of supply and demand in the housing market. Vacancy rate information is provided by the U.S. Census Bureau and is monitored monthly by the City via its electric meters (electric meters are turned off when a unit is vacant).

The total overall vacancy rate in the City was 4.1% according to the 2000 Census (see Table H-28). The Census data also indicates that vacancy rates have customarily been higher for renter occupied units than owner occupied units. The vacancy rate as reported in the 2000 Census is lower than the 5.7% vacancy rate reported in 1990 indicating that there are less housing units available compared to population in 2000 than in 1990. Furthermore, the 2000 vacancy rate is lower than the 4.5% to 5.0% vacancy rate range indicating an imbalance between the supply and demand of housing in the City.

Table H-28 Housing Vacancy	1970	1980	1990	2000
Ownership Vacancy Rate	2.1%	4.9%	1.4%	0.8%
Rental Vacancy Rate	6.9%	5.1%	7.6%	4.0%
Average Overall Vacancy Rate	5.4%	5.0%	5.7%	4.1%
Source: U.S. Census, Department of Commerce, 1970 - 2000.				

Housing Costs

Housing cost changes for Lompoc and surrounding jurisdictions are presented in Table H-29. Based on a combination of decennial census data and recent sales activity, Lompoc is shown to be among the most affordable communities in Santa Barbara County. The cost of ownership housing in Lompoc is the least of all jurisdictions and second only to Guadalupe in having the lowest rents. Throughout the County, the cost to buy homes has increased dramatically in the past seven years compared to the period between 1990 and 2000. However, this trend has now reversed as the nation as a whole experiences a broad contraction in the housing market accompanied with the onset of an economic recession. Between 2006 and 2007, the pricing of ownership housing in Lompoc declined 13.7%. Rents, on the other hand, continue to rise although at much less dramatic pace (Tables H-29 and H-30).

Table H-29 Housing Cost Profile	Median Purchase Prices			Median Rental Rates	
	1990	2000	2007	1990	2000
Lompoc	\$144,400	\$143,000	\$377,354	\$514	\$562
Guadalupe	\$ 86,100	\$113,200	\$383,200	\$431	\$509
Santa Maria	\$140,300	\$140,000	\$384,813	\$548	\$613
Buellton	\$223,900	\$235,300	\$628,861	\$667	\$689
Solvang	\$303,600	\$339,500	\$827,250	\$688	\$798
South Coast	n.a.	\$605,000	\$1,250,000	\$715	\$886

Source: U.S. Department of Commerce, Bureau of the Census, 1990 and 2000 Census Reports. Residential Real Estate Market Activity, UCSB Economic Forecast, February 2008.

Note: 2007 marks the beginning of the current Housing Element cycle.

Table H-30 Fair Market Rents	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
2000	\$624	\$693	\$878	\$1,223	\$1,380
2001	\$638	\$708	\$897	\$1,250	\$1,411
2002	\$660	\$732	\$928	\$1,293	\$1,460
2003	\$696	\$773	\$980	\$1,364	\$1,540
2004	\$721	\$800	\$1,015	\$1,412	\$1,595
2005	\$801	\$895	\$1,004	\$1,322	\$1,509
2006	\$828	\$924	\$1,037	\$1,366	\$1,559
2007	\$856	\$956	\$1,073	\$1,413	\$1,613

Source: Fair Market Rent History for Santa Barbara—Santa Maria--Lompoc, U.S. Department of Housing and Urban Development, 2000–2007.

Note: 2007 marks the beginning of the current Housing Element cycle.

Housing Affordability

Housing affordability is a function of household income, cost components, affordability thresholds and market pricing. As noted in Section 4.6, Lompoc is among the most affordable communities in Santa Barbara County. However, affordability is not uniformly enjoyed across all income spectrums. In general, market rate rental units are affordable to moderate income groups while exceeding the hypothetical means of lower income households. With the exception of condominiums for moderate income purchasers, ownership housing is out of the reach of all other target income categories.

Affordability is a function of household income and housing costs, with adjustments for family size and bedroom count. The thresholds for determining affordability are pegged against the area wide median and are displayed in Table H-31. Housing costs include mortgage, rent, taxes, insurance, maintenance and utilities. The limits placed on housing costs affordable to target income groups are prescribed by State law and vary according to income category and housing unit type. For rental

units, the housing cost threshold is computed as 9% of the area wide median for extremely low income (i.e., 30% x 30% = 9%), 15% for very low, 18% for lower income and 33% for moderate income. The housing cost threshold for homebuyers is computed as 9% of the area wide median for extremely low income, 15% for very low income, 21% for lower income and 38.5% for moderate income.

Table H-31 Definition of Terms	Housing Cost Thresholds	
	For Sale	Rental Units
Extremely Low	30% of 30% of AMI	30% of 30% of AMI
Very Low	30% of 50% of AMI	30% of 50% of AMI
Low	30% of 70% of AMI	30% of 60% of AMI
Moderate	35% of 110% of AMI	30% of 110% of AMI
Source: State of California, Health and Safety Code, Sections 50052 and 50053, and Title 25, Section 6932 of the California Code of Administrative Regulations.		

Affordability Gap

Affordability gap constitutes the difference between the financial capacity of target income groups and the actual cost of market rate housing. The computation is made by subtracting the affordability thresholds for corresponding income groups from the direct and indirect costs of housing in the market area.

For rental rates and purchase prices, a combination of source data is used including: market data from the University of California at Santa Barbara, UCSB Economic Forecast Project; home sales data from DataQuick Real Estate Services; and Fair Market Rent data from the U.S. Department of Housing and Urban Development.

For purchased housing, principal and interest computations (along with minimum downpayment requirements) are based on the most preferable terms available through the California Housing Finance Agency; taxes are estimated at 1.15% of value; and insurance, maintenance and utilities are figured at \$269 per month (Table H-32). For rental housing, indirect costs are derived from utility allowance schedules used by the Housing Authority of Santa Barbara County in computing rent subsidies (Table H-33). The resulting analysis follows in Paragraphs 5.4 and 5.5 below.

Table H-32 Ownership Housing Cost Factors	Mortgage Variables				
	Mortgage Term	Interest Rate	Down Payment	Silent Second	Mortgage Insurance
Target Groups					
Extremely Low	30-Yr Fixed	5.63%	0%	3%	1%
Very Low	30-Yr Fixed	5.63%	5%	3%	1%
Low	30-Yr Fixed	5.63%	10%	3%	1%
Moderate	30-Yr Fixed	6.38%	15%	3%	1%
	Incidental Monthly Housing Costs				
	Property Taxes	Insurance	Mainten- ance	Utility Ex- pense	HOA Fees
Housing Type					
Single Family	1.15%	\$40	\$40	\$189	
Condominium	1.15%	Included with HOA Fee		\$169	\$100
Source: State of California, Housing Finance Agency, November 2007.					
Note: Incidental Housing Costs (other than Utility Expense) are based on typical real estate cost factors. Utility Expense is derived from Table H-33.					

Table H-33 Monthly Rental Housing Cost Factors	Single Family Property				
	0 Bed- room	1 Bed- room	2 Bed- room	3 Bed- room	4 Bed- room
Utilities					
Heating	\$12	\$13	\$15	\$17	\$19
Cooking	\$2	\$2	\$2	\$2	\$2
Water Heater	\$7	\$9	\$11	\$15	\$19
Misc.	\$24	\$28	\$32	\$37	\$43
Services					
Water	\$25	\$29	\$34	\$42	\$51
Sewer	\$48	\$48	\$48	\$48	\$48
Trash	\$17	\$17	\$17	\$17	\$17
Misc.	\$11	\$11	\$11	\$11	\$11
Total	\$146	\$157	\$170	\$189	\$210
	Multiple Family Property				
	0 Bed- room	1 Bed- room	2 Bed- room	3 Bed- room	4 Bed- room
Utilities					
Heating	\$9	\$11	\$13	\$15	\$16
Cooking	\$2	\$2	\$2	\$2	\$2
Water Heater	\$7	\$9	\$11	\$15	\$19
Misc.	\$24	\$28	\$32	\$37	\$43
Services					
Water	\$25	\$29	\$34	\$42	\$51
Sewer	\$30	\$30	\$30	\$30	\$30
Trash	\$17	\$17	\$17	\$17	\$17
Misc.	\$11	\$11	\$11	\$11	\$11
Total	\$125	\$137	\$150	\$169	\$189
Source: Section 8 Allowances for Tenant-Furnished Utilities and Other Services, Housing Authority of Santa Barbara County, January 1, 2008.					
Note: Utility Expenses are based on natural gas for heating, cooking and water heater.					

Table H-34 Ownership Housing Analysis	Single Family (3 Bedroom)	Condominium (3 Bedroom)
Demographic Baseline		
Household Size	4	4
Adjusted Median Income	\$67,100	\$67,100
Housing Cost Factors		
Median Sales Price	\$376,000	\$266,000
PIMI + Incidental Costs (Monthly)		
Extremely Low	\$2,990	\$ 2,194
Very Low	\$2,868	\$ 2,108
Low	\$2,746	\$ 2,021
Moderate	\$ 2,772	\$ 2,040
Housing Cost Limit (Monthly)		
Extremely Low	\$503	\$503
Very Low	\$839	\$839
Low	\$1,174	\$1,174
Moderate	\$2,153	\$2,153
Affordability Gap		
Extremely Low	(\$2,487)	(\$1,691)
Very Low	(\$2,029)	(\$1,269)
Low	(\$1,572)	(\$847)
Moderate	(\$619)	\$113

Source: Tables H-31, H-32 and H-33.

Notes: PIMI means and includes principal, interest and mortgage insurance. Utility Expenses are based on natural gas for heating, cooking and water heater.

Rental Affordability

Lompoc’s rental market is relatively affordable, particularly in comparison to other communities in the County. Lompoc is second only to Guadalupe in having the lowest median rent at \$687 (adjusted from 2000 Census Data to 2007 based on annual inflationary factor of 3.5%).

Utilizing Fair Market Rent data for Santa Barbara County published by the U.S. Department of Housing and Urban Development for the Section 8 Housing Assistance Program, rents in Lompoc are generally affordable to moderate income households but not other target income groups (Table H-35). This conclusion is highly conservative insofar as the median rent charged for Lompoc housing is considerably lower than the Fair Market Rents applicable to the County at large.

Table H-35 Rental Housing Analysis	No. of Bedrooms			
	0	1	2	3
Demographic Baseline				
Household Size	1	2	3	4
Adjusted Median Income				
Housing Cost Factors				
Fair Market Rent	\$856	\$956	\$1,073	\$1,413
Utility Allowance	\$125	\$137	\$150	\$169
Subtotal	\$981	\$1,093	\$1,223	\$1,582
Housing Cost Limit (Monthly)				
Extremely Low	\$353	\$403	\$453	\$503
Very Low	\$588	\$671	\$755	\$839
Lower	\$705	\$806	\$906	\$1,007
Moderate	\$1,293	\$1,477	\$1,661	\$1,845
Affordability Gap				
Extremely Low	(\$628)	(\$690)	(\$770)	(\$1,079)
Very Low	(\$393)	(\$422)	(\$468)	(\$743)
Lower	(\$276)	(\$287)	(\$317)	(\$575)
Moderate	\$312	\$384	\$438	\$263
Source: Tables H-31, H-32 and H-33.				
Notes:				
1. Utility allowance is the amount used by Santa Barbara Housing Authority in computing Fair Market Rent adjustments.				
2. Number of persons and bedrooms are matched according to State HCD criteria as per Health and Safety Code Section 50052.5(c).				

City of Santa Maria



Census Data for Santa Maria

As of 2000, the City of Santa Maria contained all or part of nineteen census tracts identified by the Bureau of the Census.

Of these census tracts, four cross City and County boundaries and fifteen are wholly contained within the City limits. The data generated through the Census differentiate City from County populations. Within each census tract, demographic information is further subdivided and much data is available at the block group level. There are 54 block groups within the nineteen census tracts of the City. Table III-1 shows the City population and income levels by census tract, as of December 2006.

As evidenced by Table III-1, the low-income households appear to be concentrated in three census tracts – Census Tracts 23.04, 24.03 and 24.04 where 80% of all residents are in the low- to moderate-income range (<80% Median Family Income [MFI]), and over 50% meet the low-income criteria (<50% of MFI) and about 30% qualify for very-low income (<30% of MFI).

**TABLE III-1
Population and Income by Census Tract**

Census Tract	Total Population	Total Low/Mod Population	% Low/Mod <80% Median	Total Low Inc <50% Median	% Low Inc	Total VLI <30% Median	% VLI
20.07	2,815	670	24.00%	249	9.17%	127	4.51%
20.11	2,403	699	29.08%	450	18.73%	160	6.66%
20.12	42	0	0.00%	0	0.00%	0	0.00%
21.01	3,790	1,720	45.38%	979	25.83%	477	12.58%
21.02	2,041	979	47.96%	413	20.24%	231	11.32%
21.03	3,482	2,006	57.61%	1,053	30.24%	499	14.33%
22.05	4,071	2,359	57.95%	1,519	37.31%	836	20.54%
22.06	4,009	2,642	65.90%	1,682	41.96%	893	22.27%
22.09	2,796	1,385	49.54%	759	27.15%	354	12.66%
22.10	3,997	1,510	37.78%	702	17.56%	344	8.61%
22.11	4,447	1,517	34.11%	750	16.87%	316	7.11%
23.03	6,451	4,282	66.40%	2,266	35.10%	1,074	16.60%
23.04	5,994	4,848	80.90%	3,487	58.20%	1,769	29.50%
23.05	7,100	4,367	61.50%	2,821	39.70%	1,350	19.01%
23.06	4,828	2,420	50.10%	1,072	22.20%	448	9.30%
24.02	6,433	4,632	72.00%	3,256	50.61%	1,662	25.84%
24.03	6,035	4,877	80.81%	3,630	60.15%	2,060	34.13%
24.04	6,685	5,326	79.67%	3,416	51.10%	1,897	28.38%
25.00	4	0	0.00%	0	0.00%	0	0.00%
TOTALS	77,423	46,239	59.72%	28,504	36.82%	14,497	18.72%

Source: 2000 Census

Census 2000 data indicate that renter occupied housing has more persons at 3.68 per household than does owner occupied at 3.18 per household. The data also show that 82.1% of owner-occupied housing occurs in single-family homes while 55.2% of the renter-occupied housing occurs in apartments. This data suggests there is greater potential for overcrowded conditions occurring in apartments than in single family homes.

A total of 1,749 owner-occupied units were overcrowded in 2000. This is 14% of the 12,349 owner-occupied units in Santa Maria which is an increase of almost 50% over the 1990 rate of 9.3%. By contrast, 3,410 renter-occupied units were overcrowded in 2000. This is 35% of the 9,737 renter-occupied units which is an increase of 37% over the 1990 rate of 25.5%.

Table III-2 was generated using Census 2000 information. The Table provides population numbers and dwelling units by Census Tract with the additional breakdown by family income levels. In addition to this information, the 2000 Census notes there were 6,785 low-income households in the City, comprising 31.7% of all households. Of these, 3,102, or 14.5% of households, were extremely low with incomes from 0 to 30% of the median.

The 2000 Census noted 4,609 renter households, or 49.2% of all renter households, were low-income. It was determined that 85.4% of the households had housing problems and 79.3% experienced cost burden. By comparison, 66.2% of all renter households had housing problems and 45% experienced cost burden. There were only 1,771 renter units affordable to low-income households, a shortage of 2,838 units. There were only 580 units affordable to the 2,323 renters earning from 0 to 30% MFI, a shortage of 1,743 units.

According to the 2000 Census, there were 22,146 households in occupying 22,847 housing units. Of these units, 55.94% were owner-occupied while 44.06% were renter-occupied with a vacancy factor of 3.19%. Unfortunately, the Census categorical breakdowns do not match those of HUD; but, it can be established by the Census that 59.7% of the City's population is in the very-low and low-income (0 to 50% of MFI) range with the majority of the remainder in the moderate-income (51-80% of MFI) category. The first section of Table III-2 shows the housing needs according to the 2000 Census.

TABLE III-2

I. HOUSING NEEDS CENSUS 2000 BASELINE	OWNER	RENTER	TOTAL
A. # of existing households and housing units			
1. Households	12,349	9,737	22,086
2. Housing Units	12,389	9,757	22,847
B. Lower income households overpaying for housing			
1. Total number	3,254	4,629	7,883
2. Percent lower income	26%	47.5%	35%
C. Special housing needs analyses and estimated number of households			
1. Disabled	2,623	2,146	4,769
2. Elderly	4,694	1,267	5,959
3. Large households	2,419	3,065	5,484
4. Farmworkers	2,530	3,205	5,735
5. Families with female head	235	706	941
6. Homeless		724	724
7. Other	N/A	N/A	N/A
D. Number of overcrowded households, per 2000 Census	1,749	3,410	5,159
E. Number of housing units needing rehabilitation			445
F. Number of housing units needing replacement			25
G. Analysis of existing housing projects at-risk			122

Source: 2000 Census

Overcrowding

One of the issues not often discussed in relation to housing and housing needs is the state of overcrowding. Overcrowding most often involves economic, legal and cultural factors, which are presented in the Introduction. While the US Department of Housing & Urban Development (HUD) standard is one room per person, there may be individuals living together in overcrowded conditions because it is “culturally acceptable” to do so. These situations may not be traditional for most North American households and result in cultural friction that often follows changes in growing communities.

Often, the crowding consists of extended families that choose to live together in the same housing unit. However, the trend of escalating housing prices and rents indicates increasing economic needs to share space because fewer choices exist for many households and families. The regional impact of increasing housing demand affects all residents who are in the housing market to rent or purchase a home. Often both renters and buyers reach out to the City for assistance in meeting the challenges of cultural and economic changes in the community.

Overcrowding is defined by the Census as having more than one person per room living in a single housing unit. Generally, a room is defined as a living room, dining room, kitchen, bedroom, or finished recreation room.

The City does not endorse illegal garage conversions as a method to create additional dwelling units. However, garage conversions are permitted as a method to increase habitable living space within a single-family residence.

To avoid potentially significant health and safety impacts, the City requires building permit approval before a garage can be converted into additional living space. A garage conversion must meet the habitable living space and sanitary requirements of the Building Code and neighborhood compatibility requirements of the Zoning Ordinance. For example, the City requires that new covered parking spaces are provided to replace those covered parking spaces lost to the conversion of the garage. In some cases, the City may also require that the property owner enter into a covenant agreement. The covenant agreement clearly stipulates to the property owner and his/her successors that separate dwelling units are not permitted in the single-family zoning district in which the property is located.

TABLE III-4
Overcrowding – City Of Santa Maria (2000)

OWNER HOUSEHOLDS	HOUSEHOLD SIZE	RENTER HOUSEHOLDS
776	1.01 – 1.50 persons	1,140
973	1.51 + persons	2,270
1,749	<u>TOTAL</u>	3,410
14.2%	PERCENT	35.0%
Total Overcrowded: 5,159 Households = 23.3%		

Source: 2000 Census

Overpayment

Overpayment is an important measure of the affordability of housing within a city. Overpayment for housing is based on the total cost of shelter compared to a household’s ability to pay. Specifically, overpayment is defined as a household paying more than 30% of their gross household income for shelter. According to the US Census, shelter cost is the monthly owner costs (mortgages, deeds of trust, contracts to purchase or similar debts on the property, taxes, and insurance) or the gross rent (contract rent plus the estimated average monthly cost of utilities).

In 2000, a total of 7,883 or 35.7%, of all households in the City of Santa Maria pay in excess of 30% of their income for shelter. Based on 9,737 renters and 12,349 owners in the City in 2000, renters had a higher percentage of households overpaying with 47.6%, while 26.4% of owners overpaid for shelter. The overpayment situation is particularly critical for renters with annual incomes less than \$34,999.

**TABLE III-5
City Of Santa Maria Households Overpaying, by Income and Tenure (2000)**

ALL HOUSEHOLDS (HH)			OWNERS		RENTERS	
Income Range	Number Overpaying	Percent	Households Over paying	Percent of all Owner HH	Households Over paying	Percent of all Renter HH
Less than \$10,000	1,284	5.8%	256	2.1%	1,028	10.6%
\$10,000 - \$19,999	2,277	10.3%	449	3.6%	1,828	18.8%
\$20,000 - \$34,999	2,615	11.8%	1,044	8.5%	1,571	16.1%
\$35,000 - \$49,999	1,031	4.7%	874	7.1%	157	1.6%
Greater than \$50,000	675	3.1%	631	5.1%	45	0.5%
TOTAL OVERPAYING	7,883	35.7%	3,254	26.4%	4,629	47.6%

Source: 2000 Census

However, as noted in Table III-6, the City has a several affordable housing opportunities. The City has, and is, increasing its affordable housing stock for very low and low-income households so that fewer renters experience overpayment.

Local Housing Needs

Households with "housing problems" include those that occupy units meeting the definition of: (1) having physical defects; (2) being overcrowded; and/or (3) a cost burden greater than 30%.

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

Income categories used in this document are based on the MFI for the Metropolitan Statistical Area (MSA), which includes all of Santa Barbara County. Information from Tables III-11 and III-12 illustrate housing assistance needs by income group. These tables are based on the 2000 Census. Table III-11 lists low-income renter households, and Table III-12 shows with low-income owner households.

**TABLE III-11
 Renter Units Affordable To Low-
 And Moderate-Income (<80% Mfi) Households
 2000 Census**

INCOME GROUP	0 and 1 BEDROOM	2 BEDROOMS	3 or MORE BEDROOMS	TOTAL
0 to 30% MFI	269	169	142	580
0 to 50% MFI	901	543	327	1,771
0 to 80% MFI	2,876	1,993	1,218	6,087

MFI = Median Family Income

**TABLE III-12
 Owner Units Affordable To Low-
 And Moderate Income (<80% Mfi) Households
 2000 Census**

INCOME GROUP	0 and 1 BEDROOM	2 BEDROOMS	3 or MORE BEDROOMS	TOTAL
0 to 30% MFI	N/A	N/A	N/A	N/A
0 to 50% MFI	90	477	106	673
0 to 80% MFI	184	856	984	2,024

MFI = Median Family Income

Santa Maria consistently works toward increasing the supply of housing to meet local demands. Because Santa Maria sits within commuting distances of Santa Barbara and San Luis Obispo – two of the least affordable cities in the State – Santa Maria has evolved into an affordable housing region for first-time homebuyers and those seeking affordable rental housing. External forces effectively drove housing prices through the roof statewide – causing a commute to locations with better housing values. Because of relatively good housing values and high demand, Santa Maria experienced rapid housing price escalation in the late 1980's to early 1990's and again in the late 1990's and early 2000's.

Local Market for Rental Housing

According to the 2000 Census, the median contract rent for a housing unit in Santa Maria was \$613. Table III-11 shows the results of a newspaper survey of rental units by housing type conducted in July 2003, by the Planning Division of the City of Santa Maria Community Development Department.

More recent market data comes to the Community Development Department from Low Income Housing Tax Credit applications. Each application includes a snapshot of the housing market conditions and an evaluation of the proposed affordable housing project. These housing market studies generally track the location, size (i.e., square feet), bedrooms, bathroom configurations, rent, amenities, vacancy rates, and unit turnover rates.

The Planning Division staff reviewed four recent applications for California Tax Credit Advisory Committee projects. Staff concluded that Santa Maria maintains a variety of rental opportunities, which tend to range between \$700 and \$1,700. The range of the newer (i.e., “Class A”) apartment rents occur between \$1,250 and \$1,700. At the lower end of the range, the older and smaller (i.e., “Class C”) apartments tend to rent for less than \$1,250 and as low as \$650.

Based on the comparison of Table III-13 and the more recent assessments of the Santa Maria/Orcutt housing market, it appears that the table remains valid. Utility allowances, which have not been added into the rent figures, are taken from the HUD Section 8 "Existing Housing Allowances for Tenant Furnished Utilities" for City of Santa Maria (January 1, 2008), provided by the Housing Authority of Santa Barbara County. While the low-end rents have increased about equal to the cost of living for the same period, the upper end of the housing market has dropped slightly. The addition of over 5,000 dwelling units between April 1, 2000, and January 1, 2009, mostly reflects new home construction, which would be in direct competition with the higher end apartment rents.

TABLE III-13
Housing Rental Price Data (2003)
And Utility Allowance Data (2008)
City Of Santa Maria

HOUSING TYPE	RANGE OF RENTS ¹ (JULY 2003)	AVERAGE RENT ¹ (JULY 2003)	MEDIAN RENT ¹ (JULY 2003)	UTILITY ALLOWANCE ² (JAN. 2008)
ROOM	\$260 - \$750	\$ 475	\$ 450	\$ 0
STUDIO	\$500 - \$675	\$ 568	\$ 525	\$ 83 - 107
APT (1 BR)	\$550 - \$850	\$ 706	\$ 750	\$90 - 125
APT (2 BR)	\$725 - \$950	\$ 838	\$ 850	\$97 - 143
APT (3 BR)	\$900 - \$1300	\$1075	\$1050	\$109 -172
CONDO (1 BR)	\$825 - \$1350	\$ 850	\$ 850	\$90 - 125
CONDO (2 BR)	\$725 - \$1400	\$1084	\$1050	\$97 - 143
CONDO (3 BR)	\$1150 - \$1800	\$1419	\$1300	\$109 -172
HOUSE (1 BR)	\$600 - \$900	\$ 756	\$750	\$119 - 162
HOUSE (2 BR)	\$725 - \$1500	\$1144	\$1150	\$131 - 185
HOUSE (3 BR)	\$850 - \$1850	\$1462	\$1450	\$148 - 219
HOUSE (4+BR) ³	\$1175 - \$2000	\$1619	\$1600	\$167 -253
HOUSE (5+BR) ³				\$186 -287

1. Source: City of Santa Maria, Community Development Department (2003). Survey of classified ads; Santa Maria Times (includes Santa Maria city and Orcutt), 6/28 - 7/27/2003. A review of two appraisals of the 2008-09 housing market shows the present rents to be similar to those of 2003.

2. Housing Authority of Santa Barbara County. Based on average utility allowance for all utilities: (heating, cooking, other electric, water heating, base charges, water, sewer, and trash). <http://www.hasbarco.org/Downloads.html>

3. Rental survey data aggregated all houses with four- or more bedrooms; the 2008 Section 8 Utility allowances segregated the 4-bedroom units into a category and aggregated all houses with five- or more bedrooms.

Local Homeownership

Table III-14 shows the annual gross income needed to qualify to purchase a home under FHA standards for various income levels in the County. Because this required income is substantially higher (almost double) than the median family income (MFI) for the City of Santa Maria, prospective homebuyers in Santa Maria face a significant housing affordability gap, *if they wish to purchase homes as individual households*. From this viewpoint, homes are out of the price range for most local residents – especially those in the very low- and low-income ranges. The in-migration of homebuyers who work in nearby communities shifted the demand for housing upwards – increasing the market values for all residential properties. As resale occurs, market rents increase and rental properties become less affordable until the housing market corrects itself.

Using the California Association of Realtor (C.A.R.) data for the Santa Maria, housing market, Figure III-1 shows the February 2002, through June 2009, median sales prices reported by C.A.R. members. It further illustrates the market conditions. Starting in 2002, these data show that steady upward price appreciation occurred before the period starting in early to mid-2003. From the middle of 2003, to the start of 2006, house prices appreciated at a slightly faster pace.

For the Santa Maria housing market, the normal correction phase followed the high (median) price recorded by C.A.R. (\$475,000) in early 2006. First, more houses were listed for sale; this increased the supply of housing in the market for sale. Second, some sellers chose to sell at a lower price. The median house price in Santa Maria started to slide downward.

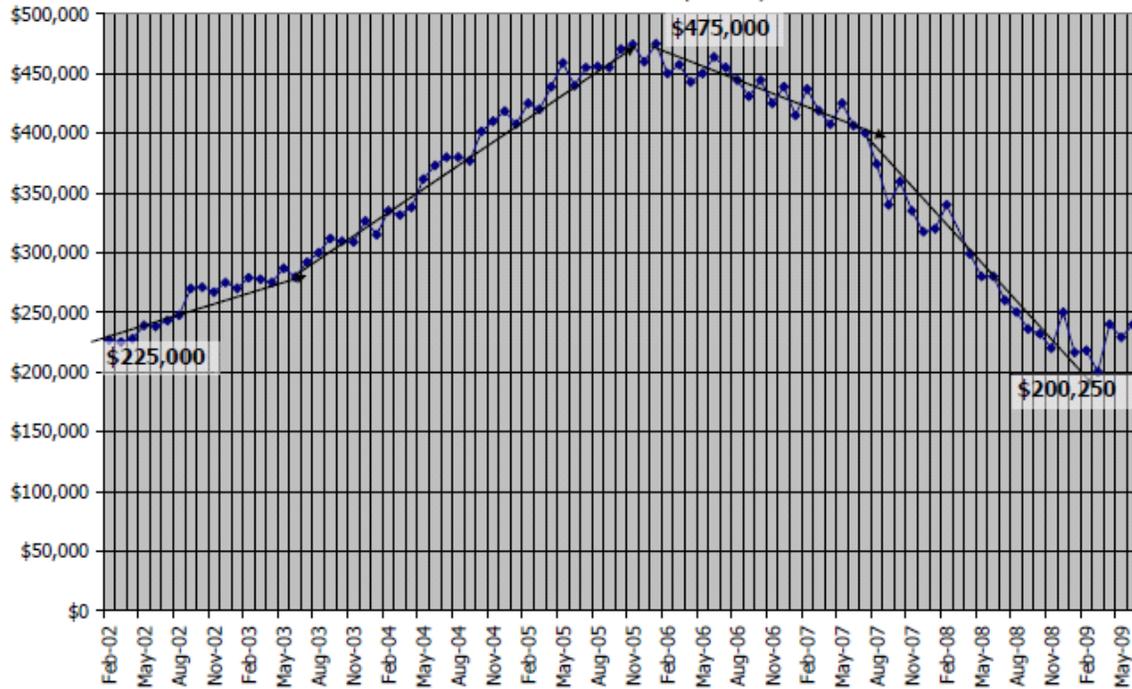
By the middle of 2007, many homeowners were “upside-down”; they owed more than the property was worth. More houses were listed. An estimated 3,000 to 4,000 houses turned into negative assets; some panic sales forced the market (a reflection by the median sales price) to decline faster.

Most free market systems operate in a cyclical pattern of supply and demand. The apparent flattening of the monthly median sales prices, at or slightly above \$200,000, may indicate the start of a new growth cycle.

FIGURE III- 1

Santa Maria Median House Price 2002-2009

data source: California Association of Realtors (June 2009)



In Santa Maria, by the middle of 2007, new housing construction slowed to a virtual stop. Housing construction inventory became unsold housing inventory and comparable sales prices were falling. For the two-year period, from July 1, 2007, through June 30, 2009, new residential building permits virtually stopped.

According to Community Development records, an average of 600 single family houses were permitted each year, for four years, from 2001-2004. During the next four years (2005-2008), 600 single-family houses were permitted—total—which would be an average of 150 per year.

While the single-family housing slump may have bottomed out at a median price of \$200,000, the costs of construction may exceed the house values being paid under the current housing market conditions. Until new house construction can profitably compete in the existing market conditions, permits for new construction will continue to be slower than the 200 SFD (+/-) permitted each year during the 1992-1997 economic recession.

According to the 2000 Census, the median value of an owner-occupied housing unit in Santa Maria was \$145,600. This represents only a 3.25% increase over the previous ten-year period and housing prices rose rapidly after 2000. In 2003, the median home price in City was \$293,300 and by 2004 had escalated to \$366,900. The forecast is that prices will continue to escalate but at a rate more in the 2% per year range. With the median sales price at (or above) 200,000, the current housing market appears to have been sent back in time approximately 7-10 years. Due to the cyclical nature of the housing markets in general, the following Housing Cost Burden Table (Table III-12) is illustrative of the income standard in this Housing Element.

**TABLE III-14
Home Financing Based On Local Median Incomes
30% Housing Cost Burden**

	1 MEDIAN INCOME CITY OF S.M. 2000	2 MEDIAN INCOME S.B. COUNTY 2000	3 HUD MFI S.B. COUNTY 2003	4 ESTIMATED MEDIAN HOME PRICE S.M. VALLEY 2003	5 120% OF MFI S.B. COUNTY 2003
HOME PRICE	\$160,000	\$221,250	\$242,800	\$280,000	\$300,000
DOWN PAYMENT (20%)	\$32,000	\$44,250	\$48,500	\$56,000	\$60,000
AMOUNT FINANCED	\$128,000	\$177,000	\$194,300	\$224,000	\$240,000
PROPERTY TAX (ANNUAL) (1%)	\$1,600	\$2,213	\$2,428	\$2,800	\$3,000
INSURANCE (ANNUAL)	\$480	\$525	\$575	\$600	\$600
FINANCING RATE (%)	6.5%	6.5%	6.5%	6.5%	6.5%
PRINCIPAL, INTEREST, AND PROPERTY TAX (MONTHLY PAYMENT)	\$ 982	\$1,351	\$1,515	\$1,700	\$1,818
REQUIRED GROSS ANNUAL INCOME (MAXIMUM OF 30% OF GROSS MONTHLY INCOME FOR HOUSING PAYMENT)	\$39,277	\$54,042	\$60,600	\$68,000	\$72,720

*SB = Santa Barbara County
SM = Santa Maria

Local Median Income

In 2000, the median income for a family of four in the City of Santa Maria was \$39,277 while the median income for a family of four in the County of Santa Barbara was \$54,042. In 2000, the median per capita income in the City of Santa Maria was \$13,780 while the median per capita income in the County of Santa Barbara was \$23,059.

In 2007, the American Community Survey reported that: “the median income of households in Santa Maria city was \$47,215. Seventy-nine% of the households received earnings and 16% received retirement income other than Social Security. Twenty-five% of the households received Social Security. The average income from Social Security was \$14,315. These income sources are not mutually exclusive; that is, some households received income from more than one source.”

Local Housing Conditions

Limited Census data are available regarding the condition of the existing housing stock. Table III-15 shows that the median age of all dwelling units in the City is 33.5 years as of 2000. Since the 1990 Census to present (7/2003), 3,488 housing units were added to the City and are less than 13 years of age. 1,131 dwelling units were located in structures built before 1940, and are at least 63 years old. According to the 1992 Housing Conditions Survey, about 7.3% of the city housing stock was in need of some maintenance to preserve the useful life of the structure.

**TABLE III-15
Condition of Housing Stock in The City Of Santa Maria**

	1990	2000
Total number of dwelling units (occupied and vacant)	21,144	22,847
Number of occupied dwelling units	19,907	22,146
Percent of dwelling units vacant	5.9 %	3.1 %
Median age of all dwelling units (years)	30	33.5
Number of dwelling units in structures built before 1940	1,556	1,173
Percent of all dwelling units less than 10 years old (in census year)	34.3 %	14.4 %
Percent of occupied dwelling units lacking complete plumbing	0.573 %	0.829 %
Percent of occupied dwelling units lacking complete kitchen	0.859 %	1.19 %
Percent of occupied dwelling units with no telephone service	3.32 %	2.16 %

Sources: City of Santa Maria (1993). Housing Element, General Plan.
2000 U.S. Census
1990 U.S. Census, STF-3

The decline in overall housing vacancy rates from 5.9% (1990) to 3.1% (2000) indicates that housing demand has increased. However, the units lacking complete plumbing or kitchen increased. This increase either reflects on the accuracy of the Census data in 1990 or 2000, or it indicates increased (illegal) conversions of structures into multi-family units.

The conclusions indicate that 29 ("poor") dwelling units need substantial rehabilitation or replacement and 445 ("fair") dwelling units need relatively minor improvements to conserve the integrity of the housing stock. Because of a greater than average occurrence of fair and poor housing conditions, Census Tracts 23.03, 23.04, 24.03, and 24.04 have neighborhoods targeted for housing rehabilitation programs.

Local Population and Employment Trends

The 2000 U.S. Census reported a total population of 77,423 persons residing in the City of Santa Maria. This was a 26% increase from the 1990 Census count of 61,284 people. The average annual growth rate for the ten-year period between census counts was 2.60%. The State Department of Finance estimates the City's 2009 population to be 92,542, which makes Santa Maria the largest city in Santa Barbara County.

According to the 2000 Census, the median age of the City's population is 29.2 years. This is significantly lower than the State median of 33.3 years and the national median of 35.3 years. In 1990, the median age was 29.33 years. In 1980, the median was 27.90 while the 1970 Census recorded a median age of 24.50 years. The data suggests represents an aging of the City's population from 1970 to 1990. However, 2000 Census data and recent data on the increasing number of school-age children suggest that this aging trend may be reversing and Santa Maria's population is getting younger. Table III-16 shows the percentage based on the 1980, 1990 and 2000 Census data.

**TABLE III-16
Population Age Range Percentages
From the 1980, 1990 and 2000 Census**

AGE RANGES	1980 CENSUS	1990 CENSUS	2000 CENSUS
0-17	29.4%	29.9%	31.61%
18-64	59.9%	58.1%	57.05%
65 AND OVER	10.7%	12.0%	11.34%

City of Santa Maria, according to the Employment Development Department (EDD) data, the County unemployment rate for 2008, was 5.4% and the City unemployment rate was 8.6%. In 2000, the County unemployment rate was 4.4% and the City's unemployment rate was 7.0%. From 2000 through 2008, the EDD estimated that the County unemployment rate ranged between 4.0% (2006) and 5.4% (2008). Over the same period, the City unemployment rate ranged from 6.5% (2006) to 8.6% (2008).

Listed below, as a percentage of total employment, are the major employment industries in Santa Maria according to the 2000 Census. Over 70% of all employment occurs in these six sectors:

- Retail Trade 17.0%
- Professional & Related Services 17.8%
- Agriculture 21.4%
- Manufacturing/Industrial 8.7%
- Construction 6.1%
- Other 8.5%

For comparison purposes, the same sectors are shown below, using March 2003 State EDD data for the Santa Maria Valley (i.e. zip codes 93454, 55, 56, 57). It is encouraging to note that retail employment that is traditionally lower paying has decreased while higher-paying professional and related services employment has increased by more than 4%.

- Retail Trade 11.0%
- Professional & Related Services 22.0%
- Agriculture 21.0%
- Manufacturing/Industrial 7.0%
- Construction 3.5%
- Government 27.0%
- Other 8.5%

City of Solvang



Population Trends

The City of Solvang was founded in 1911 by a group of Danish teachers and incorporated as a city on May 1, 1985. In 1990, the community had a population of 4,741. According to the 2000 Census, the City's population had risen to 5,332, representing an increase of 12.5% over the previous decade. The current estimated population for 2008 according to Department of Finance is 5,555 persons, representing a 4.2% increase from 2000.

Table 4-1 provides a comparison between Solvang's population growth in the 1990s and 2000s with that experienced by nearby communities and Santa Barbara County as a whole. As shown below, the % change in Solvang's population during the 1990s was considerably higher than preceding decades. (According to the 1990 Census, the City's population increased by 12.5% between 1990 and 2000). In addition, the Santa Barbara County Association of Governments (SBCAG) projects that Solvang's population will grow to 5,800 by 2015, or an increase of 8.8% above 2000 levels (Regional Growth Forecast 2007).

Table 4-1 City and County Population Growth Trends 1990-2015

Jurisdiction	1990	2000	2005 ^a	2015 ^a	1990-2000 % Change	2000-2005 ^a % Change	2005-2015 ^a % Change
Buellton	3,506	3,828	4,500	5,300	9.2%	17.5%	18.0%
Carpinteria	13,747	14,194	14,300	14,400	3.3%	0.7%	0.7%
Goleta ^b	ND	27,500	31,000	33,100	ND	12.7%	6.8%
Guadalupe	5,479	5,659	6,300	8,000	3.3%	11.3%	27.0%
Lompoc	37,649	41,103	41,800	44,400	9.2%	1.6%	6.2%
Santa Barbara	85,571	89,600	89,800	91,000	4.7%	0.2%	1.3%
Santa Maria	61,284	77,423	88,500	102,300	26.3%	14.3%	15.6%
Solvang	4,741	5,332	5,400	5,800	12.5%	1.2%	7.4%
S.B. County	369,608	399,347	417,500	444,900	8.0%	4.5%	6.7%

Sources: 1990, 2000 Census

^a Population projections for 2005 & 2015 by SBCAG (RGF 2007)

^b The City of Goleta was incorporated February 2002. Goleta population figures are estimates.

ND = no data available

Age Characteristics

As people move through different age groups, their housing needs, income levels, and preferences typically change. As a result, an evaluation of the age characteristics of a community is important in addressing the housing needs of its residents. According to the 2008 Santa Ynez Valley Economic

Outlook the median age of residents in Solvang increased slightly to 44.8 in 2007 from the 2000 Census median of 43.2.

Table 4-2 below summarizes the age characteristics of Solvang residents in 1990 and 2000. During the 1990s, the number of older adults (ages 45 to 64) increased by 35%, which indicates an influx of new older residents into the community. These residents are usually at the peak of their earning power and are more likely to be homeowners. The young adult population (ages 25 to 44) continues to be the largest segment (25.2%) of the city's population although their numbers did not change substantially during the decade. The presence of younger families with children is indicated by an increase in the school age population, which grew by 30%. Generally, younger adults with families occupy rental units, condominiums, or smaller single-family homes.

A sizeable decrease of 28% between 1990 and 2000 was evident among college age (20-24) residents, which is the smallest segment of the population. It is common for members of this age group to live away from home while attending schools outside the community although some students may continue to live with their parents and commute to school or work in nearby towns. In addition, an increase in the number of student-age residents is typical in Solvang in the summertime due to the availability of seasonal jobs related to tourism.

Among residents age 65 or older, the 10% increase between 1990 and 2000 is consistent with the national trend of a growing senior population. While many of Solvang's senior residents are homeowners and typically live in single-family houses, they may begin to consider other options, such as senior apartments, assisted living facilities, or nursing homes as they grow older and require greater care/assistance.

Table 4-2 Age Characteristics and Trends 1990-2000

Age Groups	1990		2000		1990-2000 %Change
	Persons	Percent	Persons	Percent	
Preschool (Ages <5)	281	5.9%	267	5%	- 5%
School Age (5-19)	768	16.2%	997	18.7%	+30%
College Age (20-24)	278	5.9%	199	3.7%	- 28%
Young Adults (25-44)	1,340	28.3%	1,345	25.2%	- <1%
Older Adults (45-64)	966	20.3%	1,303	24.4%	+35%
Seniors (65+)	1,108	23.4%	1,221	22.9%	+10%
Total	4,741	100%	5,332	100%	+12.5%

Sources: 1990, 2000 Census

Race and Ethnicity

The racial and ethnic composition of a community may have implications for housing to the extent that different groups have different household characteristics, income levels, and cultural backgrounds that affect their needs and preferences for housing.

Solvang, like many small communities, is fairly stable in terms of the racial and ethnic composition of its population. As of 2000, whites comprised the largest race/ethnic group in Solvang, at 77%. However, their share of the population has decreased steadily over the past two decades, down from 82% in 1990 and 93.5% in 1980. During the same period, groups have grown in size and proportion.

Among the five major race/ethnic groups, the largest percentage change in population between 1990 and 2000 was attributable to Hispanics, up 40%. As shown in Table 4-3, the Hispanic share of the population increased from 16% in 1990 to nearly 20% in 2000. Other groups are much smaller in numbers, and their changes over time are less substantial. It should be noted that the number of residents in the “All Other” category grew in part because unlike prior Census efforts, the 2000 Census allowed respondents to identify themselves as members of more than one racial group.

Table 4-3 Race and Ethnicity 1980-2000

Race/Ethnicity	1980		1990		2000	
	Persons	Percent	Persons	Percent	Persons	Percent
White	2,889	93.5%	3,899	82.2%	4,090	76.7%
Black	1	<0.1%	12	0.2%	16	0.3%
Native American	17	0.5%	12	0.2%	19	0.3%
Asian ^a	9	0.3%	53	1.1%	54	1%
Hispanic	166	5.4%	757	16%	1,059	19.8%
All Other	9	0.3%	8	0.2%	94	1.8%
Total	3,091	100%	4,741	100%	5,332	100%

Source: 1990, 2000 Census

^aincludes Pacific Islanders

Employment Market

Employment also has an important impact upon housing needs to the extent that different jobs and income levels determine the type and size of housing a household can afford. According to the 2000 Census, a total of 2,705 or 62% of Solvang residents were in the labor force, with an unemployment rate of 1.9%. The number of women in the labor force was 1,238, representing 53.5% of all female residents 16 years and over.

According to SBCAG, Solvang has a job-housing ratio of 1.62 (3,601 jobs/2,223 units), indicating that there are 1.62 jobs for every housing unit. A job-housing ratio over 1.5 is considered high and may indicate an increasing imbalance between jobs and housing, i.e. new residential construction has not

kept up with job creation. However, since Solvang has a large number of jobs in the tourism-related sector, many of these jobs may be seasonal.

Table 4-4 shows the types of occupations held by residents in Solvang and Santa Barbara County as a whole. According to the 2000 Census, the three largest occupational categories in Solvang were managerial and professional (30%), sales and office (28%), and service occupations (26%). These categories account for roughly 84% of employed residents. Given the town’s relatively small size, it can be inferred that a majority of those employed in managerial and professional occupations travel to work outside the City. Solvang has a relatively higher percentage of service workers due to its economic base in tourism.

Table 4-4 Solvang Year 2000 Occupational Profile

Occupations of Residents	Solvang		County	
	Persons	Percent	Persons	Percent
Management, Professional, and related Occupations	794	30%	63,893	35%
Service Occupations	694	26%	30,865	17%
Sales and Office Occupations	734	28%	45,775	25%
Farming, Fishing, and Forestry	40	2%	8,818	5%
Construction, Extraction, and Maintenance	195	7%	13,940	8%
Production, Transportation, and Material Moving	196	7%	17,425	10%
Total	2,653	100%	180,716	100%

Source: 2000 Census

Managerial and professional occupations and some sales positions generally have higher paying jobs, which translate into higher incomes for the residents engaged in those activities. Solvang’s occupational profile is similar to that countywide, with the exception of a larger share of City residents in service occupations and a smaller share in production, transportation, and material moving. These differences reflect Solvang’s tourism-based economy as well as its geographic location.

Income

According to *Santa Ynez Valley 2008 Economic Outlook (UCSB)*, the median household income of Santa Barbara County residents has recently been below that of residents of the other counties and the State. In 2007, the data shows that the disparity has continued to increase, and the 2008 *Economic Outlook* suggests that this is caused by rising home prices in Santa Barbara County, including Solvang.

One impact of high home prices is to change the demographics of an area. Older, high-income, or wealthier, individuals can afford to purchase expensive homes. Younger people seem more willing

to share units. Poorer people have little choice. Again, according to the 2008 *Economic Outlook*, the result is that the County is losing young families with parents in the 25-40 year age group, the middle of the age distribution and the upper-middle of the income distribution. These people may have jobs with relatively high income that justify a commute from more affordable communities, which leads to a drop in the median family income.

Household Characteristics

Household characteristics, such as type and size, income levels, and the presence of special needs populations, determine the type of housing needed by residents. This section details the various household characteristics affecting housing needs.

Household Type

According to the 2000 Census, Solvang has a total of 2,185 households, of which 65% are families (Table 4-6). Families are comprised of married couples with or without children and other family types, such as female-headed households with children. Non-families, including singles, make up 35% of households in Solvang. These family and non-family percentages remain constant in 2007 (UCSB Economic Outlook 2008). Singles comprise roughly 30% of all households in the city, of which nearly half are age 65 and over. The average household size of 2.37 persons remained unchanged over the past decade. The Department of Finance now estimates in 2007 the average household size is 2.33 persons. Table 4.6b shows that 1,381 households are owner-occupied, or 63% of all homes in Solvang. 63% of all homes in Solvang continue to be owner occupied in 2007 (UCSB Economic Outlook 2008).

Table 4-6a Household Characteristics 1990-2000

Household Type	1990		2000		Percent Change
	Number	Percent	Number	Percent	
Households	1,915	100%	2,185	100%	+14%
Families	1,276	67%	1,415	65%	+11%
Married With Children	387	20%	452	21%	+17%
Married No Children	678	36%	711	33%	+5%
Other Families	211	11%	252	11%	+19%
Non-Families	639	33%	770	35%	+20%
Singles under 65	256	13%	352	16%	+37%
Singles 65 and over	246	13%	307	14%	+25%
Other	137	7%	111	5%	-19%
Average Household Size	2.37		2.37		0

Sources: 1990, 2000 Census

Table 4-6b Household By Tenure, 2000

Tenure	Households
Owner Occupied	1,381
Renter Occupied	804
TOTAL	2,185

The overall composition of households in Solvang also remained relatively unchanged between 1990, 2000 and 2008. As was the case in 1990, families in 2000 comprise approximately two-thirds of all households. Despite the apparent stability in the composition of Solvang households, there are a few noteworthy trends. First, the number of non-family households grew by 20% as a result of dramatic increases in the number of householders living alone: 37% for singles under the age of 65 and 25% for singles age 65 and over. Second, the number of married-couple families with children also increased noticeably (17%) as did the number of non-traditional families in the “other” category (19%). These families are likely to be single parents with children. The only household type that saw a decrease during the decade was in the “other” non-family category, which includes non-related people living together, such as students, younger adults, and group homes.

Household Income

Household income is one of the most important factors affecting housing opportunity and determining a household’s ability to balance housing costs with other basic necessities of life. Income levels can vary considerably among households, based upon tenure, household type, and location of residence, among other factors.

According to the 2000 Census, the median household income of Solvang residents was \$45,799, or 98% of the countywide median household income for 1999. In 2007, the median family income was \$72,840. In comparison with surrounding communities, Solvang’s median family income is now a little higher than Buellton (\$70,243), Carpinteria (\$67,508), Lompoc (\$49,658), Santa Maria (\$49,311), and Guadalupe (\$43,014), but a little lower than Santa Barbara (\$74,571) and Goleta (\$86,363). The median income for families in Solvang at \$72,840, was higher than the County figure by about 7%.

Table 4-8 compares the composition of Solvang households by income with that of Santa Barbara County as a whole. As indicated below, 44% of all households in the City were in the above moderate-income category (above 120% of the County median family income). Approximately 15% of Solvang households were in the moderate-income range (81 to 120% of MFI) as compared to 19% countywide.

The share of lower-income (80% or less of MFI) households in Solvang is the same as the County (41%). These numbers are consistent with the fact that Solvang’s median household income is comparable to the County even though the City has a higher percentage of higher income households.

Table 4-8 City and County Household Income Distribution

Income Group	Percent of County Median Family Income	Solvang	Santa Barbara County
Very Low	0 - 50%	23%	23%
Low	51 - 80%	17%	17%
Moderate	81 - 120%	15%	19%
Above Moderate	120% +	45%	41%
TOTAL		100%	100%

Source: SBCAG, RHNA Plan 2008.

According to the Santa Ynez Valley Economic Outlook 2008, Solvang has one the lowest percentages at 3.6% of families living below the poverty level compared to the County at 9.2%.

Housing Stock Characteristics

This section addresses various housing characteristics and conditions that affect the well-being of Solvang residents. Housing factors evaluated include the following: housing stock and growth, tenure and vacancy rates, housing age and condition, housing costs, and affordability.

Housing Growth

The countywide growth and particularly Solvang’s growth since 1990, has experienced a higher percentage of change, with a 10% increase (280 units) between 1990 and 2000. In comparison, the housing stock grew by only 4% in nearby Buellton and 3% countywide. In 2000, Solvang had a total of 2,356 housing units. In 2008, Solvang’s growth has continued to increase to a total of 2,452 housing units, or 4.0% growth rate.

Housing Type and Tenure

Table 4-12 summarizes various characteristics of the housing stock in Solvang. With relatively limited housing growth occurring in the 1990s, the composition of the housing stock in 2000 is essentially the same as ten years ago. Single-family homes and multi-family dwelling units comprise approximately 64% and 27% of the housing stock, respectively. Mobile homes account for the remaining 9%. A measure of the availability of and demand for housing is the vacancy rate. As of the 2000 Census, Solvang’s homeowner vacancy rate was 1.5%, and its rental vacancy rate was 2.1%. These figures are well below the “optimal” rate of 5%. A low level of vacancy indicates high demand for and relatively limited supply of both types of housing in Solvang.

**Table 4-12 Changes in Housing Stock, City of Solvang
1990-2000 & 2008**

Housing Type	1990		2000		2008 ¹	
	No. of Units	% of Total	No. of Units	% of Total	No. of Units	% of Total
Single-Family	1,319	63%	1,494	64%	1,504	64%
Detached	1,160	56%	1,338	57%	1,351	57%
Attached	159	8%	156	7%	153	7%
Multi-Family	546	26%	637	27%	624	27%
2-4 Units	94	4%	171	7%	171	7%
5+ Units	452	22%	466	20%	453	20%
Mobile Homes	211	10%	225	9%	219	9%
Total Units	2,076	100%	2,356	100%	2,347	100%
Homeowner Vacancy Rate	3.4%		1.5%		1.92%	
Rental Vacancy Rate	6.9%		2.1%			

Sources: 1990 Census, 2000 Census.

¹ Department of Finance E-5 report 08

Table 4-13 summarizes the City's current housing units by tenure and bedroom size. There are 115 rental units with three or more bedrooms, which is greater than the number of large renter households (88) in the City. However, many of these larger rental units are single-family homes, and their rents are likely beyond the reach of lower-income large renter households.

Table 4-13 Bedroom Mix of Housing Units by Tenure

# Bedrooms	Owner-Occupied Units	Renter-Occupied Units	Vacant Units	Total
0	0	52	4	56
1	71	282	43	396
2	462	366	30	858
3	616	102	35	753
4	233	0	18	251
5+	29	13	0	42
Total	1,411	815	130	2,356

Source: 2000 Census

Housing Age and Condition

Housing age can be used as an indicator of housing conditions within a community. Like any other tangible asset, housing is subject to gradual deterioration over time. If not properly and regularly maintained, housing can deteriorate and discourage reinvestment, depress property values and eventually impact the quality of life in a neighborhood. Consequently, maintaining and improving housing quality is an important goal for the City of Solvang.

As of 2000, nearly 30% of the City’s housing units are over 30 years old. A general rule in the housing industry is that structures older than 30 years begin to show signs of deterioration and require reinvestment. Unless properly maintained, homes older than 50 years usually require major renovations to remain in good working order.

Housing Costs and Affordability

Table 4-15 shows median home prices and the number of homes sold in Solvang during the period from 2000 to 2007. Home prices rose sharply during the early 2000’s but began to fall again in 2006. In 2003 and 2004, the median home price jumped in the 24.2% and 21.3% range, and the number of homes sold in the city reached its maximum before declining. In 2007, the median home price in Solvang was \$827,250, up from \$327,000 in 2000. According to the UCSB 2008 Economic Outlook for the Santa Ynez Valley, the prices of homes in Solvang has dropped slightly and notes that the residential real estate slow down has had more impact on nearby community of Buellton than Solvang or Santa Ynez.

Table 4-15 Median Home Prices in Solvang (2000 – 2007)

	2000	2001	2002*	2003*	2004*	2005*	2006*	2007*
Median Home Price (thousands)	327.0	392.5	436.2	575.7	721.6	813.8	812.1	827.2
Median Home Price (\$ 2000 thousands)	300.2	348.6	377.9	528.3	640.7	691.7	662.0	653.5
Percent Change	2.4	16.1	8.4	24.2	21.3	8.0	-4.3	-1.3
Number of Homes Sold	133	107	95	131	132	130	80	68

Source: Santa Ynez Valley Economic Outlook 2008, UCSB
 *2002 is estimated based on partial year data

Existing Housing Needs

The federal Department of Housing and Urban Development (HUD) uses the following definitions for households that are either paying too much for housing (overpayment) and/or are living in overcrowded conditions (overcrowding):

- Overpayment: Refers to a household paying 30% or more of its gross income for housing (either mortgage or rent), including costs for utilities, property insurance, and real estate taxes.
- Overcrowding: Refers to a housing unit which is occupied by more than one person per room, excluding kitchens, bathrooms, hallways, and porches.

According to the 2000 Census, a total of 146 Solvang households lived in overcrowded conditions, representing approximately 6.5% of all households (Table 4-16). Of these households, 133 (91%) were renters and 13 (9%) were owners. Approximately 16% of renters and 1% of owner-occupied housing units were overcrowded.

Table 4-16 Current Housing Needs in Solvang by Tenure (1999)

Condition	Renters		Owners		Total	
	Number	% of Renter Households	Number	% of Owner Households	Number	% of All Households
Overcrowding	133	16%	13	1%	146	6.5%
Overpayment	423	52%	134	17%	557	49%

Source: 2000 Census Sample Data

Overcrowding rates vary substantially by income, type, and size of household. Generally, lower-income households and large families experience a disproportionate share of overcrowding.

Housing overpayment is a substantial problem for renter households in Solvang, where many pay a substantial portion of their income for housing. According to 2000 Census data, a total of 557 Solvang households overpaid for housing in 1999, representing 27% of all households. Of these households, 423 (22%) were renters and 134 (7%) were owners. Approximately 52% of renters and 17% of owners overpaid for housing.

The State requires that jurisdictions prepare an inventory of all units at-risk of losing their affordability during the next 10-year period. Table 2.38 presents the inventory of affordable housing projects in the County with regulatory restrictions that end by 2018. These properties are inventoried by the California Housing Partnership Corporation (CHPC). All of the 688 affordable at-risk rental units are located in incorporated cities. However, Valentine Court III and Beach Court housing developments both received County or County-administered funds. This is an example of the County's ongoing efforts to provide funding for the development and/or preservation of affordable housing both in the unincorporated areas and the incorporated cities, where the availability of services and transit is generally superior to the rural areas of the County.

Strategies for preserving housing with expiring use restrictions vary depending on the ownership of the property and the source of the incentive that led to the initial affordability. Properties owned by non-profit housing developers will likely have their affordability periods extended, but may require financial restructuring or rehabilitation to achieve the extended affordability timeframe.

The County has not lost any of its affordable units and has provided financial assistance to several apartment projects to preserve affordability—including the Nectarine and Central Plaza Apartments.

The cost of preserving affordable units can be less than the cost of new construction. Table 2.39 presents cost information from one recent new construction project and two acquisition/rehabilitation projects. The per-unit costs presented appear to demonstrate that preserving existing buildings for affordable housing is more cost-effective than building new units.

The State of California HCD maintains a list of organizations interested in acquiring and preserving affordable housing developments, and Table 2.40 provides a sample of organizations from the State HCD list.

Table 2.38 – At-Risk Assisted Rental Units (2008-2018)

Project Name	Address	City	Total Units	Type	Expiration Date	Subsidy
Oak Knolls Haven	4845 S Bradley Road	Santa Maria	40	Non-Profit	9/30/2002	207/223(f)
Valentine Court II	1760 S McClelland	Santa Maria	18	Non-Profit	6/30/2008	202
Villa La Esperanza	131 S Kellogg Avenue	Goleta	75	Non-Profit	2/28/2009	236(j)(1)
Goleta Accessible Apartments	6069 Shirrell Way	Goleta	12	Non-Profit	2/28/2009	811
Union Plaza	120 N Broadway	Santa Maria	122	Non-Profit	5/31/2009	236(j)(1)
Valentine Court III	250 E Newlove Drive	Santa Maria	9	Non-Profit	6/30/2009	811
Valentine Court I	280 E Newlove Drive	Santa Maria	35	Non-Profit	7/11/2010	202
Presidio Park Apartments	420 E De La Guerra	Santa Barbara	50	Profit Motivated	8/31/2010	223(a)(7)/221(d)(4)M
New Visions	1106 N School Street	Santa Maria	6	Non-Profit	4/9/2012	202
Pilgrim Terrace	649 Pilgrim Terrace Drive	Santa Barbara	83	Non-Profit	8/25/2012	202
Rainbow Plaza	220 W Pine Ave	Lompoc	31	Non-Profit	8/31/2012	202
Villa Caridad Senior Homes	4200 Calle Real	Santa Barbara	94		9/30/2012	202
Shifco Apartments	418 Santa Fe Place	Santa Barbara	107	Non-Profit	3/1/2015	223(a)(7)/221(d)(3)M
Beach Court Accessible	648 Maple Street	Carpinteria	6	Non-Profit	9/30/2016	811
Total			688			

"asstd_rent_units"

Source: City of Santa Barbara and California Housing Partnership Corporation.

Table 2.39 – Cost Comparison of Preserving Existing Units vs. New Construction

Item	Pres. of Existing #1 (In Escrow)	Pres. of Existing #2 (In Escrow)	New Construction (Completed)
Project Name	El Patio	Rolling Hills	Lachen Tara
Year of Construction	2009	2009	2008
Location	Ventura	San Luis County	Avila
Number of Units	42	53	29
<i>Unit Mix</i>	<i>41 SRO, 1 mgr</i>	<i>9 1-br, 31 2-br, 12 3-br, 1 mgr</i>	<i>8-stu, 17- br, 3 2-br, 1 mgr</i>
Costs			
Land	\$1,560,000	\$2,850,000	\$780,000
Building Acquisition	\$1,940,000	\$3,220,000	\$0
Hard	\$1,700,000	\$1,650,000	\$6,066,762
Soft	\$1,295,696	\$1,837,000	\$2,574,120
Total	\$6,495,696	\$9,557,000	\$9,420,882
Cost per Unit	\$154,659	\$180,321	\$324,858

"pres_analysis"

Source: Peoples' Self-Help Housing Corp. (March 2009)

Table 2.40 - Non-Profit Housing Organizations Interested in Acquiring At-Risk Rental Housing

Organization	Address	City/County
Affordable Homes	P.O. Box 900	Avila Beach
Foundation for Affordable Housing, Inc.	2847 Story Road	San Jose
Housing Corporation of America	31423 Coast Highway, Suite 7100	Laguna Beach
Long Beach Affordable Housing Coalition, Inc.	5855 Naples Plaza, Suite 209	Long Beach
Many Mansions, Inc.	1459 E. Thousand Oaks Blvd., Suite C	Thousand Oaks
Nexus for Affordable Housing	1544 W. Yale Avenue	Orange
Peoples' Self-Help Housing Corp.	3533 Empleo Street	San Luis Obispo
Santa Barbara Student Housing Corp.	6503 Madrid, Suite J	Isla Vista
Southern California Housing Development Corp	8265 Aspen Street, Suite 100	Rancho Cucamonga
Affordable Housing Foundation	P.O. Box 26516	San Francisco

"np_orgs_acq_risk"

Source: State Department of Housing and Community Development.

The characteristics of the housing market will influence the Santa Barbara HOME Consortium and Santa Barbara Urban Partnership's use of Federal funds for various affordable housing projects and programs. The following program decisions highlight the County's awareness of the existing market characteristics:

- The housing stock is aging in the County. Santa Barbara County will continue funding rehabilitation projects and programs.
- While most of the County's available land is "built out", efforts will be made to build more affordable housing. The County will be supportive of such projects and will use opportunities to fund such project.
- Santa Barbara County Urban Partnership assigns higher priority to permanent and transitional housing to serve homeless and special needs clients in comparison to emergency shelters. The move from shelters to a more permanent situation is challenging for the homeless and/or special needs households. It is the intent of Santa Barbara County Urban Partnership to work to ameliorate this difficult transition.

Santa Barbara County Urban Partnership will continue its practice of using all local, State and Federal funds with due diligence and, shall utilize all of their resources to their best possible ability to serve the maximum number of very-low and low-income residents.

Public and Assisted Housing 91.210 (b)

- 14. *In cooperation with the public housing agency or agencies located within its boundaries, describe the needs of public housing, including*
 - a. *the number of public housing units in the jurisdiction,*
 - b. *the physical condition of such units,*
 - c. *the restoration and revitalization needs of public housing projects within the jurisdiction,*
 - d. *the number of families on public housing and tenant-based waiting lists and*
 - e. *results from the Section 504 needs assessment of public housing projects located within its boundaries (i.e. assessment of needs of tenants and applicants on waiting list for accessible units as required by 24 CFR 8.25).*

The jurisdiction can use the optional Priority Public Housing Needs Table of the Consolidated Plan to identify priority public housing needs to assist in this process.

- 15. *Describe the number and targeting (income level and type of household served) of units currently assisted by local, state, or federally funded programs, and an assessment of whether any such units are expected to be lost from the assisted housing inventory for any reason, (i.e. expiration of Section 8 contracts).*

14. Needs of Public Housing

The Housing Authority of the County of Santa Barbara’s mission of this agency is to provide affordable housing opportunities for low income households in an environment which preserves personal dignity, and manner in which maintains the public trust.



The agency is a political subdivision of the State of California responsible for providing affordable housing for thousands of low income households in Santa Barbara County through rent subsidy programs or by occupancy in one of its housing developments.

The following table contains data from the Housing Authority’s waiting list. The “Overall” Needs column provides the estimated number of renter families that have housing needs. For the remaining characteristics a rating scale has been used. The scale rates the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being “no impact” and 5 being “severe impact.”

Table IV-1

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ability	Size	Location
Income <= 30% of AMI	6857	5	5	4	3	3	4
Income >30% but <=50% of AMI	1506	5	5	4	4	3	4
Income >50% but <80% of AMI	396	4	4	2	2	2	2
Elderly	673	5	3	3	3	2	3
Families with Disabilities	229	5	4	3	4	2	2
Hispanic	4710	3	4	3	2	3	4

Table IV-2, reproduced from the County Housing Authority's Annual Plan 2009, provides information on the housing needs of the families on the Agency's waiting list:

Table IV-2

Housing Needs of Families on the Section 8 Waiting List			
	# of families	% of total families	Annual Turnover
Waiting list total	5,119		250
Extremely low income <=30% AMI	3,861	75%	
Very low income (>30% but <=50% AMI)	976	19%	
Low income (>50% but <80% AMI)	282	6%	
Families with children	3,152	62%	
Elderly families	391	8%	
Families with Disabilities	952	19%	
White/Non-Hispanic	2,059	40%	
White/Hispanic	2,825	55%	
Black	178	2%	
American Native	28	1%	
Asian	21	1%	
Native Hawaiian/Other Pacific Islander	8	1%	

Table IV-3

Housing Needs of Families on the Public Housing Waiting List			
	# of families	% of total families	Annual Turnover
Waiting list total	3,640		962
Extremely low income <=30% AMI	2,996	82%	
Very low income (>30% but <=50% AMI)	530	15%	
Low income (>50% but <80% AMI)	114	3%	
Families with children	2,264	62%	
Elderly families	282	8%	
Families with Disabilities	412	11%	
White/Non-Hispanic	1,445	40%	
White/Hispanic	1,885	52%	
Black	225	5%	
American Native	43	1%	
Asian	35	1%	
Native Hawaiian/Other Pacific Islander	7	1%	

The above tables clearly indicate that the need for public housing is acute in the Santa Barbara County area and all local agencies including the Housing Authority are making efforts to address these needs.

15. Housing Authority – Owned and Managed Units

Describe the number and targeting (income level and type of household served) of units currently assisted by local, state, or federally funded programs, and an assessment of whether any such units are expected to be lost from the assisted housing inventory for any reason, (i.e. expiration of Section 8 contracts).

In terms of its program inventory, the County Housing Authority manages public housing as well as rental assistance vouchers under the Section 8 Housing Choice Voucher Program. Currently the Housing Authority has an asset inventory of 989 units under its ownership and/or management, 536 of which are public housing units distributed throughout the Santa Barbara County. In terms of the Section 8 program, currently the Housing Authority has 3,491 active vouchers providing rental assistance to tenants (as well as rental income to landlords), in the context of a \$30,000,000 Section program budget.

Two-thirds (2,244) of these vouchers provided rental assistance to households earning at or below 30% of the area median income, while the remaining 1,156 vouchers provide rental assistance to households earning at or below 80% of area median income. Underlying the great need for these affordable housing resources is the fact that the Housing Authority's current waiting lists for the Section 8 Program and Public Housing apartment units contain 4,500 and 5,000 households respectively. Clearly there is a need for these resources as well as the resources provided to the County through HUD-funded entitlement programs.

In the recent past, the HOME Program Consortium has awarded HOME funds for Housing Authority development projects such as the *Ted Zenich Gardens Apartments*, a 24-unit newly-constructed affordable housing development in the City of Santa Maria that received financial support from the HOME Consortium of County and City of Santa Maria HOME funds. Also, in collaboration with the Redevelopment Agency, the County Housing Authority acquired and rehabilitated the *Parkview Apartments* in Isla Vista, effectively preserving and improving 20 affordable apartment units that were subject to being sold in the open market.

Figure IV-1

Santa Barbara County also provided local affordable housing trust funds to assist the Housing Authority in acquiring two new affordable apartments from a private developer who desired to transfer management of the *Vintage Walk* units to a management entity familiar with affordable housing property management. In the past the County and City of Santa Maria utilized HOME funding to partner with the Housing Authority in acquiring the *Central Plaza Apartments* in the City of Santa Maria, that preserved and rehabilitated 112 units of affordable housing that were subject to purchase on the open market.



Aparicio Apartments (Public Housing) owned and managed by the Housing Authority

In terms of resident initiatives, the Housing Authority recently received a competitive Resident Opportunity for Self Sufficiency (ROSS) grant from HUD and also operates a Section 8 Family Self-Sufficiency (FSS), program. Each initiative is intended to support resident in acquiring increased skills and incomes as well as to acquire higher levels of self-sufficiency and financial independence. The Housing Authority also implements, with county bonding authority, a Mortgage Credit Certificate (MCC) program that provides for low-income homeownership opportunities.

While the County's Public Housing Authority (PHA) independently runs various public housing and the Section 8 programs, the Santa Barbara CDBG Consortium shares the goals of the PHA pertaining to affordable housing for area residents. Consequently, the two agencies collaboratively work to realize the following goals set forth by the PHA:

- Expand the supply of assisted housing

- Increase assisted housing choices
- Promote self-sufficiency and asset development of families and individuals
- Ensure equal opportunity and affirmatively further fair housing

In Program Year 2008, the Urban County utilized CDBG funds to *Ensure equal opportunity and affirmatively further fair housing* by funding fair housing activities provided by the Legal Aid Foundation and the Rental Housing Mediation Task Force. HCD also utilized CDBG funds to *Promote self-sufficiency and asset development of families and individuals* by funding public services activities, which provided unemployment and family budgeting counseling.

Table IV-4
Total Assisted Units
(Owned and Managed by the Housing Authority)

Goleta	282
Guadalupe	56
Lompoc	349
Orcutt	16
Santa Maria	286
TOTAL	989

Table IV-5
Section 8 Rental Assistance
(Privately Owned Units):

County Wide	3491
GRAND TOTAL	4480

Homeless Inventory 91.210 (c)

16. The jurisdiction shall provide a concise summary of the existing facilities and services (including a brief inventory) that assist homeless persons and families with children and subpopulations identified in Table 1A or in the CPMP Tool Needs Table. These include outreach and assessment, emergency shelters and services, transitional housing, permanent supportive housing, access to permanent housing, and activities to prevent low-income individuals and families with children (especially extremely low-income) from becoming homeless. This inventory of facilities should include (to the extent it is available to the jurisdiction) an estimate of the percentage or number of beds and supportive services programs that are serving people that are chronically homeless.

The jurisdiction can use the optional Continuum of Care Housing Activity Chart and Service Activity Chart to meet this requirement.

The following tables provide a list of existing facilities and services that assist homeless persons and families with children. These include outreach and assessment, emergency shelters and services, transitional housing, permanent supportive housing, access to permanent housing, and activities to prevent low-income individuals and families from becoming homeless.

*Note: These tables have been reproduced from the County’s November 23, 2009 Continuum of Care Service Activity Chart and Housing Activity Chart, and the County’s 10-Year Plan to End Homelessness—Bringing Our Community Home.

Emergency Shelter Bed Year–Round Inventory

Table IV-6

Organization Name	Program Name	McKinney Vento funding?	Beds for Households with Children	Beds for Households w/out Children
Casa Esperanza	Casa Esperanza	Yes	6	100
Domestic Violence Solutions	North County Shelter	No	51	0
Domestic Violence Solutions	South County Shelter	No	21	0
Good Samaritan Shelters Inc.	Good Samaritan Emergency Shelter	No	50	30
Lompoc Housing and Community Development Corporation	Bridgehouse	Yes	0	56
Salvation Army	Salvation Army	No	0	55

Santa Barbara Rescue Mission	Rescue Mission	No	0	92
Transition House	Transition House	Yes	80	0

Total Emergency Shelter Beds for Households with Children: 208
Total Emergency Shelter Beds for Households without Children: 333
Total Year-Round Emergency Shelter Beds: 541

Transitional Housing Bed Inventory

Table IV-7

Organization Name	Program Name	Does the Program receive McKinney Vento funding?	Beds for Households with Children	Beds for Households without Children
Casa Esperanza	Casa Esperanza Transitional Shelter	No	0	100
Casa Serena	Casa Serena	No	0	22
Community Housing Corporation	Hotel de Riviera	Yes	0	32
Domestic Violence Solutions	Shelter Services for Women	No	0	14
Domestic Violence Solutions	Second Stage Transitional Housing	Yes	42	0
Good Samaritan Shelter Inc.	The Family Transitional Shelter	No	56	0
Good Samaritan Shelter Inc.	Transitional Center for Women and Children	No	16	0
Lompoc Housing Assistance Corporation	Mark's House	Yes	19	0
Lompoc Housing Assistance Corporation	Bridgehouse	Yes	24	0
Lompoc Housing Assistance Corporation	Bridgehouse Transitional Center	No	4	6
New House	New House	No	0	12

Salvation Army	Salvation Army Rehabilitation Institute	No	0	6
Salvation Army	Salvation Army (South Coast)	No	0	30
Santa Barbara Rescue Mission	Bethel House	No	0	83
Transition House	Firehouse	Yes	19	0
Villa Majella	Villa Majella	No	0	7
YMCA	Noah's Anchorage	No	0	18

Total Transitional Housing Beds for Households with Children: 180
Total Transitional Housing Beds for Households without Children: 330
Total Transitional Housing Beds: 510

Permanent Supportive Housing Bed Inventory

Table IV-8

Organization Name	Program Name	Beds for Households with Children	Beds for Households w/out Children	Chronically Homeless Beds
Peoples' Self-Help Housing	Casa las Granadas	0	2	2
Community Housing Corporation	Devereaux Group Home	0	8	8
Community Housing Corporation	The Faulding Hotel	0	81	0
Good Samaritan Shelters Inc.	Permanent Clean and Sober Living	0	16	16
Lompoc Housing and Community Development Corporation	Gianni Apartments	0	22	22
Lompoc Housing and Community Development Corporation	Arn Apartments	0	20	20
Mental Health Association	Building Hope	0	10	10
Peoples' Self-Help Housing	The Victoria Hotel	0	28	0
Phoenix of Santa	Phoenix House	0	11	11

Barbara				
Willbridge	Heath House	0	7	0
Sanctuary	Sanctuary House	0	3	0
Sanctuary	Arlington Apartments	0	27	0
Santa Barbara City Housing Authority	El Carrillo	0	61	61
Santa Barbara County Alcohol Drug and Mental Health Services	Casa del Mural	0	12	12
SHIA Permanent Housing	SHIA Scattered Units	0	37	0
Transition House	Transition House HOMES	80	0	0
United Cerebral Palsy	Beachcourt Assisted Living Apartments	0	10	0
United Cerebral Palsy	Tumblewee Assisted Living Apartments	0	13	0
Transitions Mental Health	Homebase on G	0	39	19

Total Permanent Housing Beds for Households with Children: 80
Total Permanent Housing Beds for Households without Children: 407
Total Transitional Housing Beds: 517

Total Permanent Housing Beds for the Chronically Homeless 181

Supportive Services and Shelters for the Homeless in Santa Barbara County

Table IV-9

Agency/Program	Beds Available & Length of Stay	Overnight Shelter	Food	Phone	Mail	Clothing	Laundry	Showers	On-Site Social Services	Referrals to Social Services	County Funding
Casa Esperanza Day Center	N/A Open 8am to 4pm Daily		√	√	√	√		√	√	√	√
Casa Esperanza Winter Shelter	100 Beds Dec - April	√	√	√	√	√		√	√	√	√

Agency/Program	Beds Available & Length of Stay	Overnight Shelter	Food	Phone	Mail	Clothing	Laundry	Showers	On-Site Social Services	Referrals to Social Services	County Funding
Casa Esperanza Year-Round Respite Beds	30 Beds Referral Only Stay: As long as Needed (70 Transitional Beds)	✓	✓	✓	✓	✓		✓	✓	✓	✓
Domestic Violence Solutions Lompoc Emergency Shelter	3 Bedrooms (1 room per family) Stay up to 45 Days	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Domestic Violence Solutions Santa Barbara Emergency Shelter	7 Bedrooms (1 room per family) Stay up to 45 Days	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Domestic Violence Solutions Santa Maria Emergency Shelter	7 Bedrooms (1 room per family) Stay up to 45 Days	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Good Samaritan Emergency Shelter	86 Beds 90 Day Stay	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Lompoc Housing and Community Development Bridgehouse Emergency Shelter	56 Beds 60 Day Stay	✓	✓	✓	✓	✓		✓		✓	✓
YMCA Noah's Anchorage Youth Crisis Shelter: Drop-In Program	M-F 9:00am-2:00pm S-S 9:00am – 12:00pm		✓	✓	✓	✓	✓	✓ Minors only	✓	✓	✓
YMCA Noah's Anchorage Youth Crisis Shelter: Emergency Shelter	8 Beds 2-5 Days Minimum	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Santa Barbara Rescue Mission Mens' Guest Services	68 Beds (More if needed)	✓	✓		✓	✓		✓	✓	✓	

Agency/Program	Beds Available & Length of Stay	Overnight Shelter	Food	Phone	Mail	Clothing	Laundry	Showers	On-Site Social Services	Referrals to Social Services	County Funding
Santa Barbara Rescue Mission Womens' Homeless Guest Services	18 Beds (More if needed)	√	√		√	√		√	√	√	
St. Brigid Fellowship Drop-In Center	N/A Open: 9:00am - 12:00 noon		√	√	√	√			√	√	√
The Salvation Army Hospitality House Inclement Weather Shelter	25 men/15 women max capacity 40 *Open 2 nd day of rain and beyond and when 39° or below.	√	√					√	√	√	
Transition House Emergency Shelter	70 Beds 30 – 120 day stay	√	√	√	√	√	√	√	√	√	√
Willbridge Safe Haven Shelter	11 Beds – 6 men, 5 women (By Referral Only)	√	√	√	√	√	√	√	√	√	√

Special Needs Facilities and Services 91.210 (d)

17. Describe, to the extent information is available, the facilities and services that assist persons who are not homeless but require supportive housing, and programs for ensuring persons returning from mental and physical health institutions receive appropriate supportive housing.

17. Existing Special Needs Housing*

Existing Special Needs Housing

Table IV-10 provides a summary of primary, existing facilities providing house for people with special needs:

* This narrative can also be found in Chapter VIII – Non-homeless Special Needs – of this Consolidated Plan.

Table IV-10

Special Needs Housing in the County Unincorporated Areas

Type & Name Of Facility	Capacity	Clientele	Location
Cornerstone House	6	Mentally Disabled	Carpinteria
Beachcourt Assisted Living Apartments	10	Developmentally Disabled	Carpinteria
Braddock House	4	Developmentally Disabled	Goleta
Casa de Mural	12	Mentally Disabled	Goleta
Devereaux Group Homes	10	Developmentally Disabled	Goleta
Lifesteps Apartments	4	Developmentally Disabled	Goleta
Tumbleweed Assisted Living Apartments	13	Developmentally Disabled	Goleta
Villa del Sol	4	Developmentally Disabled	Isla Vista
Sanctuary House	12	Mentally Disabled	Santa Barbara
Phoenix House	12	Mentally Disabled	Santa Barbara
Mountain House	16	Dually Diagnosed	Santa Barbara
Ada's Place	12	Mentally Disabled	Santa Barbara
Arlington Apartments	22	Mentally Disabled	Santa Barbara
Eleanor Apartments	14	Mentally Disabled	Santa Barbara
Recovery Way Home	16	Substance Abuse	Lompoc
Homebase on G	39	Mixed Population, including Mentally Disabled and formerly Homeless	Lompoc
Good Samaritan, Clean and Sober Living Homes	14	Substance Abuse	Santa Maria
McMillan Ranch	70	Mentally Disabled	Santa Maria

Existing Housing Resources for Special Needs Sub-populations

Housing resources for sub-populations with Special needs exist in all major urban areas of Santa Barbara County. Specific types of housing for sub-populations include:

- Non-Voluntary Acute Care Facilities
- 24-Hour Supervised Board and Care Facilities
- 24-Hour Supervised Detoxification Facilities
- Supervised Care Residential Treatment Facilities
- Low- and Very-Low income Rental Units for Formerly Homeless
- Sober Living Homes and Centers

The County of Santa Barbara's Department of Housing and Community Development, in coordination with the Alcohol, Drug and Mental Health Services Department conducted a comprehensive Special Needs Housing point-in-time inventory update **in 2006**. This study identified

approximately 2,166 existing units in Santa Barbara County for Special Needs sub-populations. The following charts list each housing facility and the Special Needs sub-populations served. This census of Special Needs Housing encompassed a scope of housing types far beyond that of the Housing Inventory Chart updated and submitted annually within Exhibit 1 of the Continuum of Care application.

In addition to the 2,166 units for Special Needs sub-populations referred to above, there are also 587 beds located within 24-hour supervised care facilities across the County. These beds, listed in the chart below, serve as either emergency shelter or transitional shelter for people who are homeless.

Table IV-11 **24-hour Supervised Care - Shelter Facilities**

Agency Name	Agency City	Total Beds
Bridge House	Lompoc	56
Mark's House	Lompoc	19
Casa Esperanza	Santa Barbara	70
Casa Esperanza Winter Shelter	Santa Barbara	100
Noah's Anchorage	Santa Barbara	8
Rescue Mission Homeless Guest Services	Santa Barbara	92
Transition House Shelter	Santa Barbara	70
Good Sam Family Transitional Shelter	Santa Maria	56
Good Sam Overflow Emergency Shelter	Santa Maria	40
Good Samaritan Emergency Shelter	Santa Maria	76

Existing Low Income Housing Available to Seniors

Seniors also have special needs with regard to housing, and many units exist in Santa Barbara County specifically for this portion of the community. The following tables provide information concerning Low Income Housing available to seniors:

Table IV-12

Low Income Housing Available to Senior Adults

Name & Address of Facility	Capacity	Description of Available Facilities
Union Plaza 120 N. Broadway Santa Maria, CA 93454 (805)922-5226	122	Rental units for low income seniors 62+; 1 year local residency required
The Atrium 4667 Carpinteria Ave. Carpinteria, CA	12	Rental units for low income households
Garden Court 1116 De La Vina St. Santa Barbara, CA	107	Independent living, rental units for low income seniors
Los Alamos Senior Center 690 Bell St. Los Alamos, CA 93440	14	Rental units for low income seniors
Oak Knoll Haven 4845 S. Bradley Santa Maria, CA 93455 (805)934-2027	40	Below market rental units for seniors 62+ and disabled over 18
Rainbow Plaza 220 W. Pine Ave. Lompoc, CA 93436 (805)735-1952	31	Below market rental units for elderly and disabled
Valentine Court Apartments III 250 E. Newlove Drive Santa Maria, CA (805)925-6373	9	Low income rental units
Villa Caridad 4202 Calle Real Santa Barbara, CA 93110 (805) 983-4375	95	Low income rental units
Total:	323	

Existing Residential Care Facilities for the Elderly

Table IV-13 lists the existing residential care facilities for the elderly in the County:

Table IV-13

Residential Care Facilities for the Elderly

Name & Address of Facility	Capacity	Description of Facilities
Brookside Manor 4650 7th St. Carpinteria, CA 93013 (805)684-9913	6	Assisted living for non-ambulatory seniors
Casa De Lucia 5481 El Carro Lane Carpinteria, CA 93013 (805)566-1494	6	Assisted living for non-ambulatory seniors
Marian Residence 124 S. College Street Santa Maria, CA 93454 (805)922-7731	56	Assisted living for ambulatory residents.
Solvang Friendship House 880 Friendship Lane Solvang, CA 93436 (805)688-8748	30	15 Ambulatory residents at regular facility, 15 Non-ambulatory residents at facility for people with Alzheimer's Disease.
Solvang Lutheran Home 636 Atterdag Road Solvang, CA 93436 (805)688-3236	50	Skilled nursing facility for 50 additional non-ambulatory seniors.
Tudor Lodge 4654 Seventh St. Carpinteria, CA 93013 (805)684-2787	6	Assisted living for non-ambulatory seniors

Additionally, a financial resource for the low-income elderly is the *Alexander House Foundation* based in the City of Santa Barbara. This Foundation provides financial assistance for housing elderly persons 70 and over on a fixed income and who have been Santa Barbara area residents at least 10 years.

Barriers to Affordable Housing 91.210 (e)

18. Explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.

18. Affect of Public Policy on Housing

In Santa Barbara County, constraints to the provision of adequate and affordable housing are posed by market, governmental, infrastructure, and environmental factors. These constraints increase the cost of housing, or render residential construction economically moiré difficult for developers. Constraints to housing production may impact low- and moderate-incomes and special needs households.

Housing Affordability

Housing affordability is determined by comparing the cost of renting or owning a home with the maximum affordable housing costs for households at different income levels. Together, this information can generally reflect who can afford what size and type of housing and indicate the type of households most likely to experience overcrowding and overpayment. HUD conducts annual household income surveys nationwide to determine a household’s eligibility for Federal housing assistance.

Very-Low Income Households

HUD estimated the 2009 Santa Barbara Area Median Income (AMI) to be \$70,400.for a family of four. Very low-income households are classified as those earning 50 percent or less of the AMI. Based on available rental data, very-low income households of all sizes would be unlikely to secure adequately sized and affordable rental housing in Santa Barbara County. While a limited number of one-bedroom market-rate apartment rentals are affordable to large families, most small units are not of adequate size to accommodate large households.

Low-Income Households

Low-income households earn 51% to 80% of the County AMI. The maximum affordable rental payment is \$1,556 per month. Low-income households have a better chance in securing an adequately sized and affordable rental unit. However, the recent advertised rental rates for three-bedroom apartments were outside the affordable price range for low-income households.

Moderate-Income Households

Moderate-income households earn up to 120% of the County AMI. A moderate-income household of four can afford rental payment of \$2,112 per month. Based on data provided by DataQuick, in 2009, moderate-income households could afford smaller condominiums and mobile homes sold in Santa Barbara County. However, the majority of single-family homes and larger condominiums were outside the price range of moderate income households. Although moderate-income households have difficulty purchasing homes, they can generally afford a wide range of rental units advertised throughout the County.

Influence of Public Policies on Housing Affordability

Housing affordability can be affected by factors in both the private and public sectors. Governmental constraints can limit the operations of the public, private, and nonprofit sectors, making it difficult to meet the demand for affordable housing and limiting the supply in the region. Land use controls, building codes, fees, and processing and permit procedures intended to improve the overall quality of housing, also play a role in altering costs and availability of housing.

Jurisdictions within the County of Santa Barbara regulate the type, location, density, and scale of residential development primarily through Zoning Ordinances. In general, zoning regulations are designed to balance the goal of providing affordable housing opportunities for all income groups while protecting the health and safety of residents and preserving the character of existing neighborhoods.

Land Use Controls

The basis for local land use controls is found in California State law. State Planning and Zoning Laws require adoption of a General Plan and Zoning Ordinance to help guide development. The Subdivision Map Act sets forth requirements for the subdivision of land. The purpose of these regulations is to ensure orderly development.

General Plan and Zoning Categories and Densities

The General Plan, a comprehensive, long-range, and general policy statement, establishes each jurisdiction's long-term vision for development. The Land Use Element of the General Plan includes a Land Use Plan that designates the density and location of residential development within the County. The County's Zoning Ordinance implements the General Plan. It contains zoning districts that are consistent with the land use designations of the General Plan and sets forth the development standards for each zoning district.

Density bonus provisions, which offer an incentive to developers to provide low-income housing, senior citizen housing, or both, are set forth in state law. These provisions are consistent with the County's long-term goal to provide a balance of housing opportunities.

Building Codes

Jurisdictions within the County of Santa Barbara enforce Title 24 of the California Code of Regulations that regulates the access and adaptability of buildings to accommodate persons with disabilities. No unique restrictions are in place that would constrain the development of housing for persons with disabilities. Compliance with provisions of the Code of Regulations, and California Building Standards Code is reviewed and enforced as a part of the building permit submittal.

Zoning and Development Standards

Jurisdictions within the County of Santa Barbara ensure that adequate sites are available through appropriate zoning and development standards to encourage the development of housing for all income levels, including multi-family rental housing, manufactured homes, emergency shelters, and transitional housing.

The Zoning Ordinance is designed to maintain the prevailing residential character of each Jurisdiction while facilitating the conservation and development of higher residential densities and affordable housing through various actions including:

- Allowing for factory-built housing in all residential zones
- Second unit ordinance
- Mobile home park zoning
- Incentives for housing senior and disabled persons in residential care facilities
- Provisions for transitional shelter for battered women and their children
- Adoption of a density bonus ordinance
- Assisting developers in locating sites for affordable housing

Jurisdictions within the County encourage housing variety by developing flexible residential development standards. Through zoning and general plan designations, jurisdictions are confident that they will maintain a residential inventory that is adequate to accommodate the County's remaining share of regional housing needs.

Influence of Market Forces

The cyclical nature of the real estate market has a significant impact on the supply and demand for housing, which in turn affects the timing and cost of construction. The effects of market forces on the construction industry also act as a barrier to affordable housing. The forces of supply and demand can affect the timing and level of housing construction.

Costs and Financing Constraints

The effects of high construction and land costs act as barriers to affordable housing. Construction factors such as type of construction, custom versus tract development, materials, site conditions, finishing details, amenities, square footage, and structural configuration can increase the cost of

housing. Construction costs for wood frame, single-family construction of average to good quality run approximately \$150-\$185 per square foot.

Construction costs are consistent throughout Santa Barbara County and do not constitute a unique constraint to housing production throughout the County. High land costs represent the overriding factor affecting the feasibility of development making affordability a challenge.

In addition to the financing constraints found in the private sector, there has been a continuing reduction in available resources at the local, state and federal levels for the creation of affordable housing units.

Land Cost

High land costs represent the overriding factor affecting the feasibility of residential development in the County.

Availability of Mortgage and Rehabilitation Financing

Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants.

Governmental Constraints

The actions by local Jurisdictions within the County have an impact on the price and availability of housing in the County. Land use controls, site improvement requirements, building codes, fees, and other local programs to improve the overall quality of housing may serve as a constraint to housing development. Public policies can affect overall housing availability, adequacy, and affordability. The County regulates the type, location, density, and scale of residential development primarily through the Zoning Ordinance. In general, zoning regulations are designed to balance the goal of providing affordable housing opportunities for all income groups with the goals of protecting health and safety of residents and preserving the character of existing neighborhoods.

Development Fees

The local Jurisdictions within the County charge various fees and assessments to cover the cost of processing permits and providing certain services and utilities. Development fees contribute to the cost of housing.

To overcome the potentially negative impact of development fees, jurisdictions will continue to monitor all residential development fees to assess their impact on housing costs, and if feasible and appropriate, offer financial assistance to affordable housing projects to offset the cost impact of development fees.

Through the policies and programs of their Housing Elements, Jurisdictions within the County propose to monitor all regulations, ordinances, departmental processing procedures, and residential fees to assess their impact on housing costs.

On and Off Site Improvements

Requirements for on- and off-site improvements vary depending on the presence of existing improvements, as well as the size and nature of the proposed development. In general, most residential areas in Santa Barbara County are served with infrastructure. Even for single-family areas, only minor roadway and sewer extensions may be required. Developers are responsible for all on-site improvements, including parking, landscaping, open space development, walkways, and all utility connections.

Public street widths are specified in the development code which establishes street standards for various types of streets. Private streets must be wide enough to meet standards established in the California Fire Code for Fire Department equipment needs.

Jurisdictions within the County adhere to a fee structure that includes some on- and off-site improvements. Off-site improvement fees include drainage and sewer facility fees, school fees, park land fees, and public facility fees, among others. Overall, the County is comparable with other government entities.

Building Code

Jurisdictions within the County adopted and enforce the Uniform Building Code which ensures that all housing units are built to specified standards. The code is substantially determined by the International Conference of Building Officials and the State of California. These standards do not significantly increase construction costs.

Permits

Processing procedures for new housing developments and the modification of existing residential projects include the following frequently used permits and actions: tentative maps, administrative permits and appeals, site plan reviews, variances, and planned developments.

All jurisdictions comply with the requirements set forth under the State's Streamlining Review Act, which makes all attempts to expedite permit processing. The average timeframe for processing multi-family projects is twelve months, including necessary CEQA document preparation and processing.

Proposition 13

Proposition 13, a voter initiative that limits increases in property taxes except when there is a transfer of ownership, may have increased the cost of housing. The initiative forced local governments to pass on more of the costs of housing development to new home owners. The law also increased the initial cost of purchasing a home as future tax savings are added to the purchase price.

Article 34

Article 34 of the State constitution requires that low-rent housing projects developed, constructed, or acquired in any manner by a public agency must first be approved by a majority of the voters. Requiring such approval can act as a barrier to the development of affordable housing due to the uncertainty and delay caused by the process.

Federal and State Environmental Protection Regulations

Federal and state regulations require environmental review of proposed discretionary projects (e.g., subdivision maps, use permits, etc.). Costs resulting from fees charged by local government and private consultants needed to complete the environmental analysis, and from delays caused by the mandated public review periods, are also added to the cost of housing and passed on to the consumer. However, the presence of these regulations helps preserve the environment and ensure environmental quality for Santa Barbara County residents.

Environmental

A number of environmental factors in Santa Barbara County affect the character and density of development. These factors include topology, natural resources, and hazards/safety concerns.

Significant areas of native vegetation are found on undisturbed slopes and along the natural portions of the major waterways. The County strives to protect these environmental resources and therefore portions of the County are zoned open space. These environmental factors, along with the County's history, have served to maintain its semi-rural character.



Chapter V: Strategic Plan

The Strategic Plan describes how the Santa Barbara County HOME Consortium and Urban County Partnership plan to provide new or improved availability, affordability, and sustainability of decent housing, a suitable living environment, and economic opportunity, principally for extremely low-, low-, and moderate- income residents.

General Priority Needs Analysis and Strategies

General Priority Needs Analysis and Strategies 91.215

19. *In this narrative, describe the reasons for setting priorities for allocating investment among different activities and needs, as identified in tables* prescribed by HUD. 92.215(a)(1)*
**If not using the CPMP Tool: Complete and submit Table 1A Homeless and Special Needs Population; Table 1B Special Needs (Non-Homeless) Populations; Table 2A Priority Housing Needs/Investment Plan Table; and Table 2B Priority Community Development Needs.*
**If using the CPMP Tool: Complete and submit the Needs Table file: Needs.xls*
20. *Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed.*
21. *If applicable, identify the census tracts for Neighborhood Revitalization Strategy Areas and/or any local targeted areas.*
22. *Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) and the basis for assigning the priority (including the relative priority, where required) given to each category of priority needs (91.215(a)(2)).*
23. *If appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to Neighborhood Revitalization Strategy Areas and/or any local targeted areas.*
24. *Identify any obstacles to meeting underserved needs.*

19. Setting Priorities

The County of Santa Barbara prepared a strategy for addressing housing and community development needs through: a) Public and Community input; b) Demographic data; c) Consultations with participating jurisdictions; and, d) Consultations with non profit agencies that provide much needed public services.

The Strategic Plan describes the goals, priorities, quantifiable objectives, and programs and activities to address the county's housing and community development needs over the next five years, including:

- Housing Needs
- Homelessness needs
- Community Development Needs
- Economic Development Strategy
- Removal of Barriers to Affordable Housing
- Abatement of Lead-Based Paint Hazards
- Anti-Poverty Strategy
- Coordination
- Public Housing Initiatives

Each section for each category listed above will describe the general priority, the basis for assigning the priority, the goal(s) to meet the priority, the quantifiable objective to meet the goal, the funding source(s) used to meet the objective, and activities to address the needs over the next five years.

HUD requires jurisdictions to categorize activities by “priority need level”. HUD defines priority need levels as follows:

- **HIGH PRIORITY** - Activities to address needs that will be funded during the Five-year period.
- **MEDIUM PRIORITY** - If funds are available, activities to address needs that may be funded during the Five-year period.
- **LOW PRIORITY** - Activities that will not be funded to address needs during the five-year Period.
- **NO SUCH NEED** - No need or data shows that this need is already substantially addressed.

The local needs and priorities identified by the County were established on a needs assessment in which public participation and agency coordination was key. The county’s strategic approach intends to leverage other Federal State and private funding sources.

Rationale for Prioritization

The underlying principle behind the establishment of priorities is to attain the most optimum balance between the severity of need and program requirements. For example, while the need for public services is great, CDBG regulations allow for only 15% of the allocation to be allocated annually for this purpose. Recognizing this responsibility, the County conducted public outreach to determine priorities. In addition, a combination of consultations, data analysis, and specific program rules were also referenced in establishing priorities.

In this respect, the County conducted a Community Needs Assessment Survey to gauge community needs. Respondents were asked to rank major categories of community resources such as affordable housing, community facilities and infrastructure, public services, and economic development into rank order from high priority need to lowest priority need. Thirty three (33) surveys were received. The following charts provide the summary statistics:

Types of Need

1. Improve affordable rental housing opportunities for low income families (3 and 4 bedroom units).
2. Produce an adequate number of affordable rental units, including those for large families and persons with disabilities.
3. Improve homebuyer opportunities for low and moderate income households.
4. Support the production of permanent supportive housing / transitional housing / single room occupancy (SRO) units for homeless and/or special needs individuals.
5. Provide housing services to assist special homeless needs groups with programs such as homeless prevention and rapid re-housing activities and rental assistance
6. Provide funding for mobile home rehabilitation
7. Provide assistance to low and moderate income homeowners for energy efficiency improvements / rehabilitation.

Figure V-1

Affordable Housing Needs

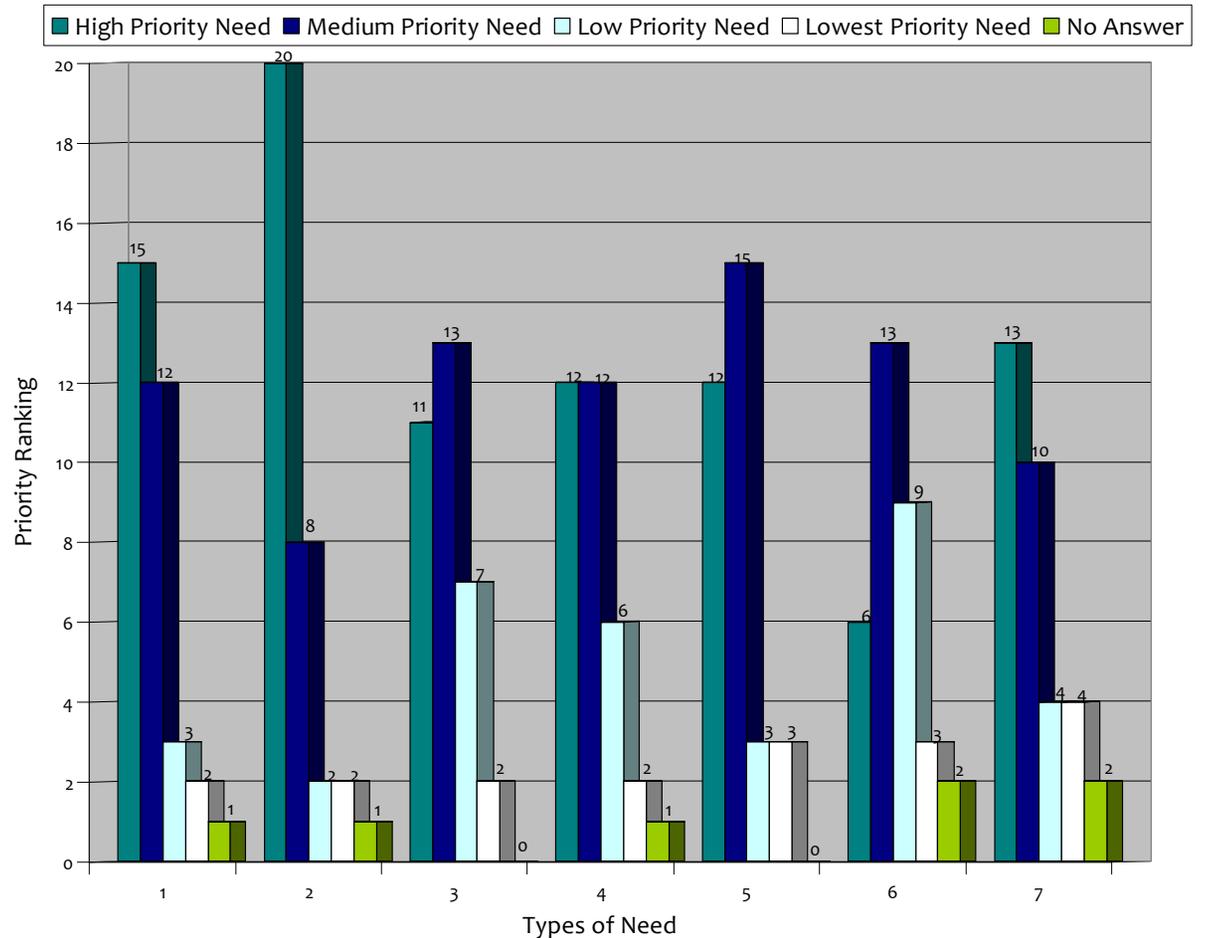
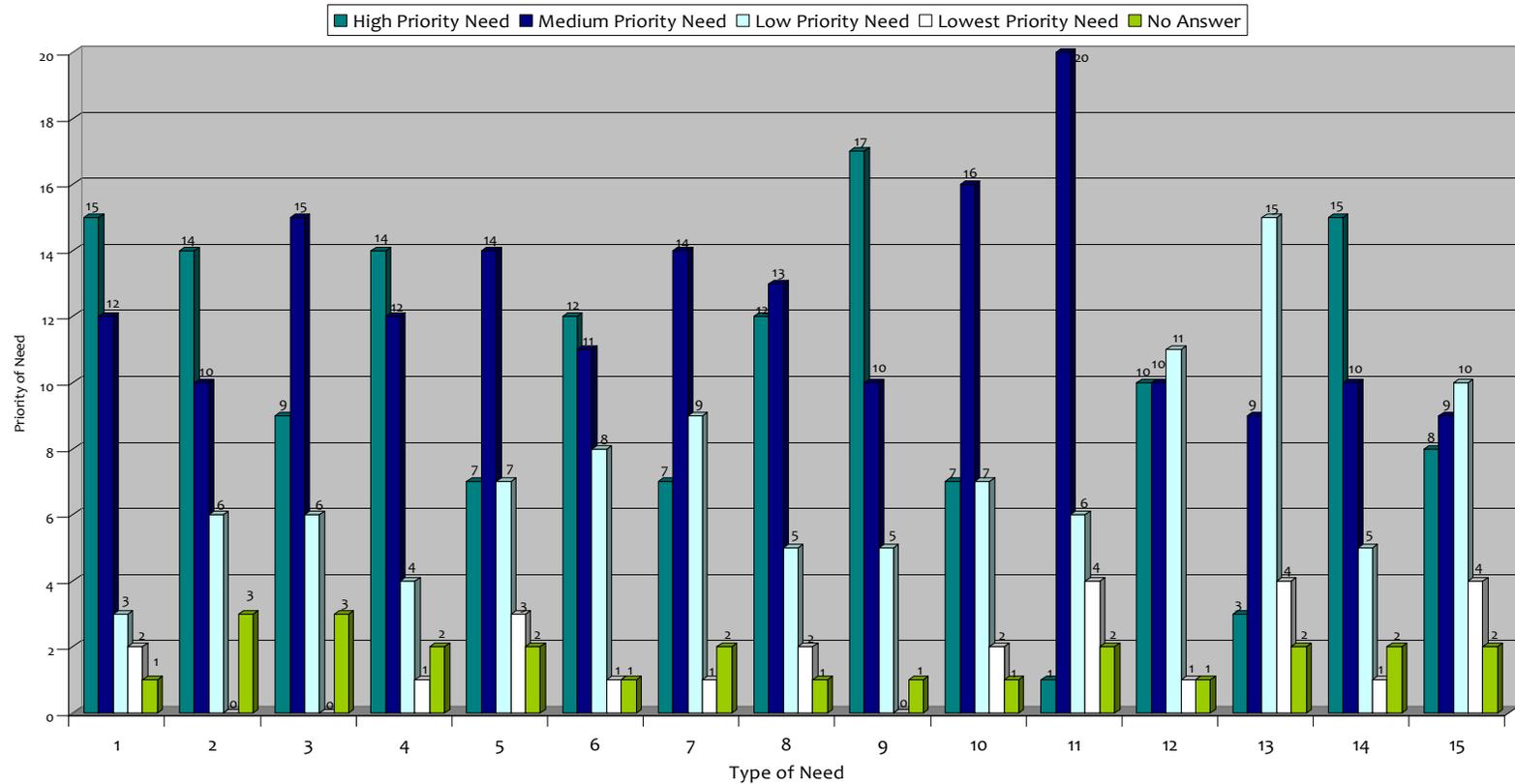


Figure V-2

Community Facilities/Infrastructure Needs

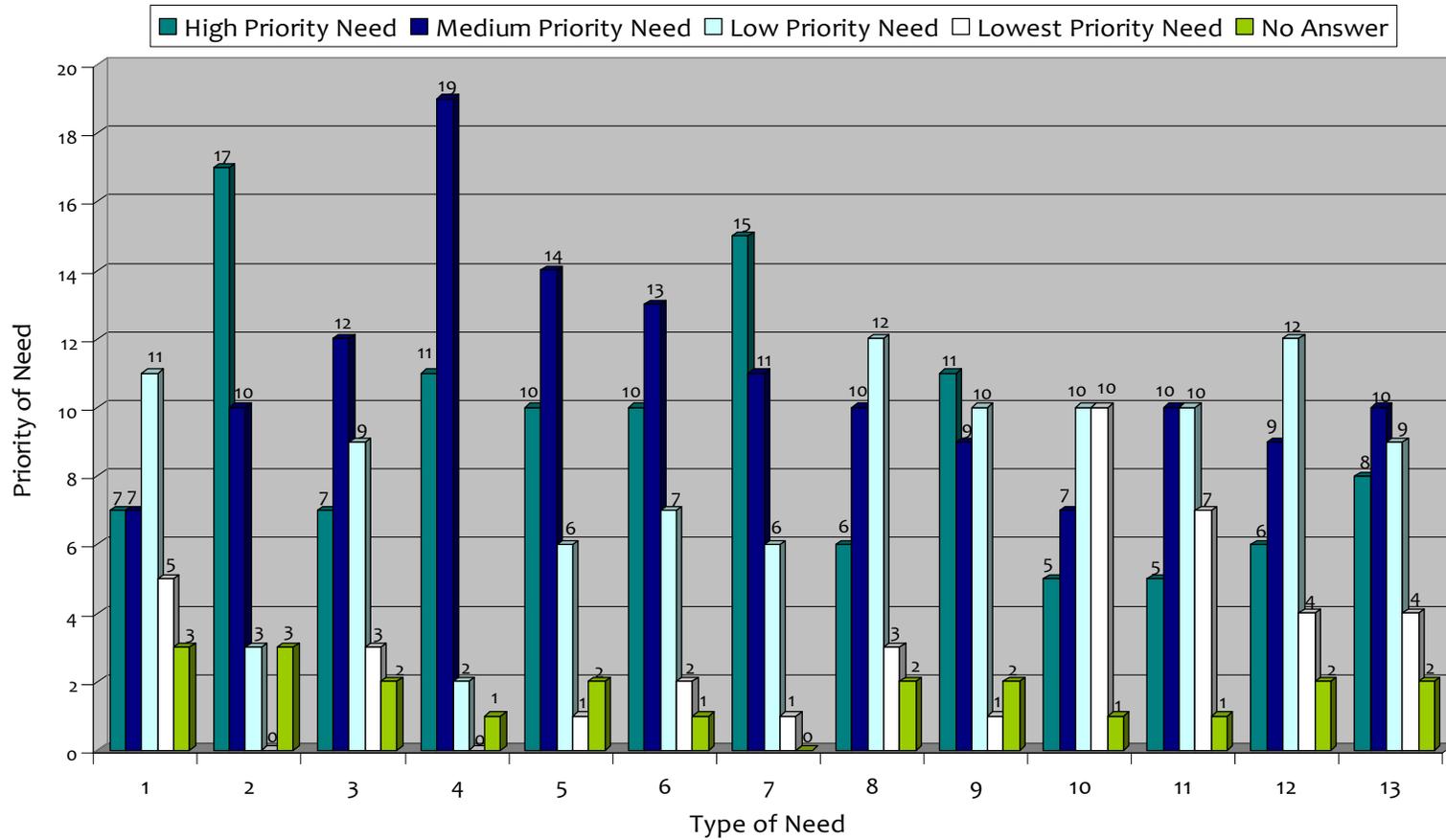


1. Improve housing and economic opportunities for low and moderate income people and communities
2. Revitalization of established neighborhoods (infill) and minimize sprawl by promoting reinvestment in existing community assets
3. Capital improvement projects that support previous planning efforts as part of a broader community development strategy
4. Address deficiencies affecting local public infrastructure and public service amenities that enhance the quality of life
5. Facilitate ADA improvements (elevators, ramps, wider doors)

6. Support neighborhood improvements benefiting low/mod households
7. Energy efficient retrofitting of existing public facilities
8. Support local homeless facilities
9. Youth centers
10. Parks, recreational facilities
11. Street / sidewalk improvements
12. Child care centers
13. Water / sewer improvements
14. Abused and neglected children facilities
15. Facilities for AIDS patients

Figure V-3

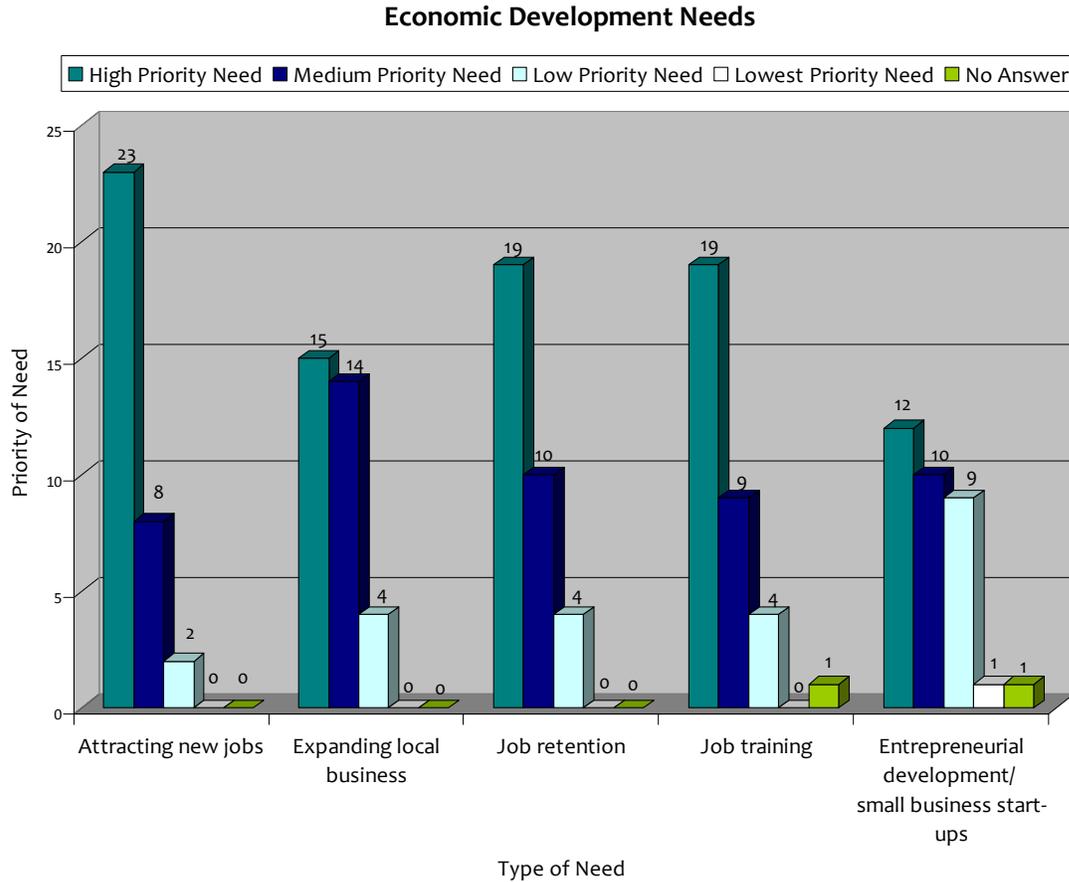
Public Service Needs



- 1. Legal services
- 2. Youth services
- 3. Handicapped services
- 4. Senior services
- 5. Transportation services
- 6. Substance abuse services
- 7. Services for battered and abused spouses

- 8. Tenant / landlord counseling
- 9. Mental Health Services
- 10. Screening for lead based paint / lead hazards
- 11. Security deposits
- 12. Housing counseling
- 13. Fair housing activities

Figure V-4



Survey Results Analysis

The results of the survey demonstrate the community need for affordable housing, community facilities/infrastructure, and public services. The County of Santa Barbara also recognizes the extent of unmet needs of area homeless and/or special needs groups.

The rationale for prioritizing public services activities is based on a three-tier needs assessment system as follows:

- **Priority 1** – Services that help meet basic critical needs (food, shelter, clothing, and personal protection);
- **Priority 2** – Services that are preventative in nature and/or promote the highest degree of functioning the individual is capable of achieving; and
- **Priority 3** – Services that seek to enhance the quality of life of persons whose basic human needs are already met.

20. Geographic Areas

Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed.

The Santa Barbara CDBG Urban County Partnership includes the County of Santa Barbara and the four cities of Buellton, Carpinteria, Lompoc, and Solvang. The County also serves as Lead Agency of the HOME Consortium, which includes all members of the Urban County Partnership in addition to the cities of Goleta and Santa Maria. It has served in this capacity since 1994. This Consolidated Plan articulates each relationship and includes the County's plans for allocating all federal entitlement funding provided under CDBG, HOME, and ESG.

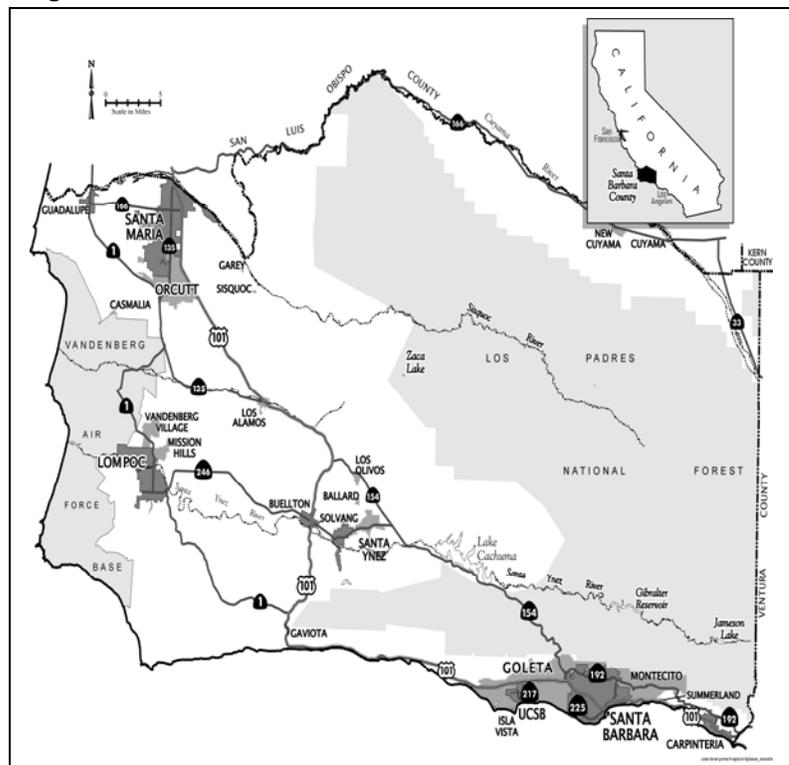
Santa Barbara County is located approximately 100 miles northwest of Los Angeles and 300 miles south of San Francisco, and was established by an act of the State Legislature on February 18, 1850. The county occupies 2,774 square miles, one-third of which are located in the Los Padres National Forest. Bordered on the west and south by the Pacific Ocean, it encompasses 110 miles of coastline.

The 2000 U.S. Census reported Santa Barbara County's population to be 399,347. The County includes seven incorporated cities: Santa Barbara, Santa Maria, Lompoc, Carpinteria, Guadalupe, Solvang, and Buellton. As of January 1, 2001, the unincorporated area's population was 159,483. The unincorporated area includes several urban suburbs, semi-rural and rural communities such as Casmalia, Cuyama, Gaviota, Goleta, Isla Vista, Los Alamos, Los Olivos, Montecito, Orcutt, Santa Ynez, Summerland, and Vandenberg Village.

On February 1, 2002, the City of Goleta was established based upon a referendum conducted in November, 2001; it has its own CDBG entitlement funding, but is a participating jurisdiction in the County Home Consortium. Based on derivations from the 2000 Census and an analysis of aerial photography of the county, the population of Goleta was determined to be 28,810.

The map provided in Attachment XXX depicts the unincorporated County and the other incorporated areas within the County.

Figure V-5



Housing Market Areas

The County of Santa Barbara is divided into five subregions, each representing a distinct Housing Market Area (HMA). A brief description of each housing markets area is provided below:

The South Coast Housing Market Area

The South Coast HMA extends from the City of Carpinteria in the east to Gaviota Pass in the west and from the Pacific Ocean in the south to the Santa Ynez Mountains in the north. Included within the South Coast HMA are several urban areas including unincorporated areas of Goleta, Isla Vista, Montecito, Summerland, and portions of unincorporated Carpinteria. Also within the South Coast HMA, but not part of the County's jurisdiction, are the cities of Santa Barbara, Goleta, and Carpinteria. The South Coast HMA is comprised of the Santa Barbara and Carpinteria Valley County Census Divisions.

Santa Maria Valley Housing Market Area

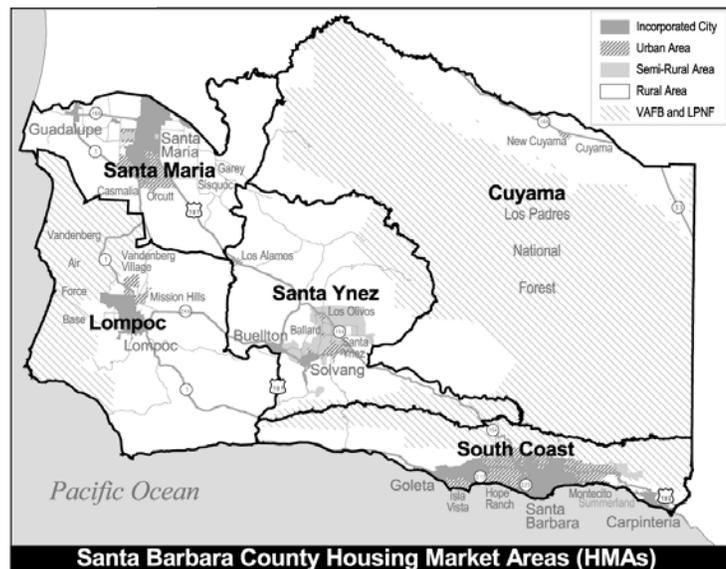
The Santa Maria Valley HMA extends from Tepequet Road in the east to the Pacific Ocean in the west. It is bounded by the San Luis Obispo County line in the north, and extends to the northern edge of both Los Alamos and Vandenberg Air Force Base to the south. Included within the HMA are unincorporated Santa Maria and the communities of Orcutt, Casmalia, Garey, and Sisquoc. Also within the area, but not within County jurisdiction, are the cities of Santa Maria and Guadalupe. The Santa Maria HMA is comprised of the Santa Maria Valley and Guadalupe County Census Division.

Santa Ynez Valley Housing Market Area

The Santa Ynez Valley HMA generally encompasses the central portion of the County, northwest of the South Coast HMA, east of the Lompoc HMA, southeast of the Santa Maria HMA, and west of the Cuyama HMA. Included within this HMA are the rural communities of Ballard, Los Olivos, Santa Ynez, Los Alamos and the Chumash Indian Tribal Lands. Los Alamos is included within this area rather than the Santa Maria HMA due to the location of census tract boundaries and due to its rural character, which it shares with other communities in the Santa Ynez HMA, though it's economic conditions resemble those in the Santa Maria HMA. The incorporated cities of Solvang and Buellton are also located within the Santa Ynez area but are not within the County's jurisdiction. The Santa Ynez HMA is comprised of the Santa Ynez Valley County Census Division.

Figure V-6

Housing Market Areas



Lompoc Valley Housing Market Area

The Lompoc Valley HMA is bordered to the south and west by the Pacific Ocean, to the north by the Santa Maria HMA, and to the east by the Santa Ynez HMA. The Lompoc HMA includes several neighborhoods in the unincorporated areas including Vandenberg Village, Mesa Oaks, Mission Hills and many rural canyon communities. Also included within the HMA are Vandenberg Air Force Base and the City of Lompoc, neither of which are within County jurisdiction. The Lompoc Valley HMA corresponds with the Lompoc Valley County Census Division.

Cuyama Valley Housing Market Area

The San Rafael Wilderness area geographically separates the Cuyama Valley HMA from other parts of the County. It includes the communities of Cuyama, New Cuyama, Tepesquet, Ventucopa, and most of the Los Padres National Forest. The Cuyama HMA coincides with the Cuyama County Census Division.

In general, the Santa Barbara Urban County Partnership makes an effort to allocate available resources equitably in all geographic areas of the County. To address the housing and economic development needs of identified areas of low-income concentration, the jurisdictional members have local resources such as *Redevelopment Districts*. The following section (22) details the basis for allocating CDBG funds in the jurisdiction.

21. Neighborhood Revitalization Strategy Areas

If applicable, identify the census tracts for Neighborhood Revitalization Strategy Areas and/or any local targeted areas.

This Section NOT APPLICABLE

There are no Neighborhood Revitalization Strategy Areas or local target areas in the Urban County.

22. Allocating Resources

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) and the basis for assigning the priority (including the relative priority, where required) given to each category of priority needs (91.215(a)(2)).

The Santa Barbara County HOME Consortium and Urban County Partnership allocates federal entitlement funding based on a number of factors. First and foremost, projects considered for funding must be consistent with national objectives established by congress in CDBG, HOME and ESG enabling legislation. Thereafter, the activity being proposed within each project must also be determined as eligible under the particular funding source.

HOME Program

With respect to the HOME Program, all project proposals are evaluated and funding allocated through the County's HOME Administration and Funding Guidelines. This document serves as the basis for project review and eligibility as well as in establishing priorities, policies and procedures in terms of rating, ranking and review of project proposals. The County's Affordable Housing Loan Committee, as well as the CDBG Capital Review Committee, allocates funding to housing and capital projects based on a number of criteria including:

- HOME/CDBG Project Eligibility
- Consistency with Consolidated Plan Priorities
- Financial Feasibility
- Cost Effectiveness/Leveraging/Match
- Project Readiness
- Administrative and Financial Capacity of Applicant
- Applicant Track Record in Prior Project Implementation
- Extent of Local Approvals Acquired, Local support for Project
- Site Control
- Relocation Issues
- Consistency with Neighborhood Compatibility and Design Standards

CDBG Public Services and ESG

With regard to CDBG Public Services and Emergency Shelter Grant (ESG) project proposals, the County prioritizes projects according to the following criteria:

- Projects and programs that meet basic human need, food, shelter, etc.
- Projects and programs that are preventative in nature and/or promote the highest degree of functioning the individual is capable of achieving
- Projects and programs that seek to enhance the quality of life of persons whose basic human needs are already being met

Geography is also considered in the allocation of resources as generally areas in most need of housing and resources, whose populations are predominantly low-income, and where critical housing, infrastructure and community and public facilities needs are lacking are given top priority in funding consideration. In terms of specific allocations under the CDBG Urban County, the City of Lompoc, determines both HOME and CDBG funding to projects located within its city boundaries. Under the HOME Consortium the City of Santa Maria also determines and allocates funding to projects within its city boundaries based on its pro-rata share of entitlement funds. However, the County of Santa Barbara often partners with its cities in terms of providing critical funding to housing projects in need of funding which advance Consolidated Plan priorities.

With respect to ESG funding, the County receives approximately \$90,000 per year. Given that there are three (3) principal emergency shelters located within major urban areas of the County (in the cities of Santa Barbara, Lompoc and Santa Maria) the majority of ESG funding is allocated to support operations of these shelters during the winter shelter operating period of November through March.

Housing Opportunities for Persons with Aids (HOPWA):

Through the State of California Department of Public Health's Office of AIDS, the Santa Barbara County Public Health Department, receives an allocation of HOPWA funding roughly in the amount of \$148,000 per year to support programs and services eligible under HOPWA. The County Public Health Department has worked with technical consultants through HUD – AIDS Housing Washington – and a local community planning advisory group – HIV Prevention and Care Council (HPCC) – to develop proposals to address the defined needs of those infected or affected by HIV in the County.

Currently the program resources enable operational support of Sarah House, which provides housing assistance and services at its facility in the City of Santa Barbara, as well as funding for assistance with short-term rent, mortgage and utility assistance for HIV/AIDS infected/affected clients through the Pacific Pride Foundation. Each program serves residents throughout the County that meet program qualifying criteria.

Funding Process, Notice of Funding Availability

In allocating all federal entitlement funding, the County issues an annual Notice of Funding Availability (NOFA) in November/December of each operating year. It mails and emails notices to an extensive mailing list of interested parties, publishes public notices in newspapers of general circulation throughout the County, and conducts community workshops throughout the County to apprise the public of the funding that is available as well as program eligibility under federal regulations pursuant to each funding source.

All funding applications are due on the same date, roughly early-mid January of each year, and are then reviewed by staff for having met all application threshold requirements. Applications received on behalf of participating jurisdictions are then forwarded to their staff in order to determine local funding allocations. The applications for consideration under County funding are then forwarded to respective review committees. Thereafter, meetings are scheduled and all applicants are allowed the opportunity to present their proposals before each review committee. To supplement the oral presentations, review committee members also use an ordinal rating and ranking scoring system roughly based on the funding priorities articulated above.

Once the process is completed, all project applicants receive formal notification of review committee’s tentative funding determination and are apprised of future public hearings and public comment period related to the Annual Action Plan. Transparency, fairness and an open forum are the governing principles in terms of overseeing the award and allocation of Federal funding.

23. Funds Dedicated to Revitalization Areas

If appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to Neighborhood Revitalization Strategy Areas and/or any local targeted areas.

This Section NOT APPLICABLE

There are no Neighborhood Revitalization Strategy Areas or local target areas in the Urban County.

24. Obstacles to Meeting Underserved Needs

Identify any obstacles to meeting underserved needs.

The primary obstacle to meeting underserved needs in Santa Barbara County is the limited amount of resources available that can be targeted for particular purposes. The State of California has experienced budget difficulties that have resulted in reductions in current funding for many programs and services. California’s voters approved bond measures for infrastructure and transportation improvements; however, payments on these bonds and as well as others approved in the past, have placed increasing demands on the state budget.

In addition, the recent national economic crisis triggered by failures in the sub-prime mortgage market and related securities also represent external economic factors that have significantly affected local governments. This same economic crisis has resulted in increasing need for emergency services by affected households, and a greater demand for the programs and services provided through federal entitlement funding. Although the County and participating jurisdictions commits and leverages state and local resources to support federal funding, the economic environment increasingly makes this difficult. However, the County targets all of its programs and resources to the area’s most needy first and foremost.

Household income and wages have also not kept pace with rising costs of living. This has led to an increasing disparity between wages and the cost of housing, fuel and family necessities. Low-income

households have been particularly hard-hit by rising energy and food prices. The lack of quality health insurance for working families has also resulted in increased demand for health care services from local nonprofit community clinics as well.

Housing costs also impact local agencies as employees must choose to leave the area to live and work elsewhere due to the inability of most moderate-income families to purchase homes in the region. The cost of rental and for-sale housing in the region has resulted in overcrowding, and made home ownership almost out of reach for even moderate-income families. Current estimates show that less than 20% of Santa Barbara County families have income that would qualify them to purchase a home in the area. These conditions have also made it very difficult for Santa Barbara County to implement low-income homeownership programs as the costs of subsidizing these programs are considerable and require a great deal of limited HOME program resources.

Housing Affordability in Santa Barbara County

Several studies and newspapers have identified Santa Barbara County as among the least affordable regions throughout the Nation. High housing costs in the context of budgetary constraints and a recessionary economy serve as prime obstacles to meeting underserved needs of low-income residents throughout Santa Barbara County. Federal entitlement funds provided through CDBG, HOME, and ESG are increasingly in demand resulting from lack of availability of other resources. Other constraints include, but are not limited to:

- **Availability of developable land** for residential, commercial, retail, and industrial uses
- **Conflicting governmental regulations** intended to protect and preserve agricultural land, coastal resources, and air quality
- **Limited water supply** in a historically arid region

Although Santa Barbara County is a geographically large County, the land that is available to build is relatively small. In fact, approximately only 17% of the land is available for residential, commercial, and industrial uses while the rest of the area is either owned or managed by the federal government or other governmental entities.

Governmental regulation, while intentionally regulating the quality of development, can unintentionally delay construction, increase the financial and/or overhead costs of development and in turn, increase the cost of housing. Although the County of Santa Barbara has made great strides in identifying and removing regulatory barriers to development of affordable housing, limited availability of developable land, high land values, and land that is attractive to private investors seeking to build, all contribute to an environment in which affordable housing development is difficult. The County works closely with its participating jurisdictions and non-profit developers to fund projects within city boundaries as there is existing infrastructure, transportation and services that lower project overall costs and benefit low-income residents.

Besides obstacles that relate to provision of “housing”, there are obstacles that impede provision of “non-housing” projects. These include factors like fluctuations in the economic cycle, natural disasters, and political climate. In summary, a variety of obstacles exist that provide barriers and obstacles to meeting underserved needs in the region.

Specific Objectives 91.215 (a) (4)

25. Summarize priorities and specific objectives the jurisdiction intends to initiate and/or complete in accordance with the tables* prescribed by HUD. Outcomes must be categorized as providing either new or improved availability/accessibility, affordability, or sustainability of decent housing, a suitable living environment, and economic opportunity.

Goals and objectives to be carried out during the strategic plan period are indicated by placing a check in the following boxes.

<input checked="" type="checkbox"/>	Objective Category Decent Housing Which includes:	<input checked="" type="checkbox"/>	Objective Category: Suitable Living Environment Which includes:	<input checked="" type="checkbox"/>	Objective Category: Expanded Economic Opportunities Which includes:
<input checked="" type="checkbox"/>	assisting homeless persons obtain affordable housing	<input checked="" type="checkbox"/>	improving the safety and livability of neighborhoods	<input checked="" type="checkbox"/>	job creation and retention
<input checked="" type="checkbox"/>	assisting persons at risk of becoming homeless	<input type="checkbox"/>	eliminating blighting influences and the deterioration of property and facilities	<input checked="" type="checkbox"/>	establishment, stabilization and expansion of small business (including micro-businesses)
<input checked="" type="checkbox"/>	retaining the affordable housing stock	<input checked="" type="checkbox"/>	increasing the access to quality public and private facilities	<input type="checkbox"/>	the provision of public services concerned with employment
<input checked="" type="checkbox"/>	increasing the availability of affordable permanent housing in standard condition to low-income and moderate-income families, particularly to members of disadvantaged minorities without discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability	<input type="checkbox"/>	reducing the isolation of income groups within areas through spatial deconcentration of housing opportunities for lower income persons and the revitalization of deteriorating neighborhoods	<input type="checkbox"/>	the provision of jobs to low-income persons living in areas affected by those programs and activities under programs covered by the plan
<input checked="" type="checkbox"/>	increasing the supply of supportive housing which includes structural features and services to enable persons with special needs (including persons with HIV/AIDS) to live in dignity and independence	<input type="checkbox"/>	restoring and preserving properties of special historic, architectural, or aesthetic value	<input checked="" type="checkbox"/>	availability of mortgage financing for low income persons at reasonable rates using non-discriminatory lending practices
<input checked="" type="checkbox"/>	providing affordable housing that is accessible to job opportunities	<input checked="" type="checkbox"/>	conserving energy resources and use of renewable energy sources	<input type="checkbox"/>	access to capital and credit for development activities that promote the long-term economic social viability of the community

Identify Specific Objectives and Proposed Outcomes by completing Table 1C or 2C – Summary of Specific Objectives

25. Priorities and Specific Objectives

As stated in the General section of this Consolidated Plan, the County of Santa Barbara’s objectives in its annual funding allocation and review process for all federal entitlement funding is to produce capital, housing, and quality programs and services that address the needs of low-income

households throughout the County. Although tailored to meet local needs and gaps, these objectives also mirror and advance the congressional intent in having created CDBG, HOME and ESG enabling legislation. The three goals established by HUD under these programs are:

GOAL I: DECENT, AFFORDABLE HOUSING: Provide decent, affordable housing for the community's lowest income households, including households with special needs.

GOAL II: SUITABLE LIVING ENVIRONMENT: Improve the living environment / quality of life in low-income neighborhoods.

GOAL III: EXPANDED ECONOMIC OPPORTUNITY: Create economic opportunities for residents and businesses in low income areas of the community.

The following priorities have been established by the Santa Barbara County HOME Consortium and Urban County Partnership under the 2010-2015 Consolidated Plan:

HOME Program Funding Priorities

- Promote new construction/acquisition/rehabilitation of rental housing projects for lower income households including large, small, and special needs households, as well as homeless, disabled and elderly persons (*HIGH*)
- Promote projects that provide permanent supportive housing and Single Room Occupancy (SRO) units to address the needs of the homeless, households at imminent risk of homelessness and /or persons with special needs (*HIGH*)
- Promote homeownership opportunities for low-income first-time homebuyers (*MEDIUM*)
- Promote projects that incorporate universal design and accessibility standards to meet disabled person's specific needs (*MEDIUM*)
- Promote projects that are in close proximity to employment centers, public transportation corridors, and public services and amenities (*MEDIUM*)
- Promote projects that incorporate innovative energy efficiency and conservation measures (*MEDIUM*)

CDBG Funding Priorities

CDBG Capital Projects/Economic Development Priorities:

- Support rehabilitation of public facilities and affordable housing that incorporates energy efficiency and conservation design measures (*MEDIUM*)
- Support economic development that creates or retains jobs, including those for low- and moderate-income persons (*HIGH*)

- Improve the physical character of neighborhoods, including complete streets, parks, and other public spaces (HIGH)
- Provide assistance to low-income neighborhoods by funding critical community facilities (HIGH)
- Address design barriers to providing community services to persons with mobility and other impairments as promoted under the Americans with Disabilities Act (ADA) (HIGH)
- Maintain and upgrade existing low-income affordable housing stock (HIGH)
- Develop and promote programs that create and sustain long term affordable housing for extremely low to low-income persons (HIGH)

CDBG Public Services:

- Promote and provide services that assist persons with special needs (HIGH)
- Support public service programs for low- and moderate-income households including programs for housing and other community development needs (HIGH)
- Promote and provide services that prevent discrimination and eliminate barriers to housing (HIGH)

Emergency Shelter Grants Funding Priorities

- Prioritize funding for operation of principal emergency shelters throughout Santa Barbara County (HIGH)
- Provide funding for essential services and programs that provide needed resources for homeless persons (HIGH)

Additional review and prioritization criteria for ESG and CDBG Public Services include:

- 1) Programs and services that meet basic human needs;
- 2) Programs and services that are preventative in nature; and
- 3) Programs and services that seek to enhance the quality of life.

The following tables provide a summary of the specific objectives, proposed actions, and proposed 5-year accomplishments the HOME Consortium and Urban County Partnership intend to initiate and/or complete during the 2010-2015 period covered by this Consolidated Plan. The Priority Need Level (PNL) of each objective is identified as High (H), Medium (M), or Low (L), in accordance with the HUD priority need level discussion on page V-3:

Table V-1

Five Year Consolidated Plan Goal – PROVIDE DECENT HOUSING					
OUTCOME: Availability/Accessibility of Decent Housing (DH-1)					
Specific Objectives		PNL	Proposed Actions	Proposed 5-Year Accomplishment	Proposed Funding
DH 1.1	Expand the supply of rental housing for lower income households, including large households, small households, and special needs (homeless, disabled, elderly)	H	<ul style="list-style-type: none"> • Acquisition • Relocation • New Construction • Rehabilitation • Clearing and demolition • Off-site property improvements 	160 Units	HOME, CDBG
DH 1.2	Expand the supply of permanent supportive housing and Single Room Occupancy (SRO) units to address the needs of the homeless, households at imminent risk of becoming homeless, and/or special needs clients	H	<ul style="list-style-type: none"> • Acquisition • Relocation • New Construction • Rehabilitation • Clearing and demolition • Off-site property improvements 	30 Units	HOME
DH 1.3	Preserve and improve the existing low income renter-occupied housing stock by assisting projects which provide universal design and accessibility standards to meet disabled populations specific needs	M	<ul style="list-style-type: none"> • Acquisition • Relocation • Rehabilitation 	15 Units	HOME
DH 1.4	Promote and provide services that prevent discrimination and eliminate barriers to housing	H	<ul style="list-style-type: none"> • Fair Housing Services • Housing Counseling Services • Legal Services • Communitywide educational presentations 	875 Persons	CDBG
DH 1.5	Maintain and upgrade existing low-income affordable housing stock	H	<ul style="list-style-type: none"> • Code enforcement • Rehabilitation 	40 Units	CDBG
OUTCOME: Affordability of Decent Housing (DH-2)					
DH 2.1	Expand ownership opportunities by providing homebuyer assistance to purchasers of existing homeownership units	M	<ul style="list-style-type: none"> • Loans to assist homebuyers in purchasing homes 	5 Households	HOME
DH 2.2	Preserve and improve the existing owner-occupied housing stock by assisting rehabilitation and restoration of owner-occupied single-family and mobile home units	H	<ul style="list-style-type: none"> • Loans and grants to provide financial assistance to owner-occupants 	25 Households	CDBG

Table V-2a

Five Year Consolidated Plan Goal – CREATE A SUITABLE LIVING ENVIRONMENT					
OUTCOME: Availability/Accessibility of Suitable Living Environment (SL-1)					
Specific Objectives		PNL	Proposed Actions	Proposed 5-Year Accomplishment	Proposed Funding
SL 1.1	Provide assistance to low income neighborhoods by funding critical community facilities	H	<ul style="list-style-type: none"> • Acquisition • New Construction • Rehabilitation • Clearing and demolition • Off-site property improvements 	6 Facilities	CDBG
SL 1.2	Provide assistance to address design barriers to providing community services to persons with mobility and other impairments as promoted under the Americans with Disabilities Act (ADA)	H	<ul style="list-style-type: none"> • Rehabilitation 	10 Facilities	CDBG
SL 1.3	Support public services that assist persons with special needs	H	<ul style="list-style-type: none"> • AIDS Patients Programs • Food Distribution Services • Senior Services • Services for Battered and Abused Spouses • Mental Health Services 	2,500 People 46,500 People 2,400 People 200 People 20 People	CDBG
SL 1.4	Support public service programs for low- and moderate-income households including programs for housing and other community development needs	H	<ul style="list-style-type: none"> • Family Services • Youth services • Crime Awareness Services 	1,000 People 1,000 People 22,500 People	CDBG
SL 1.5	Provide funding for operation of principal emergency shelters throughout Santa Barbara County	H	<ul style="list-style-type: none"> • Ongoing shelter operation 	5,390 People	ESG
SL 1.6	Provide funding for essential services and programs that provide needed resources for homeless persons	H	<ul style="list-style-type: none"> • Transitional shelter and services • Homeless programs • Food Distribution Services for the Homeless • Outreach, case management, and referral services 	7,700 People 1,500 People 19,000 People 19,700 People	ESG CDBG CoC

Table V-2b

Five Year Consolidated Plan Goal – CREATE A SUITABLE LIVING ENVIRONMENT					
OUTCOME: Sustainability of Suitable Living Environment (SL-3)					
Specific Objectives		PNL	Proposed Actions	Proposed 5-Year Accomplishment	Proposed Funding
SL 3.1	Support rehabilitation of public facilities that incorporate energy efficiency and conservation design measures	M	<ul style="list-style-type: none"> • Rehabilitation 	2 Facilities	CDBG
SL 3.2	Provide assistance for revitalization and enhancement by improving the physical character of neighborhoods, including complete streets, parks, and other public spaces	H	<ul style="list-style-type: none"> • Rehabilitation 	1 Park	CDBG

Table V-3

Five Year Consolidated Plan Goal – CREATE ECONOMIC OPPORTUNITY					
OUTCOME: Availability/Accessibility of Economic Opportunity (EO-1)					
Specific Objectives		PNL	Proposed Actions	Proposed 5-Year Accomplishment	Proposed Funding
EO 1.1	Support economic development that creates or retains jobs, including those for low and moderate income persons	H	<ul style="list-style-type: none"> • Microenterprise assistance Programs • Support of Community Based Development Organizations occupied with economic development activities 	500 people	CDBG



Chapter VI: Housing

This chapter generally discusses affordable housing needs and objectives, including specific objectives for the 2010-2015 operating period, as well as a narrative on the local Public Housing strategy of the Housing Authority of the County of Santa Barbara.

Priority Housing Needs

Specific Affordable Housing Objectives

Specific Objectives

Public Housing Strategy

Priority Housing Needs 91.215 (b)

- 26. Describe the relationship between the allocation priorities and the extent of need given to each category specified in the Housing Needs Table (Table 2A or Needs.xls). These categories correspond with special tabulations of U.S. census data provided by HUD for the preparation of the Consolidated Plan.
- 27. Provide an analysis of how the characteristics of the housing market and the severity of housing problems and needs of each category of residents provided the basis for determining the relative priority of each priority housing need category, particularly among extremely low-income, low-income, and moderate-income households.

Note: Family and income types may be grouped in the case of closely related categories of residents where the analysis would apply to more than one family or income type.

- 28. Identify any obstacles to meeting underserved needs.

26. Priority Housing Needs

As discussed throughout this document, HUD requires jurisdictions to assign a “priority need level” to funding priorities and activities. HUD defines **priority need levels** as follows:

- **HIGH PRIORITY** - Activities to address needs that will be funded during the Five-year period.
- **MEDIUM PRIORITY** - If funds are available, activities to address needs that may be funded during the Five-year period.
- **LOW PRIORITY** - Activities that will not be funded to address needs during the five-year Period.
- **NO SUCH NEED** - No need or data shows that this need is already substantially addressed.

The housing needs analysis contained in the Housing and Homeless Needs chapter of this Consolidated Plan reveals that Santa Barbara County has a severe shortage of affordable housing. Due to the high cost housing market, a majority of area renters and homeowners face one or more housing problems. Consequently, the County has established the following priority needs for the extremely low, very low and low-income families/households.

Table VI – 1

Affordable Housing Priority Needs Table

PRIORITY HOUSING NEEDS (households)			Priority Need Level High, Medium, Low, No Such Need		
			0-30% AMI	31-50% AMI	51-80% AMI
Renter	Small	Any Housing Problem	H	H	M
		Cost Burden > 30%	H	H	M
		Cost Burden > 50%	H	H	M
	Large	Any Housing Problem	H	H	M
		Cost Burden > 30%	H	H	M
		Cost Burden > 50%	H	H	M
	Elderly	Any Housing Problem	H	H	M
		Cost Burden > 30%	H	H	M
		Cost Burden > 50%	H	H	M
	All Other Households	Any Housing Problem	H	H	M
		Cost Burden > 30%	H	H	M
		Cost Burden > 50%	H	H	M
Owner	Any Housing problem	M	M	M	
	Cost Burden > 30%	M	M	M	
	Cost Burden > 50%	M	M	M	
Homeless and/or Special Needs or Families at Imminent Risk of becoming Homeless			H	H	M

27. Prioritization of Priority Housing Needs

Provide an analysis of how the characteristics of the housing market and the severity of housing problems and needs of each category of residents provided the basis for determining the relative priority of each priority housing need category, particularly among extremely low-income, low-income, and moderate-income households.

Based on the survey results, citizen forums, consultations, and CHAS data analysis, **the following priorities** have been established for the **Santa Barbara County HOME Consortium**:

- Promote new construction/acquisition/rehabilitation of rental housing projects for lower income households including large, small, and special needs households, as well as homeless, disabled and elderly persons (*HIGH*)
- Promote projects that provide permanent supportive housing and Single Room Occupancy (SRO) units to address the needs of the homeless, households at imminent risk of homelessness and /or persons with special needs (*HIGH*)
- Promote homeownership opportunities for low-income first-time homebuyers (*MEDIUM*)
- Promote projects that incorporate universal design and accessibility standards to meet disabled person's specific needs (*MEDIUM*)
- Promote projects that are in close proximity to employment centers, public transportation corridors, and public services and amenities (*MEDIUM*)
- Promote projects that incorporate innovative energy efficiency and conservation measures (*MEDIUM*)

The Urban County Partnership has established a separate set of priorities to be addressed with CDBG funds, which includes the following housing-related priorities

- Maintain and upgrade existing low-income affordable housing stock (*HIGH*)
- Develop and promote programs that create and sustain long term affordable housing for extremely low to low-income persons (*HIGH*)
- Support rehabilitation of public facilities and affordable housing that incorporate energy efficiency and conservation design measures (*MEDIUM*)
- Promote and provide services that prevent discrimination and eliminate barriers to housing (*HIGH*)

As discussed, the Santa Barbara region is one of the most expensive housing markets in the country. A large number of area residents experience housing hardships. Additionally, the housing needs analysis (Chapter III) reveals that all categories of low-income renters face housing problems. In

recognition of this fact, the County has assigned “**High**” priority to rental units for all categories of low-income households. The low-income group encompasses large, small, elderly, and special needs households.

The County has assigned “**Medium**” priority to the needs of homeowners because renters facing housing problems are far greater in number than owners facing housing problems. Accordingly, the County has placed affordable rental housing for low-income households as a “High” priority. However; recognizing the fact that most residents, including lower income residents, aspire to own a home, and consistent with HUD objectives, the Santa Barbara County HOME Consortium has included in its priorities the promotion of low-income homeownership opportunities.

The County also recognizes the extent of unmet needs of area homeless and/or special needs groups. Additionally, there are many poor families that are on the brink of homelessness. Recognizing the need for Permanent Housing/Transitional Homes/SROs to serve this group, the County has assigned “High” priority to their needs.

It is the intent of the Santa Barbara HOME Consortium, and to some extent the Santa Barbara Urban County Partnership, to address the unmet housing needs of all aforementioned categories of people.

28. Obstacles to Meeting Underserved Housing Needs

Identify any obstacles to meeting underserved needs.

The high cost of housing combined with diminishing financial resources act as chief obstacles to meeting the underserved needs of low-income residents in the County. Other resource constraints include, but are not limited to, the availability of land for residential, commercial, retail, and industrial uses, as well as competing public policies intended to protect and preserve agricultural land, coastal resources, air quality, and the water supply.

Although Santa Barbara County is a geographically large area, the amount of buildable land is relatively small. Only 17 percent of the land is available for residential, commercial, and industrial uses. The remaining land is constrained by various physical conditions and/or government regulations. These regulations are meant to preserve natural resources and agricultural productivity and serve to increase the value of buildable land.

Governmental regulation, while ensuring the quality of development, can delay construction and increase costs of development. The topic of governmental regulation in relation to the cost of housing has been a popular and well debated topic throughout Santa Barbara County for many years. While restrictive land use and housing policies contribute to rising housing prices, land use controls are necessary to balance growth with limited services and resources such as agricultural land, water, roads and other public services, and facilities.

Another obstacle that warrants mention is *neighborhood opposition* to affordable housing projects. On many occasions, time and resources are spent addressing such opposition that lead to delay or cancellation of such projects.

Specific Objectives / Affordable Housing 91.215 (b)

Note: Specific affordable housing objectives must specify the number of extremely low-income, low-income, and moderate-income households to whom the jurisdiction will provide affordable housing as defined in 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership. (24 CFR 91.215(b)(2))

- 29. Identify each specific housing objective by number (DH-1, DH-2, DH-2), proposed accomplishments and outcomes the jurisdiction hopes to achieve in quantitative terms over a specified time period, or in other measurable terms as identified and defined by the jurisdiction.*

Complete and submit Table 1C Summary of Specific Objectives or, if using the CPMP Tool, the Summaries.xls file.

- 30. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.*
- 31. Indicate how the characteristics of the housing market will influence the use of funds made available for rental assistance, production of new units, rehabilitation of old units, or acquisition of existing units.*
- 32. If the jurisdiction intends to use HOME funds for tenant-based rental assistance, specify local market conditions that led to the choice of that option.*

29. Housing Objectives

Table VI-2 on the following page provides a summary of the specific objectives set by the HOME Consortium and Urban County Partnership related to Housing.

Table VI – 2

Five Year Consolidated Plan Goal – PROVIDE DECENT HOUSING					
OUTCOME: Availability/Accessibility of Decent Housing (DH-1)					
Specific Objectives		PNL	Proposed Actions	Proposed 5-Year Accomplishment	Proposed Funding
DH 1.1	Expand the supply of rental housing for lower income households, including large households, small households, and special needs (homeless, disabled, elderly)	H	<ul style="list-style-type: none"> • Acquisition • Relocation • New Construction • Rehabilitation • Clearing and demolition • Off-site property improvements 	160 Units	HOME, CDBG
DH 1.2	Expand the supply of permanent supportive housing and Single Room Occupancy (SRO) units to address the needs of the homeless, households at imminent risk of becoming homeless, and/or special needs clients	H	<ul style="list-style-type: none"> • Acquisition • Relocation • New Construction • Rehabilitation • Clearing and demolition • Off-site property improvements 	30 Units	HOME
DH 1.3	Preserve and improve the existing low income renter-occupied housing stock by assisting projects which provide universal design and accessibility standards to meet disabled populations specific needs	M	<ul style="list-style-type: none"> • Acquisition • Relocation • Rehabilitation 	15 Units	HOME
DH 1.4	Promote and provide services that prevent discrimination and eliminate barriers to housing	H	<ul style="list-style-type: none"> • Fair Housing Services • Housing Counseling Services • Legal Services • Communitywide educational presentations 	875 Persons	CDBG
DH 1.5	Maintain and upgrade existing low-income affordable housing stock	H	<ul style="list-style-type: none"> • Code enforcement • Rehabilitation 	40 Units	CDBG
OUTCOME: Affordability of Decent Housing (DH-2)					
DH 2.1	Expand ownership opportunities by providing homebuyer assistance to purchasers of existing homeownership units	M	<ul style="list-style-type: none"> • Loans to assist homebuyers in purchasing homes 	5 Households	HOME
DH 2.2	Preserve and improve the existing owner-occupied housing stock by assisting rehabilitation and restoration of owner-occupied single-family and mobile home units	H	<ul style="list-style-type: none"> • Loans and grants to provide financial assistance to owner-occupants 	25 Households	CDBG

30. Resources Available

Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

Santa Barbara County will enlist a variety of public and private resources to provide decent housing, suitable living environments, and expanded economic opportunities for its residents as follows:

The HOME Investment Partnerships Program

The Santa Barbara County HOME Consortium was formed in 1994. Member cities generally exercise decision-making authority over their portions of the allocation, but the County, as lead agency, is ultimately responsible for HOME Program administration, including regulatory compliance.

The current HOME Consortium agreement between the cities of Buellton, Carpinteria, Lompoc, Santa Maria, Goleta, Solvang, and the County specifies the distribution of HOME funds to each city. The distribution formula is based on 2000 Census data for population, overcrowding, and poverty (that is weighted at 200%). The formula breaks down each HOME grant received is as follows: County 42.39%, Buellton 1.26%, Carpinteria 4.72%, Lompoc 13.86%, Goleta 9.28%, Santa Maria 26.79%, and Solvang 1.7%.

Constraints may be placed on geographic disbursement by virtue of the fact that there are no eligible projects to fund in a given area. In cases such as these, the County allows member jurisdictions to “bank” funds for a limited period of time, or until a project is brought forward in that jurisdiction. Generally speaking, the County works to disburse resources based on regional poverty and population.

Community Development Block Grant (CDBG) Program

The CDBG Program is designed to provide funding for neighborhood revitalization, economic development, provision of improved community facilities, prevention and elimination of slums and blight, and housing assistance to low and moderate income families. As is allowed by CDBG regulations, 15% of the annual allocation may be set aside for Public Services activities,

Local Affordable Housing Funds

Local funds for affordable housing have been garnered through in-lieu fees collected from the Inclusionary Zoning Program and the Socio – Economic Mitigation Program (SEMP).

The affordable housing inclusionary requirement for developments in Santa Barbara County is generally 20 to 30% for developments of 5 or more units. In some cases, developers may opt to pay an in-lieu fee to the County’s Local Affordable Housing Trust Fund rather than construct affordable units.

Low-income Housing Tax Credit (LIHTC) Program

The LIHTC Program provides a major source of equity for the construction and rehabilitation of low-income housing. This federal subsidy is allocated through the State of California on a competitive basis. Developers in the County may apply for LIHTC in projects that the County will be supporting. It is difficult to know the exact amount of LIHTC that will be available for the upcoming planning period.

Redevelopment Agency

The County has established redevelopment authorities in the communities of Isla Vista and Goleta. A certain percentage of the tax revenue from that redevelopment authority will be allocated to affordable housing. It is expected that approximately \$5 million in funds will be collected for affordable housing projects over the next five years.

Similarly, the City of Lompoc has a Redevelopment Agency (Lompoc RDA) that works to eliminate blighting conditions and provide development benefits to the central area of Lompoc known as the “Old Town Lompoc Redevelopment Area.” One of the Lompoc RDA goals is to develop housing programs to meet the needs of residents in the entire City, in particular those with very-low, low, and moderate incomes.

California Housing Finance Agency HELP Program

The California Housing Finance Agency (CalHFA) initiated the Housing Enabled by Local Partnerships (HELP) program in 1998 in order to provide affordable housing opportunities through program partnerships with local government entities consistent with local affordable housing priorities. HELP funds are available to a local government entity as an unsecured loan from CalHFA for up to 10 years at 3% simple interest per annum, and carry minimal restrictions and conditions. Repayment in full is required no later than 10 years from the date of the initial loan agreement.

Private Sources

Santa Barbara County has obtained funding from private resources in the past. Due to its very nature, the exact amounts of such funding in the future cannot be known. However, the County will continue working cooperatively with the private sector to obtain additional resources for affordable housing in the County.

31. Housing Market Influence Over Use of Funds

Indicate how the characteristics of the housing market will influence the use of funds made available for rental assistance, production of new units, rehabilitation of old units, or acquisition of existing units.

The characteristics of the housing market will influence the Santa Barbara HOME Consortium and Urban County Partnership’s use of Federal funds for various affordable housing projects and

programs. The following program decisions highlight the County’s awareness of the existing market characteristics:

- The housing stock is aging in the County. Santa Barbara County will continue funding rehabilitation projects and programs.
- While most of the County’s available land is “built out”, efforts will be made to build higher density projects. The County will be supportive of such projects and will use opportunities to fund such project.
- The Santa Barbara County HOME Consortium and Urban County Partnership (CDBG) assigns higher priority to permanent and transitional housing to serve homeless and special needs clients in comparison to emergency shelters. The move from shelters to a more permanent situation is challenging for the homeless and/or special needs households. It is the intent of the HOME Consortium and Urban County Partnership to work to ameliorate this difficult transition.

Santa Barbara HOME Consortium and Urban County Partnership will continue its practice of using all local, State and Federal funds with due diligence and, shall utilize all of their resources to their best possible ability to serve the maximum number of very-low and low-income residents.

32. Tenant Based Rental Assistance

If the jurisdiction intends to use HOME funds for tenant-based rental assistance, specify local market conditions that led to the choice of that option.

The Santa Barbara County HOME Consortium and Urban County Partnership will not be using CDBG or HOME funds for tenant based rental assistance. The local Public Housing Agencies – *Housing Authority of the County of Santa Barbara* and *Housing Authority of the City of Santa Barbara* – administer the Section 8 Program, which provides rental assistance to qualified tenants renting in the private market.

Public Housing Strategy 91.215 (c)

33. Describe the public housing agency's strategy to serve the needs of extremely low-income, low-income, and moderate-income families residing in the jurisdiction served by the public housing agency (including families on the public housing and section 8 tenant-based waiting lists).
34. Describe the public housing agency's strategy for addressing the revitalization and restoration needs of public housing projects within the jurisdiction and improving the management and operation of such public housing.
35. Describe the public housing agency's strategy for improving the living environment of extremely low-income, low-income, and moderate families residing in public housing.
36. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake to encourage public housing residents to become more involved in management and participate in homeownership. (NAHA Sec. 105 (b)(11) and (91.215 (k))
37. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation. (NAHA Sec. 105 (g))

33: Strategy to Address Needs of Residents Served by the Housing Authority

The Housing Authority of the County of Santa Barbara strives to address the existing need for public housing in the area. The extremely high cost of housing in general in Santa Barbara County presents an added challenge to addressing unmet housing needs. Housing providers are working collaboratively to enhance the supply of affordable housing in the County. The following is a list of the Five year (2010-2014) goals of the County Housing Authority:

- Expand the supply of assisted housing.
- Improve the quality of assisted housing.
- Increase assisted housing choices.
- Provide an improved living environment.
- Promote self-sufficiency and asset development of families and individuals.
- Ensure equal opportunity and affirmatively further fair housing.
- Deter and eliminate program fraud.

Table VI-3, reproduced from the Housing Authority's Agency Plan, highlights specific strategies that will be used to address needs:

Table VI – 3 Strategies for Addressing Public Housing Needs

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by undertaking the following activities:

- Employ effective maintenance and management policies to minimize the number of public housing units off-line.
- Reduce turnover time for vacated public housing units.
- Reduce time to renovate public housing units.
- Seek replacement of public housing units lost to the inventory through Section 8.
- Maintain or increase Section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction.
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required.
- Maintain or increase Section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration.
- Maintain or increase Section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program.
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Maintain Section 8 lease up rates by utilization of project-based vouchers.

Strategy 2: Increase the number of affordable housing units by undertaking the following activities:

- Apply for additional section 8 units should they become available.
- Leverage affordable housing resources in the community through the creation of mixed - finance housing.
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Utilize Section 8 Project-Based assistance to ensure the availability of affordable units for a period of years.

Need: Specific Family Types: Families at or below 30% of median income

Strategy 1: Target available assistance to families at or below 30 % of AMI:

- Adopt rent policies to support and encourage employment.

Need: Specific Family Types: Families at or below 50% of median income

Strategy 1: Target available assistance to families at or below 50% of AMI:

- Employ admissions preferences aimed at families who are working.
- Adopt rent policies to support and encourage employment.

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

- Seek designation of public housing for the elderly.
- Apply for special-purpose vouchers targeted to the elderly, should they become available.

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

- Seek designation of public housing for families with disabilities.
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available.
- Affirmatively market to local non-profit agencies that assist families with disabilities.

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs.

Strategy 2: Conduct activities to affirmatively further fair housing

- Counsel Section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units.
- Market the Section 8 program to owners outside of areas of poverty /minority concentrations.

34. Strategy for Addressing Public Housing Restoration Needs

Describe the public housing agency's strategy for addressing the revitalization and restoration needs of public housing projects within the jurisdiction and improving the management and operation of such public housing.

The County Housing Authority has been implementing measures to upgrade and modernize its current inventory of asset under its housing portfolio. In this respect, it has taken measures to demolish and/or dispose of housing inventory formerly under the public housing stock and rehabilitated and replaced this with affordable inventory acquired through other financial resources.

For example, it took three single family homes that it owned in the Tanglewood area of north Santa Barbara County and sold them on the open market; with the proceeds the Housing Authority in turn developed a 48-unit apartment building, thus providing greater affordable housing opportunities for lower-income residents. In like fashion, it also disposed of five (5) triplexes that it owned, and purchased a 40-unit apartment structure that was subject to sale on the open market and whose ongoing affordability was at jeopardy as a result (the former owner was an active landlord participating in the Housing Authority's Section Housing Choice Voucher program).

On the south coast, the Housing Authority has removed 54 of 68 units of public housing inventory from its portfolio and is renovating and rehabilitating this utilizing 4% federal low-income housing tax credits. It acquired 3.5 million in financing to improve this and the work will be completed shortly. The Housing Authority projected that it would have taken 12to 15 years to do this work using funding under its Capital fund Program under HUD.

35. Strategy for Improving Public Housing Living Environment

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

Units and grounds are maintained to provide residents with a safe and clean environment. The Housing Authority encourages participation in Resident Counsels and meetings where their involvement provides them with a sense of community. Various programs and activities are made available for residents, which provide them with opportunities for growth and positive interaction with their neighbors and staff.

36. Addressing the Needs of Public Housing and its Residents

Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake to encourage public housing residents to become more involved in management and participate in homeownership. (NAHA Sec. 105 (b)(11) and (g).215 (k))

The PHA continues to provide programs such as the Resident Opportunity and Self-Sufficiency (ROSS) Program for their residents. Partnering with local communities and agencies to educate residents in areas that will assist them in their goal of self-sufficiency is a continuing endeavor.

In terms of encouraging residents to participate in homeownership, the Housing Authority will continue to administer the Mortgage Credit Certificate Program in Santa Barbara County, utilizing private activity bond allocation granted by the California Debt Limit Allocation Committee. This Internal Revenue Service program helps people qualify for a mortgage loan by allowing eligible first-time homebuyers to reduce their federal income tax liability through a tax credit. In addition, the Housing Authority is committed to developing and implementing a Section 8 homeownership program option.

37. Assistance to “Troubled” Public Housing Agencies

If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation. (NAHA Sec. 105 (g))

The Housing Authority of the County of Santa Barbara is a high performing public housing and Section 8 agency and does not, therefore, require assistance to address problems. It is noteworthy that the management team of the Housing Authority continually considers the following four major areas for refinements in its asset management systems:

- Profiling and performance measurement of each property.
- Financial viability of each property.
- Accomplishment of social objectives (i.e., Housing Authority’s mission).
- Evaluation of options for each property.



Chapter VII: Homeless

This chapter discusses the Homeless needs, strategies, and objectives identified by the County of Santa Barbara for the 2010-2015 operating period. The following areas are covered:

Priority Homeless Needs

Homeless Strategy

Specific Homeless Objectives

Priority Homeless Needs

1. Describe the jurisdiction's choice of priority needs and allocation priorities, based on reliable data meeting HUD standards and reflecting the required consultation with homeless assistance providers, homeless persons, and other concerned citizens regarding the needs of homeless families with children and individuals.
2. Provide an analysis of how the needs of each category of residents (listed in question #38) provided the basis for determining the relative priority of each priority homeless need category.
3. Provide a brief narrative addressing gaps in services and housing for the sheltered and unsheltered chronic homeless. A community should give a high priority to chronically homeless persons, where the jurisdiction identifies sheltered and unsheltered chronic homeless persons in its Homeless Needs Table - Homeless Populations and Subpopulations.

38. Priority Homeless Needs

Homeless and Homeless Prevention Priorities

Santa Barbara County Housing and Community Development staff consulted with homeless assistance providers, homeless persons, and other members of the community concerned with homelessness in preparing this Consolidated Plan. Through this consultation and analysis of data collected through a Point-In-Time count of the homeless population and housing/services for the homeless inventory update, the following priority needs and allocation priorities have been established for the five-year term of the Consolidated Plan:

- Permanent and Transitional Housing with Supportive Services for the **Chronically Homeless** (Individuals and Multi-Person Households)
- Permanent Supportive Housing (Individuals and Multi-Person Households)
- Transitional Housing (Individuals and Multi-Person Households)
- Winter Warming Shelters (Individuals and Multi-Person Households)
- Supportive Services for Homeless other than those who are Chronically Homeless (Individuals and Multi-Person Households)
- Year-Round Emergency Shelters (Individuals and Multi-Person Households)

In addition to the priority needs and allocation priorities listed above, the Santa Barbara County Continuum of Care also established the following objectives towards which it would prioritize activities in 2009.

- Create new permanent housing beds for chronically homeless individuals.
- Increase the percentage of homeless persons moving from transitional housing to permanent housing by at least 65 percent.
- Increase the percentage of homeless persons staying in permanent housing over six months to at least 77 percent.
- Increase the number of persons employed at program exit to at least 20 percent
- Decrease the number of homeless households with children.

The Santa Barbara County Continuum of Care’s local strategies developed to further these priorities can be found in the Homelessness Strategic Plan section of this chapter beginning on page 7.

Chronic Homelessness Priorities

Through the 2009 Point-In-Time Count of the homeless population, the Santa Barbara County Continuum of Care identified 483 people who are chronically homeless, of which 236 found in shelters and 247 were sleeping outside, in automobiles or in other locations not meant for human habitation. This equates to nearly 12% of the homeless population identified as ‘chronically homeless’ in Santa Barbara County, which is just over the national estimate of 10%. Figures regarding the homeless population and subpopulations are listed in Table 1-A included in Section XIV (“HUD Tables”).

Given the high rate of chronic homelessness locally, Santa Barbara County gives high priority to projects that serve people who are chronically homeless, including singles and families meeting the federal definition. To address this high priority, the Santa Barbara County’s CoC strategy outlines a number of goals to be achieved to address critical gaps and unmet needs in the region, which are described later in this section of the Consolidated Plan.

In addition, the Santa Barbara Urban County Partnership, the Santa Barbara HOME Consortium and the County’s Emergency Shelter Grant (ESG) Grant Programs will continue to address the needs of the chronic homeless individuals and families that live within the County.

39. Prioritization of Priority Homeless Needs

Provide an analysis of how the needs of each category of residents (listed in question #38) provided the basis for determining the relative priority of each priority homeless need category.

The three categories of residents identified as priorities under the homelessness needs section above are: Individuals who are Chronically Homeless, Families which are Chronically Homeless, and Singles and Multiple-Person Households not meeting the definition of Chronically Homeless.

The consultation and planning process for the Consolidated Plan resulted in each of the above categories receiving the same level of priority. The only variance in priority is seen as a result of the

type of housing, notably Year-Round Emergency Shelters, which were ranked below all other needs for chronically homeless individuals and families, along with non-chronically homeless residents.

Year-Round Emergency Shelters are prioritized lower than other homeless needs as a result of an analysis of the Continuum of Care as it currently exists. Each of the three major urban areas of Santa Barbara County are already served by at least one Emergency Shelter operating year-round. While these shelters are very active in terms of providing shelter for many people experiencing homelessness, there is also a segment of the homeless community that is unwilling to participate in required activities or meet certain standards associated with accessing local emergency shelters even in extremely inclement weather. Thus, rather than prioritize developing new year-round shelters in communities already served by existing facilities, the Continuum of Care process prioritizes providing Winter Warming Shelters. Local Winter Warming Shelters are typically very small operations, opening only when weather conditions are dangerous. These short-term, small scale shelters have been successful in reaching residents not able to access existing mainstream Emergency Shelters.

Table VII-I, below, lists priority levels for homeless needs based upon the Continuum of Care’s year-round planning process, along with extensive consultations with service providers, County Departments and concerned citizens specifically for this Consolidated Plan.

Table VII-1

Homeless Needs	Priority (Unaccompanied)	Priority (Multiple Person Households)
Permanent and Transitional Housing with Supportive Services for the Chronically Homeless	High	High
Permanent Supportive Housing	High	High
Transitional Housing	High	High
Winter Warming Shelters	High	High
Supportive Services for Homeless other than those who are Chronically Homeless	High	High
Additional Year Round Emergency Shelters	Medium	Medium

40. Gaps in Services and Housing for the Chronically Homeless

Provide a brief narrative addressing gaps in services and housing for the sheltered and unsheltered chronic homeless. A community should give a high priority to chronically homeless persons, where the jurisdiction identifies sheltered and unsheltered chronic homeless persons in its Homeless Needs Table - Homeless Populations and Subpopulations.

As noted in Table 1A included in Appendix 3, 483 persons were identified as Chronically Homeless during the last Point-In-Time Count of the homeless population conducted in 2009. The Santa Barbara County HOME Consortium and CDBG Urban County Partnership give high priority to housing and services for this segment of the community.

Santa Barbara County Housing and Community Development Department has identified the following gaps in services and housing for the chronically homeless through the consultation process for this Consolidated Plan and the Continuum of Care planning process.

Gap – Lack of Permanent Supportive Housing for the Chronically Homeless

The 10—Year Plan to End Chronic Homelessness in Santa Barbara County is founded upon placing people who are chronically homeless into permanent supportive housing. This ‘housing-first’ model is proven nationally as successful as not only a way for someone who has experienced long-term homelessness to become permanently housed through providing on-site supportive services, but also as a cost saving tool for localities in terms of reduced visits to public facilities such as emergency rooms, jails, shelters, etc.

To address this gap number of Permanent Supportive Housing units for people who are experiencing chronic homelessness, The Continuum of Care annually submits to HUD grant applications for new project funding for permanent supportive housing units. Further, the Continuum of Care has had a successful track record of developing Permanent Supportive Housing, as can be seen in such projects as the City of Santa Barbara Housing Authority’s 60-unit *El Carrillo* project, Transition Mental Health’s 39-unit *Home Base on G* project, and Peoples’ Self-Help Housing’s *Casa las Granadas* projects. Each of these projects have added to the number of Permanent Supportive Housing units to the CoC’s housing stock in recent years.

Gap – Limited Number of Persons who are Chronically Homeless Accessing Mainstream Benefits

The Santa Barbara County Continuum of Care conducts an annual analysis of the percentage rate of people who are chronically homeless receive mainstream benefits such as Social Security, Disability Insurance, TANF, Food Stamps, etc., for which they are eligible. Through this analysis, the Continuum has identified that the low rate of participation in these programs is a gap in the local effort to end chronic homelessness. The low participation rate in these programs is likely due to the transient nature of people who are homeless which limits the amount of time local case workers can spend assisting them in applying for benefits. Many times a client will come in to a Day Center or shelter for lunch or a night’s stay and not return for weeks. This limited access makes enrolling them in mainstream benefits very difficult.

The Continuum of Care is seeking technical assistance from outside agencies in order to build upon best practices implemented in areas with similar homeless residents. For example, in March 2010, representatives from the federal Social Security Administration's Regional Office in San Francisco came to Santa Barbara to meet with front line case workers and other interested parties in order further plan how the rate of chronically homeless people accessing Social Security can be increased in Santa Barbara County.

Gap – Lack of Safety Net for Chronically Homeless in Potential Danger

Tragically, 2009 was a year during which the community lost an inordinately high number of its homeless members due to cold temperatures, sporadic violence, and other general poor health conditions. The number of losses in 2009 caused great concern among many in the community whose efforts included an appeal to local jurisdictions for assistance to address an evident gap in services for the chronically homeless.

In response to this dire situation made worse by cold temperatures and storms during the 2009-2010 winter season, funding was set aside for winter warming shelters set up as a last resort for people unable to access larger shelters and in danger if required to sleep outside. The collaborative effort of volunteers, City and County resources, local businesses, the faith community and many others involved provided safe, warm and dry shelter during storms. Ideally, these efforts will serve as an example in future years not only during cold, wet weather, but whenever extreme conditions require a safe place for the chronically homeless.

Homeless Strategy 91.215 (d)

Homelessness:

4. Describe the jurisdiction's strategy for developing a system to address homelessness and the priority needs of homeless persons and families (including the subpopulations identified in the needs section). The jurisdiction's strategy must consider the housing and supportive services needed in each stage of the process which includes preventing homelessness, outreach/assessment, emergency shelters and services, transitional housing, and helping homeless persons (especially any persons that are chronically homeless) make the transition to permanent housing and independent living.
5. Describe the jurisdiction's strategy for helping extremely low- and low-income individuals and families who are at imminent risk of becoming homeless.

Chronic Homelessness:

6. Describe the jurisdiction's strategy for eliminating chronic homelessness. This should include the strategy for helping homeless persons make the transition to permanent housing and independent living. This strategy should, to the maximum extent feasible, be coordinated with the strategy presented in Exhibit 1 of the Continuum of Care (CoC) application and any other strategy or plan to eliminate chronic homelessness.
7. Describe the efforts to increase coordination between housing providers, health, and service agencies in addressing the needs of persons that are chronically homeless.(91.215(l))

Homelessness Prevention:

8. Describe the jurisdiction's strategy to help prevent homelessness for individuals and families with children who are at imminent risk of becoming homeless.

Institutional Structure:

9. Briefly describe the institutional structure, including private industry, non-profit organizations, and public institutions, through which the jurisdiction will carry out its homelessness strategy.

Discharge Coordination Policy:

10. Every jurisdiction receiving McKinney-Vento Homeless Assistance Act Emergency Shelter Grant (ESG), Supportive Housing, Shelter Plus Care, or Section 8 SRO Program funds must develop and implement a Discharge Coordination Policy, to the maximum extent practicable. Such a policy should include "policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons." The jurisdiction should describe its planned

activities to implement a cohesive, community-wide Discharge Coordination Policy, and how the community will move toward such a policy.

41. Strategy for Addressing Homelessness

Describe the jurisdiction's strategy for developing a system to address homelessness and the priority needs of homeless persons and families (including the subpopulations identified in the needs section). The jurisdiction's strategy must consider the housing and supportive services needed in each stage of the process which includes preventing homelessness, outreach/assessment, emergency shelters and services, transitional housing, and helping homeless persons (especially any persons that are chronically homeless) make the transition to permanent housing and independent living.

Santa Barbara County's Continuum of Care

Santa Barbara County's homeless system of care is a coordinated effort of homeless activities region-wide involving nonprofit organizations (including those representing persons with disabilities), government agencies, public housing agencies, community and faith-based organizations, other homeless providers, service providers, housing developers, private health care organizations, businesses and business associations, law enforcement and corrections agencies, school systems, private funding providers, homeless, and formerly homeless persons.

The region's municipalities also provide substantial resources for services that assist the homeless and those at-risk of becoming homeless. The non-profit community is a critical player in the current Continuum of Care system, providing programs ranging from feeding the homeless on the street to creating permanent supportive housing opportunities. These services are available to homeless families with children as well as single men and women. The County's non-profit community also serves special need populations such as victims of domestic violence, veterans, the disabled and youth.

The CoC system addresses many specific needs of the homeless subpopulations: those experiencing chronic homelessness, veterans, persons with serious mental illnesses, persons with substance abuse issues, persons with HIV/AIDS, persons with co-occurring diagnoses, victims of domestic violence, youth, and many others.

Most typically, the first entry into the Continuum of Care is through an emergency shelter, where individuals and families obtain emergency housing and supportive services directed to getting persons off the streets and into a safe environment. Ideally, a person who becomes homeless would stay in an emergency shelter for a relatively short period. During this time, the CoC aims to arrange future housing and determines the homeless person's immediate social service and medical needs.

The next component of the Continuum is transitional housing, designed as short-term housing for up to 2 years, where persons move into a more stabilized housing arrangement than an emergency shelter. In transitional housing, persons receive substantial supportive services that are normally

directed toward longer-term solutions (i.e. employment, counseling, medical aftercare and life skills training), rather than the immediate needs and services addressed in the emergency shelter settings.

The final component of the Continuum of Care is permanent housing, including supportive housing. The goal is to move people to housing where they are able to reside permanently. This housing must be available at prices they can afford and in locations where they can receive the support services necessary for them to achieve maximum independence based on their abilities.

While Santa Barbara County has several transitional and permanent housing facilities to address the needs of its homeless population, it is the aim of the County CoC to execute strategies that will eventually end homelessness (particularly chronic homelessness) in the area. It is noteworthy that while strategies to address homelessness have been in place for quite a number of years, these are constantly reviewed by a team of experts from various local jurisdictions and concerned citizens to make appropriate adjustments to address the problem.

42. Strategy for Homelessness Prevention

Describe the jurisdiction's strategy for helping extremely low- and low-income individuals and families who are at imminent risk of becoming homeless.

Individuals and households with children with extremely low and low-incomes can find themselves at risk of becoming homeless due to the high cost of housing. Without significant savings, a household could find itself homeless if a member loses a job or other unexpected expenses arise.

To help prevent a portion of the population at risk from becoming homeless, Santa Barbara County has awarded Emergency Shelter Grant (ESG) funds in the past to Transition House, a non-profit organization in Santa Barbara which works with homeless and at-risk families. Transition House utilized County ESG funds for the specific purpose of preventing homelessness, by offering temporary, emergency rental assistance. This rental assistance was offered to households in coordination with Transition House's existing Homeless Prevention Program, which serves nearly 300 unduplicated adults annually. That program prevents homelessness by providing education and job counseling for heads of at-risk households in order to stabilize and improve self-sufficiency. Services offered through the Homeless Prevention Program include career development, English as a Second Language, computer skills, parenting skills, and money management.

In addition to the programs provided by Transition House, jurisdictions within the Santa Barbara County CoC were also awarded significant funding through the Homelessness Prevention and Rapid-rehousing Program under the American Recovery and Reinvestment Act of 2009. The addition of these funds will aid the Continuum of Care in the prevention of homelessness and rapidly re-housing those who have recently become homeless.

See totals of HPRP funds awarded in Table VII-2 on the following page.

Table VII-2

Jurisdiction	2009-2012 HPRP Award
City of Santa Maria	\$542,000
Santa Barbara County	\$829,013
City of Santa Barbara	\$1,200,000

43. Strategy for Eliminating Chronic Homelessness

Describe the jurisdiction’s strategy for eliminating chronic homelessness. This should include the strategy for helping homeless persons make the transition to permanent housing and independent living. This strategy should, to the maximum extent feasible, be coordinated with the strategy presented in Exhibit 1 of the Continuum of Care (CoC) application and any other strategy or plan to eliminate chronic homelessness.

The County of Santa Barbara, along with seven of the incorporated cities within the County, adopted a local 10-Year Plan to End Chronic Homelessness, “Bringing Our Community Home”. BOCH became a non-profit organization whose mission is to end chronic homeless locally. The Board of Supervisors and respective City Councils adopted the local 10-year strategy in 2006. The strategies and local action steps which have been implemented over the past 4 years have made measureable significant contributions to the national effort to end chronic homelessness.

Current Chronic Homelessness Strategy:

According to the 2009 CoC grant application’s Homeless Population and Subpopulations Analysis, there are 483 people experiencing chronic homelessness in the region. A majority of the County’s chronic homeless population suffers from mental illness and substance abuse.

To meet the needs of the region’s chronic homeless, and to support HUD’s goal to end chronic homelessness, the County CoC has established the following Action steps to include:

1. Develop new supportive housing projects.
2. Continue to gather Countywide data on the target population.
3. Continue to gather Countywide data on services, shelter, affordable, and subsidized housing for the target population.
4. Identify and develop a catalogue of mainstream resources and services.
5. Improve the existing homeless information system to track clients and program utilization.
6. Continue partnerships with private homeless services provider agencies that do not receive public funds to participate in the planning process.
7. Use available data to generate and publish outcomes and homeless success data.

8. Identify factors associated with chronic homelessness and use the findings to develop prevention and intervention protocols.
9. Identify opportunities for collaboration and integration of prevention and intervention protocols.
10. Review and adopt model programs or best practices in addressing the needs of the chronic homeless.
11. Identify major barriers to accessing mainstream services and develop plans to remedy these blockages.
12. Identify processes and mechanisms to share information with providers and clients on services to the homeless.
13. Increase community awareness and accessibility to Veterans Affairs programs.
14. Establish points of contact for mainstream services.
15. Build upon *Bringing Our Community Home's* efforts to create a public relations campaign to garner support, generate awareness, and secure partners for success along with publicizing outcomes and regular intervals.
16. Work to collect and analyze discharge planning data and assess consistency with discharge actions.
17. Monitor discharge planning throughout the County to determine effectiveness and gaps in services.
18. Increase homeless outreach staff so as to increase contact with the chronic homeless population.
19. Continue to convene quarterly outreach worker's meetings.

Six specific strategies were also identified in the approved 10-Year Plan to End Chronic Homeless:

1. Development of Supportive Housing.
2. Assisting low-income families avoid becoming homeless (Prevention).
3. Reaching out to homeless persons to access their needs.
4. Increase incomes of low income individuals and families.
5. Identifying and developing financing for new construction and the acquisition of supportive housing units.
6. Implementing the yearly CoC strategy.

Six subcommittees were created through the 10-Year Planning efforts in Santa Barbara County to work towards implementing each strategy, as follows:

Prevention Committee

Fundamental to ending chronic homelessness is preventing homelessness, or the recurrence thereof. Prevention of homelessness includes *discharge planning* from public institutions such as jails, prisons, hospitals, foster care, and inpatient mental health and substance abuse treatment facilities. Prevention also includes *interventions to retain housing* including emergency rental assistance, behavior-related eviction defense, and landlord-tenant mediation.

Supportive Housing Committee

A spectrum of housing opportunities connected to supportive services need to be available to people who have been homeless for a long time, and likely have co-occurring disorders. *Permanent supportive housing* is permanent housing with voluntary services provided, usually on-site. This and all other forms of housing that are needed, including *permanent affordable housing*, *emergency shelters*, *safe havens*, and *transitional housing*, will also be analyzed in order to ensure an appropriate continuum of housing opportunities.

Increasing Incomes Committee

People who are homeless generally have low-incomes inadequate to pay for housing and other basic necessities. *Customized employment* is one model of individualized employment training and placement that has proven successful for people with barriers to employment. Ensuring that jobs that are available pay a living wage is another way to increase incomes. Further, *accessing mainstream federal benefits* is critical in order to leverage all means available for support. This Committee will explore increasing client access to federal, state, and local benefits programs, including but not limited to, Food Stamps, SSI/SSP, Veterans Benefits, General Assistance.

Outreach, Engagement, and Services Committee

A client-centered approach to ending homelessness includes effective models of *outreach*, including street outreach, as well as “in-reach”—ensuring that clients already connected to services and housing remain so as they move between components of the Continuum. *Integrated services* bring multiple services (such as health, mental health, and outreach) together in order to more effectively support the whole person. An array of *supportive services* are needed throughout the system—including health, mental health, substance abuse treatment, counseling, family reunification, and legal services.

Finance Committee

Financing the 10-Year Plan also requires consideration of existing and new funding sources for an array of services and housing to prevent and end chronic homelessness. Funding sources to be considered will include local, state (including MHSAs funds), federal funds and private funds. Types of funding that will be needed will include costs of capital, leasing, operations, and supportive services. This Committee has developed a financing plan to support actions generated by other Committees.

Oversight and Implementation Committee

This 10-Year plan has also developed an Oversight and Implementation Body to administer the 10-Year Plan. Factors of sustainability, balanced representation, and formal authority will be considered. This Committee will also design the structure to monitor the timely implementation of the Plan, including benchmarks and performance measures.

Discussion of Chronic Homelessness Strategy from 2009 Continuum of Care Application

Based upon the work of the 10-Year Plan in terms of creating the document and implementing the strategies, specific objectives were identified in the 2009 Continuum of Care application. These objectives, listed in the section below, identify both short- and long-term means of achieving each objective.

Objective 1: Create new permanent housing beds for chronically homeless individuals.

The most basic tenet of the 10-Year Plan in Santa Barbara County is to add permanent supportive housing units to the local housing stock through a variety of methods such as new construction, master leasing, purchase of existing units, and rental subsidy vouchers. The number of permanent supportive housing beds for the chronically homeless increased by more than 10% in 2009 when the Homebase on G project opened its doors in Lompoc. These additional 19 units for the chronically homeless represent a significant step towards ending chronic homelessness in Santa Barbara County.

The CoC also sought and received more than 30 HUD Veterans Affairs Supportive Housing (VASH) vouchers in early 2010. The CoC has identified veterans as a considerable segment of the homeless population, many of whom are chronically homeless. HUD VASH funding is another great way for the Continuum to create new permanent supportive housing beds for the chronically homeless and meet the needs of homeless veterans.

The CoC long term strategy for creating new permanent housing beds for the chronically homeless over the next ten years:

The success of Santa Barbara County's 10 Year Plan to End Chronic Homelessness is primarily dependent upon creating new, permanent supportive housing units. The plan lays out basic strategies and tools to create such units and move the chronically homeless into permanent housing. Tools include constructing, acquiring, rehabilitating, or leasing housing units and/or shared/individual sleeping rooms in permanent housing for chronically homeless individuals and families. This includes dedicated Section 8 vouchers for the chronically homeless, master-leased single-family houses that can accommodate 6-8 roommates, and development of scattered site and small- scale units utilizing State, Federal and local funds

Objective 2: Increase percentage of homeless persons staying in permanent housing over 6 months to at least 77 percent.

The Continuum of Care's current rate of persons who are homeless remaining in permanent housing for more at least six months is 65%. The Santa Barbara County Continuum of Care will achieve a 77% rate beginning in 2010 due mainly to the influx of Homelessness Prevention and Rapid-Rehousing Program funds coming to the local area. As long as clients meet all federal qualification requirements

for HPRP and are not receiving any other source of rental assistance, the Continuum will utilize HPRP funds to assist people to maintain their housing through eligible activities such as rental assistance, utility payments and legal services. All clients assisted and services provided will be recorded in HMIS in order to help case workers track progress of clients as they maintain permanent housing.

The CoC's long-term plan to increase the percentage of homeless persons remaining in permanent housing for at least six months to at least 77 percent:

The committee that created Santa Barbara County's 10-Year Plan to End Chronic Homelessness envisioned a 'Relationships First' model as a basis to solve the issue of homelessness locally. This model applies to the objective of increasing the percentage of homeless persons remaining in permanent housing for at least six months since the primary goal of creating positive relationships with people who are chronically homeless is not only to ease the transition back into permanent housing, but also give those who have been placed the tools necessary to remain housed when problems arise. These tools will be based upon positive relationships with roommates and case workers as applicable.

The CoC will also utilize ESG funds to assist those who have been placed in permanent housing to maintain their housing status through rental assistance and legal services when appropriate once the ESG program has been amended to allow such HPRP activities in the future.

Objective 3: Increase percentage of homeless persons moving from transitional housing to permanent housing to at least 65 percent.

Beginning in 2008, the Santa Barbara County Continuum of Care exceeded the objective of having 65% of persons who are homeless move from transitional housing to permanent housing. This is accomplished through careful and comprehensive case management provided by the local transitional housing providers in the Continuum of Care. Case managers also utilize HMIS to track clients' progress towards reaching permanent housing status, and to follow up with assisted clients.

Similar to efforts associated with ensuring people remain in permanent housing, efforts to improve the rate of people moving from transitional to permanent housing will also be improved through the HPRP program. In compliance with all federal regulations regarding client eligibility and uses of funds, the Continuum of Care will provide move-in cost assistance such as security deposits and moving expenses to help move people into permanent housing from transitional housing.

The CoC's long-term strategy to increase the percentage of homeless persons moving from transitional housing to permanent housing to at least 65 percent:

Increasing the percentage of people moving from transitional housing to permanent housing is an important objective of the 10 Year Plan. In brief, the strategy laid out in the plan is to foster long-term residential stability and community connection through the integration of services, treatment, and other community-based supports with housing. Residential stability will be a core goal for all agencies, homeless and mainstream, working with chronically homeless people.

Objective 4: Increase percentage of persons employed at program exit to at least 20 percent.

The American Recovery and Reinvestment Act has benefitted the Santa Barbara County Continuum of Care in many ways. Beyond the basic benefits of having additional funding for housing assistance and community development programs, ARRA encourages new partnerships beyond those historically associated with the CoC.

An example of this is the Workforce Investment Board which has been engaged in Santa Barbara County's economic recovery activities, and as a result, will be more closely associated with the CoC in the future. As the lead agency of the CoC, Santa Barbara County has directed all local organizations implementing ARRA projects to utilize the WIB to seek out employment opportunities. Service providers have been advised of the WIB's availability and willingness to serve homeless persons in the CoC. This new partnership will help the CoC achieve a higher rate of employment and increase skills, income, and self-sufficiency in future years.

The CoC's long-term strategy to increase the percentage of persons employed at program exit to at least 20 percent:

Another important component of the 10-Year Plan is increasing the incomes of chronically homeless people so that each person has a stable, adequate source of income. The 10-Year Plan strives to assist every individual obtain jobs that fits skills and abilities. It also recognizes that a client's employment/income is a vital portion of discharge planning. Therefore, discharge planners work with clients not only to plan for housing opportunities upon release from a program or facility, but also work to prepare for employment, if possible.

Objective 5: Decrease the number of homeless households with children.

Similar to the Continuum of Care's strategy to end chronic homelessness being based upon creating permanent supportive housing for that population, reducing the number of homeless households with children can also be furthered by creating housing opportunities. A project currently under development in the Santa Barbara County Continuum of Care is Casa de Familia. This 16-unit complex is being developed by Good Samaritan Shelters, Inc. in Santa Maria, which is an area of the county with the highest rate of family homelessness historically. The project is applying for SHP funds in this year's Continuum of Care competition, and has been reserved HOME funds from both the County of Santa Barbara and City of Santa Maria.

Once built, these 16 new apartments will serve families transferring out of homelessness into permanent housing. The CoC will also dedicate new outreach efforts in the next 12 months to families living in vehicles in all areas of the county to determine the best course of action to achieve housing.

The CoC's long-term strategy to decrease the number of homeless households with children:

The Continuum of Care's long-term plan to decrease the number of homeless households with children is founded upon the need to create new permanent affordable housing. The Santa Barbara County HOME Consortium and CDBG Urban County Partnership each identify affordable rental housing as a high priority in the Annual Action Plan. To that end, the CoC will continue to utilize

Federal, State and Local Funds to develop affordable housing opportunities for households with children.

The CoC also utilizes HUD Emergency Shelter Grant funds for homelessness prevention activities such as rental assistance and security deposit costs. This activity will continue in the future, and as the ESG program evolves at a federal level, will be expanded to include many of the services for homeless households for children possible through HPRP.

44. Efforts to Increase Inter-agency Coordination

Describe the efforts to increase coordination between housing providers, health, and service agencies in addressing the needs of persons that are chronically homeless. (91.215(l))

In 2005, the Santa Barbara County Board of Supervisors commissioned a report on homelessness in Santa Barbara County, seeking details regarding how local agencies function with respect to the clients they serve and how other agencies provide services to the same population. The report found that inter-agency coordination could be improved upon, and identified specific steps which should be taken as to how services are delivered.

The Santa Barbara County Board of Supervisors hence initiated the creation of *Bringing Our Community Home*, the 10-Year Plan to End Chronic Homelessness in Santa Barbara County. The 10-Year Plan was subsequently adopted City Councils from the Cities of Carpinteria, Santa Barbara, Goleta, Solvang, Buellton and Santa Maria, in October of 2006. This level of coordination among the Cities and County was unprecedented, and has had a true impact on the 10-Year Plan's implementation.

The most tangible improvement in coordination can be seen in the make-up of the Governing Board overseeing the implementation of the 10-Year Plan. This body includes representatives from a wide variety of agencies, including:

Elected Officials	County Alcohol, Drug and Mental Health
Homeless Shelter Operators	County Department of Social Services
Social Services Providers	County Sheriff's Department
Business Leaders	Santa Barbara City Housing Authority
County Departments	Faith Community
Housing and Community Development	Local Foundations
Public Health	Homeless Advocacy Groups

Each of these organizations and segments of the community have been actively participating in the implementation of the plan, thus furthering interagency coordination which the 10-Year Plan was initially built upon.

45. Homelessness Prevention Strategy

Describe the jurisdiction's strategy to help prevent homelessness for individuals and families with children who are at imminent risk of becoming homeless.

The 1st Goal of 10-Year Plan to End Chronic Homelessness in Santa Barbara County is to prevent chronic homelessness, as reflected below:

Given the difficulty of locating affordable units and the danger of an episode of homelessness becoming chronic, *early intervention* strategies that prevent homelessness in the first place are the best approach. Such strategies include landlord mediation to resolve disputes and prevent eviction, as well as linkages with community-based services to provide the supports needed to facilitate ongoing health and stability.

For many people, homelessness occurs when they are released from public institutions, such as hospitals, mental health facilities, prisons and jails, and the foster care system. “*In-reach*” strategies in which service teams begin working with residents at-risk of homelessness, long before their discharge, to address health, mental health, and addiction service needs and to provide assistance in accessing entitlements and housing are an effective way to prevent discharges into homelessness. For people who are ready for discharge, but are still too ill to move directly into housing, *recuperative care or respite care facilities* provide short-term housing and services to help them recover and prepare to move into permanent housing.

In order to prevent additional cases of homelessness, and to prevent homelessness from turning into a chronic condition for those who are already homeless, the Santa Barbara County-Wide Ten Year Plan lays out a two-pronged approach focusing on early intervention to support people in retaining their housing and enhanced discharge planning for chronically homeless people being released from public institutions.

Early Intervention to facilitate housing retention will be carried out through landlord mediation efforts, linkages with community-based services and supports, and exploration of strategies aimed at ensuring health and stability for people once they regain their housing.

Enhanced Discharge Planning for those being released from public institutions will be accomplished through the creation of *Transitions Teams* and *Transitions Centers*. The *Transitions Teams* will be multi-disciplinary; focus on working with people who are chronically homeless and currently in hospitals, mental health facilities, foster care homes or facilities, or prisons and jails; engage with clients to assess needs as early as possible; and work to identify housing, access entitlements, and forge linkages with community-based services to provide ongoing support. *Transitions Centers* will be developed to provide interim housing, needed services, and medically-appropriate respite care for people in need of immediate health, mental health, or substance abuse services so they can recuperate, become stable, and successfully obtain and retain permanent housing.

Homeless Prevention and Rapid Re-Housing Program (HPRP)

As reflected on Table VII-2 above, the County of Santa Barbara also received Homelessness Prevention and Rapid Re-Housing Program (HPRP) grant of \$829,013 during Fiscal Year 2009-2010. These ARRA funds have been valuable to the Continuum of Care to complement existing prevention strategies. While the HPRP program is initially funded as a one time, 3-year program, the HEARTH Act states that activities associated with HPRP will be eligible for funding through the McKinney-Vento program in future years.

In order to implement HPRP, through extensive community outreach, the County identified two principal collaborative partnerships, one in north Santa Barbara and the other in the south coast area, with an equitable methodology established for allocation the HPRP funds across these principal areas. Funding was also made for legal services and housing mediation.

The HPRP program has been underway since local non-profits were awarded contracts with Santa Barbara County in September of 2009. Santa Barbara County will report on federal HPRP funds expended along with the numbers of people who have been re-housed or were prevented from becoming homeless in quarterly reports to HUD pursuant to Section 1512 requirements.

46. Institutional Structure

Briefly describe the institutional structure, including private industry, non-profit organizations, and public institutions, through which the jurisdiction will carry out its homelessness strategy.

Although the County Housing and Community Development Department is the official lead agency of the Continuum of Care, the planning process itself for the Continuum is conducted by agencies from the private, non-profit, and public sectors. The agencies listed in the table below are examples of private, public and non-profit sector agencies participating in the Continuum of Care planning process.

- AIDS Housing
- Bringing Our Community Home
- Casa Esperanza
- Catholic Charities
- City of Carpinteria
- City of Goleta
- City of Lompoc
- City of Santa Barbara
- City of Santa Barbara Police Department
- City of Santa Maria
- Cottage Hospital
- County Alcohol, Drug and Mental Health
- County Department of Social Services
- County HCD
- County Schools HELP (McKinney-Vento)
- Good Samaritan Shelters, Inc.
- Homeless Community Members
- Family Services Agency
- Legal Aid Foundation
- Lompoc Housing and Community Development
- Pacific Pride Foundation
- Pathpoint
- Peoples' Self-Help Housing
- Phoenix of Santa Barbara
- Salvation Army
- Santa Barbara City Housing Authority
- Santa Barbara Bank and Trust
- Santa Barbara Community Housing Corporation
- Santa Barbara County Housing Authority
- St. Athanasius Orthodox Church

- County Veterans Service Office
- Domestic Violence Solutions
- Transition House

The three main planning groups in Santa Barbara County are generally focused specifically on the three most urban areas of the County: *The Santa Maria City/County Homeless Coalition, the Lompoc City/County Homeless Coalition and the South Coast Homeless Advisory Committee.* Meetings of the Coalitions in Santa Maria and Lompoc are held monthly, and in Santa Barbara bi-monthly. The Coalitions are made up of County Supervisors and their assistants, public health department staff, local homeless service providers, law enforcement officials, faith-based groups, Housing and Community Development staff, as well as homeless and formerly homeless people. These meetings are valuable to the Continuum of Care planning process since they facilitate the sharing and exchange of information in order to solve problems and create opportunities for homeless people specifically to localities. While there are local issues on the agendas of each of the three meetings, there is the potential to share information Countywide through these meetings since some members attend all three meetings.

The Continuum of Care Ranking Committee is an example of an efficient and knowledgeable entity that takes a vital role in the Continuum of Care planning process. The Ranking Committee is responsible for determining the priority of the projects that make up each year's Continuum of Care Supportive Housing Program application. Each year, the Ranking Committee is debriefed on HUD's priorities for addressing homelessness in the United States, and responds to HUD's direction by ranking projects accordingly. Additionally, the Ranking Committee receives reports from staff regarding the needs of local homeless people and identified gaps in homeless services in Santa Barbara County. The Ranking Committee ranks projects in accordance with this information as well as HUD priorities. It is made up of representatives from throughout Santa Barbara County, and includes staff from the Cities of Santa Maria, Lompoc and Santa Barbara, along with representatives from the local Housing Authorities and homeless persons. The Ranking Committee also conducts site visits to each of the projects funded through the Supportive Housing Program to ensure compliance with program requirements and to see first hand the need for services and housing being provided to the community. The Ranking Committee also invites renewing grantees and potentially new grantees to come to meetings in order to get answers to questions from the project sponsors.

The main public agencies which have a significant role in the CoC's homeless service delivery system are multiple County departments and the Santa Barbara City and County Housing Authorities.

- 1) **The County:** The County's primary role as a service delivery organization to the homeless is carried out through the Departments of Social Services, Public Health and Alcohol, Drug and Mental Health Services. Each of these departments employ staff who work directly with people who are homeless providing case management, health care, mental health counseling, outreach services, as well as emergency response to issues associated with homelessness as they arise. The County Department of Housing and Community Development also has a significant role as it administers multiple federal funding sources which assist many of the non-profit organizations also providing direct and vital homeless services.
- 2) **Housing Authority:** The Housing Authorities of the City and County Santa Barbara administer rental assistance programs such as Section 8, Shelter Plus Care, and the Veterans Affairs

Supportive Housing programs. These programs assist homeless people with rent subsidies as they transition out of homelessness and into permanent housing. The Housing Authorities also utilize federal, state and local funds to develop desperately needed permanent affordable rental housing for people coming out of shelters or other homeless living situations.

Private Industry

Representatives of private industry most commonly contribute to the Continuum of Care planning process through participation in the 10-Year Plan to End Chronic Homelessness, or at local community meetings focusing on homelessness in specific areas of the County. For example, the 10-Year Plan Governing Board has a position for a private industry representative, which is currently filled by the Vice President of a local bank. The Santa Barbara Downtown Organization also participates in community forums addressing homelessness.

Nonprofit Organizations

There are an extensive number of nonprofit developers and other non-profit service providers that operate within the County of Santa Barbara which provide services, shelter and housing to the homeless. These organizations, with assistance from the County and other funding sources, provide much-needed public services and shelter, transitional and permanent housing to formerly homeless and at-risk families and individuals.

47. Discharge Coordination Strategy

Every jurisdiction receiving McKinney-Vento Homeless Assistance Act Emergency Shelter Grant (ESG), Supportive Housing, Shelter Plus Care, or Section 8 SRO Program funds must develop and implement a Discharge Coordination Policy, to the maximum extent practicable. Such a policy should include “policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons.” The jurisdiction should describe its planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how the community will move toward such a policy.

The County has developed effective policies to prevent discharge from institutions and health care facilities that result in homelessness.

Non-profit organizations, homeless service providers and government agencies coordinate discharge planning in Santa Barbara County to ensure that no person becomes homeless as a result of being released from systems of care, foster homes, and mental and/or penal institutions. The process of which these organizations plan for client discharge is important for Santa Barbara County, and facilitates the coordination of local resources for homeless people.

One process in place for discharge planning is a weekly brown bag lunch meeting sponsored by Cottage Hospital in Santa Barbara. The weekly meeting is held at the hospital each Monday, and is regularly attended by staff of the County’s Alcohol, Drug and Mental Health Department, Public

Health Department, Social Services Department Homeless Outreach representatives, hospital admissions and discharge planning staff, emergency shelter and housing program staff of local non-profit organizations, as well as case workers involved in homeless service provision. Hospital staff discuss on a case-by-case basis weekly admissions and release of persons who have been admitted into the hospital for medical services who have no known local address and/or immediate family or familial resources to contact upon their release.

Participants of the meeting identify people without permanent addresses who are ready to be released from the hospital, and discuss the best discharge plan for patients identified. The group follows up to insure that homeless persons who were referred to an emergency shelter or transitional housing program received a bed. In the event a referred client does not make it to a housing facility, the client's medical needs are discussed with a representative of the program so that the agencies are aware of the situation.

The method to ensure sound discharge planning used by the State of California Parole Department and local housing and shelter providers is similar to the method discussed above with respect to the hospital. Upon release, State parole agents notify shelter staff of persons being discharged from state penal institutions that have no known place of residence to which to return. Bed arrangements, scheduling, and transportation are then worked out between shelter staff and individual parole officers. The relationship between state parole officers and emergency shelter providers is relatively new, and a similar process and relationship with the federal agencies are still in development. However, the effectiveness of this discharge method will be refined through time and future cooperation.

At monthly City and County Homeless Coalition meetings Santa Maria and Lompoc, and bi-monthly meetings in Santa Barbara, discussions concerning discharge planning occur on a fairly regular basis. The Coalition in Santa Barbara has more general discussions regarding discharge planning, and the two Coalitions in Lompoc and Santa Maria at times discuss relatively specific information regarding individual clients as they move from one housing situation to another.

The newest addition to the discharge planning infrastructure within the Santa Barbara County CoC is a discharge planner who has been employed to work in the County jail. The CoC has identified over the years a gap in the CoC which had created a situation where people who are homeless were at times being released from the jail without sufficient resources having been identified to subsequently assist them. The County jail happens to be located a significant distance from any supportive services available to the homeless, which led to problems with people trying to make their way back to shelters and day center services. The discharge planner works directly with inmates once they arrive in the jail to determine their level of need and where the client could go for shelter, housing, or any other supportive service necessary to avoid repeating the internment cycle.

Below are summaries of the Santa Barbara County Continuum of Care's Discharge Planning activities for **Foster Care, Health Care, Mental Health, and Corrections**.

Foster Care: The Santa Barbara County Department of Social Services takes the lead role in ensuring that foster children are prepared to leave foster care and achieve a housed situation rather than become homeless. Staff offers assistance to foster children to plan the transition out of the foster care system, and work with transitional/permanent housing providers to

locate housing units which fit the needs of young adults transitioning out of the foster care system. The Special Needs Housing Subcommittee of the County Housing Advisory Committee is currently conducting a survey of associated people to determine how discharge planning for transitioning youth can be improved in Santa Barbara County.

Health Care: As noted, discharge planning from the aspect of Health Care is facilitated mainly by the Cottage Hospital Discharge Planning committee. This committee meets weekly, and includes street outreach workers, hospital staff, representatives of homeless shelters, and the public health department, among other organizations. The committee focuses upon individuals who are homeless, and are currently in the hospital. The committee ensures that individuals who are homeless are not simply released out into the streets without any sort of discharge plan.

Mental Health: The County Alcohol, Drug and Mental Health Services Department (ADMHS) coordinates discharge planning for homeless people with mental illness. This is accomplished by ADMHS staff working with agencies inside and outside of the County to assure that patients are not released into homelessness. ADMHS staff consults with permanent and transitional housing providers to locate a bed/unit for discharged clients. By working directly with facility staff ADMHS coordinates discharge for County clients from secure facilities such as State Hospitals, Institutes of Mental Disease (IMDs), Prisons, and the local Psychiatric Health Facility (PHF) and jail. Similarly, ADMHS assists clients moving out of transitional housing units or aging out of the juvenile justice or foster care system to secure new housing and avoid homelessness.

Corrections: Historically, discharge planning with respect to law enforcement is facilitated by the Santa Barbara Restorative Policing Team. This committee includes members of various law enforcement organizations, along with County Mental Health and Public Health staff, outreach workers, social workers and representatives of homeless shelters, and works to ensure that individuals who are homeless avoid a cycle of criminal recidivism. As discussed, this effort was substantiated in 2009 with the addition of the Jail Discharge Planner position. The Restorative Policing Team and Jail Discharge Planner may not necessarily ensure that 100% of individuals who are homeless have a permanent housing destination when discharged from the County jail, however, the results of this planning effort has shown to reduce some of the negative effects of releasing people who are homeless out on to the streets without any guidance or plan for the immediate future.

Similar efforts have been made for youths and transition-age youths transitioning out of juvenile detention facilities and the foster care system. These efforts strive to not only plan for a successful housing placement for these populations, but to also avoid becoming a part of, or returning to, a correctional facility in the future.

Specific Homeless Objectives 91.215

11. Identify specific objectives that the jurisdiction intends to initiate and/or complete in accordance with the tables* prescribed by HUD, and how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan. For each specific objective, identify proposed accomplishments and outcomes the jurisdiction hopes to achieve in quantitative terms over a specified time period (one, two, three or more years) or in other measurable terms as defined by the jurisdiction.

Complete and submit Table 1C Summary of Specific Objectives or, if using the CPMP Tool, the Summaries.xls worksheets.

Table VII-3

Five Year Consolidated Plan Goal – PROVIDE DECENT HOUSING & CREATE A SUITABLE LIVING ENVIRONMENT				
OUTCOME: Availability/Accessibility of Decent Housing (DH-1)				
Specific Objectives	PNL	Proposed Actions	Proposed 5-Year Accomplishment	Proposed Funding
DH 1.1	H	<ul style="list-style-type: none"> • Acquisition • Relocation • New Construction • Rehabilitation • Clearing and demolition • Off-site property improvements 	160 Units	HOME, CDBG
OUTCOME: Availability/Accessibility of Suitable Living (SL-1)				
SL 1.6	H	• Transitional shelter and services	7,700 People	ESG
		• Homeless programs	1,500 People	CDBG
		• Food Distribution Services for the Homeless	19,000 People	
		• Outreach, case management, and referral services	19,700 People	CoC



Chapter VIII: Non-homeless Special Needs

This chapter provides a discussion of the priority needs and specific objectives for the non-homeless special needs population, such as the elderly, persons with disabilities, and persons with alcohol or drug addiction.

Priority Non-homeless Special Needs

Specific Special Needs Objectives

Priority Non-homeless Special Needs 91.215 (e)

49. *Identify the priority housing and supportive service needs of persons who are not homeless but may or may not require supportive housing, i.e., elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction by using the Non-homeless Special Needs Table.*
50. *Describe the basis for assigning the priority given to each category of priority needs.*
51. *Identify any obstacles to meeting underserved needs.*
52. *To the extent information is available, describe the facilities and services that assist persons who are not homeless but require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.*
53. *If the jurisdiction plans to use HOME or other tenant based rental assistance to assist one or more of these subpopulations, it must justify the need for such assistance in the plan.*

49. Priority Non-homeless Special Needs Housing and Service Needs

The Santa Barbara County HOME Consortium and Urban County Partnership place a **High** priority to address the Special Needs sub population.

The Non-Homeless Special Needs Table included in the Appendix outlines the various needs by category.

50. Prioritization of Non-homeless Special Needs Priorities

Describe the basis for assigning the priority given to each category of priority needs.

Many factors influence the assessment of the special needs sub population, including socioeconomic issues, existing facilities and available public services. The way in which the assessment defines various needs also influences the results. Therefore, the County began this assessment by defining the types of needs and then summarizing them in terms of eligible program categories. The County conducted research by reviewing numerous studies and reports. To provide a framework for this information, the County also consulted with many stakeholders in the public, private, and nonprofit sectors to reflect their perception of the non-housing community development needs. In addition, County staff conferred with representatives from each HOME Consortium and Urban County partner city to help identify the non-housing community development needs in their cities and develop Consolidated Plan priorities to address these needs .

Needs Assessment Survey

The County conducted public meetings and distributed a survey to community stakeholders with the purpose of extending outreach to the public. The survey was provided in both Spanish and English to encourage participation by the underrepresented groups that may be low-income or have special needs, and were made available online for easy access by the community. Over 300 surveys were mailed and e-mailed to a wide spectrum of respondents representing various organizations throughout the County. The survey results have been tabulated and are presented in the General Section of the Consolidated Plan, as well as in the Appendix.

51. Obstacles to Meeting Underserved Special Needs Population Needs

Identify any obstacles to meeting underserved needs.

The obstacles that may impede the Santa Barbara County HOME Consortium and Urban County Partnership's objective in meeting the needs of Special Needs subpopulations are similar to those that were identified by the County as obstructing Affordable Housing Projects/Programs. These include:

- The extremely high cost to develop supportive housing in the County area.
- Scarcity of resources (funds & land) to adequately address the housing needs of various subpopulations.
- Regulatory barriers put forth by various levels of State and local government.

In addition to the above obstacles the following two barriers are unique to the Special Needs group:

1. In most cases, persons with disabilities require various support services. Ensuring the development of adequate housing along with the necessary support services is a challenge.
2. The lack of an exact count in the various types of Special Needs subpopulation obstructs the planning process intended to address their needs.

52. Existing Facilities and Services Assisting the Special Needs Population

To the extent information is available, describe the facilities and services that assist persons who are not homeless but require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

Existing Special Needs Housing

Table VIII-1 provides a summary of primary, existing facilities providing house for people with special needs:

Table VIII-1

Special Needs Housing in the County Unincorporated Areas

Type & Name Of Facility	Capacity	Clientele	Location
Cornerstone House	6	Mentally Disabled	Carpinteria
Beachcourt Assisted Living Apartments	10	Developmentally Disabled	Carpinteria
Braddock House	4	Developmentally Disabled	Goleta
Casa de Mural	12	Mentally Disabled	Goleta
Devereaux Group Homes	10	Developmentally Disabled	Goleta
Lifesteps Apartments	4	Developmentally Disabled	Goleta
Tumbleweed Assisted Living Apartments	13	Developmentally Disabled	Goleta
Villa del Sol	4	Developmentally Disabled	Isla Vista
Sanctuary House	12	Mentally Disabled	Santa Barbara
Phoenix House	12	Mentally Disabled	Santa Barbara
Mountain House	16	Dually Diagnosed	Santa Barbara
Ada's Place	12	Mentally Disabled	Santa Barbara
Arlington Apartments	22	Mentally Disabled	Santa Barbara
Eleanor Apartments	14	Mentally Disabled	Santa Barbara
Recovery Way Home	16	Substance Abuse	Lompoc
Homebase on G	39	Mixed Population, including Mentally Disabled and formerly Homeless	Lompoc
Good Samaritan, Clean and Sober Living Homes	14	Substance Abuse	Santa Maria
McMillan Ranch	70	Mentally Disabled	Santa Maria

Existing Housing Resources for Special Needs Sub-populations

Housing resources for sub-populations with Special needs exist in all major urban areas of Santa Barbara County. Specific types of housing for sub-populations include:

- Non-Voluntary Acute Care Facilities
- 24-Hour Supervised Board and Care Facilities
- 24-Hour Supervised Detoxification Facilities
- Supervised Care Residential Treatment Facilities
- Low- and Very-Low income Rental Units for Formerly Homeless
- Sober Living Homes and Centers

The County of Santa Barbara’s Department of Housing and Community Development, in coordination with the Alcohol, Drug and Mental Health Services Department conducted a comprehensive Special Needs Housing point-in-time inventory update **in 2006**. This study identified approximately 2,166 existing units in Santa Barbara County for Special Needs sub-populations. Charts included in the Appendix include list each housing facility and the Special Needs sub-populations served. This census of Special Needs Housing encompassed a scope of housing types far beyond that of the Housing Inventory Chart updated and submitted annually within Exhibit 1 of the Continuum of Care application.

In addition to the 2,166 units for Special Needs sub-populations referred to above, there are also 587 beds located within 24-hour supervised care facilities across the County. These beds, listed in the chart below, serve as either emergency shelter or transitional shelter for people who are homeless.

Table VII-2 **24-hour Supervised Care - Shelter Facilities**

Agency Name	Agency City	Total Beds
Bridge House	Lompoc	56
Mark's House	Lompoc	19
Casa Esperanza	Santa Barbara	70
Casa Esperanza Winter Shelter	Santa Barbara	100
Noah's Anchorage	Santa Barbara	8
Rescue Mission Homeless Guest Services	Santa Barbara	92
Transition House Shelter	Santa Barbara	70
Good Sam Family Transitional Shelter	Santa Maria	56
Good Sam Overflow Emergency Shelter	Santa Maria	40
Good Samaritan Emergency Shelter	Santa Maria	76

Existing Low Income Housing Available to Seniors

Seniors also have special needs with regard to housing, and many units exist in Santa Barbara County specifically for this portion of the community. The following tables provide information concerning Low Income Housing available to seniors:

Table VIII-3

Low Income Housing Available to Senior Adults

Name & Address of Facility	Capacity	Description of Available Facilities
Union Plaza 120 N. Broadway Santa Maria, CA 93454 (805)922-5226	122	Rental units for low income seniors 62+; 1 year local residency required
The Atrium 4667 Carpinteria Ave. Carpinteria, CA	12	Rental units for low income households
Garden Court 1116 De La Vina St. Santa Barbara, CA	107	Independent living, rental units for low income seniors
Los Alamos Senior Center 690 Bell St. Los Alamos, CA 93440	14	Rental units for low income seniors
Oak Knoll Haven 4845 S. Bradley Santa Maria, CA 93455 (805)934-2027	40	Below market rental units for seniors 62+ and disabled over 18
Rainbow Plaza 220 W. Pine Ave. Lompoc, CA 93436 (805)735-1952	31	Below market rental units for elderly and disabled
Valentine Court Apartments III 250 E. Newlove Drive Santa Maria, CA (805)925-6373	9	Low income rental units
Villa Caridad 4202 Calle Real Santa Barbara, CA 93110 (805) 983-4375	95	Low income rental units
Total:	323	

Existing Residential Care Facilities for the Elderly

Table VIII-4 lists the existing residential care facilities for the elderly in the County:

Table VIII-4

Residential Care Facilities for the Elderly

Name & Address of Facility	Capacity	Description of Facilities
Brookside Manor 4650 7th St. Carpinteria, CA 93013 (805)684-9913	6	Assisted living for non-ambulatory seniors
Casa De Lucia 5481 El Carro Lane Carpinteria, CA 93013 (805)566-1494	6	Assisted living for non-ambulatory seniors
Marian Residence 124 S. College Street Santa Maria, CA 93454 (805)922-7731	56	Assisted living for ambulatory residents.
Solvang Friendship House 880 Friendship Lane Solvang, CA 93436 (805)688-8748	30	15 Ambulatory residents at regular facility, 15 Non-ambulatory residents at facility for people with Alzheimer's Disease.
Solvang Lutheran Home 636 Atterdag Road Solvang, CA 93436 (805)688-3236	50	Skilled nursing facility for 50 additional non-ambulatory seniors.
Tudor Lodge 4654 Seventh St. Carpinteria, CA 93013 (805)684-2787	6	Assisted living for non-ambulatory seniors

Additionally, a financial resource for the low-income elderly is the *Alexander House Foundation* based in the City of Santa Barbara. This Foundation provides financial assistance for housing elderly persons 70 and over on a fixed income and who have been Santa Barbara area residents at least 10 years.

53. Tenant Based Rental Assistance for Special Needs Populations

If the jurisdiction plans to use HOME or other tenant based rental assistance to assist one or more of these subpopulations, it must justify the need for such assistance in the plan.

The Santa Barbara County HOME Consortium may utilize HOME funds for tenant based rental assistance, as this need has been expressed by local housing agencies as well as persons with special needs and groups representing this population.

The local Public Housing Agencies – *Housing Authority of the County of Santa Barbara* and *Housing Authority of the City of Santa Barbara* – administer the Section 8 Program, which provides rental assistance to qualified tenants renting from private landlords. A special waiting list, known as Aftercare, is maintained by the Housing Authorities specifically for Special Needs populations. The Aftercare list is significantly shorter than the general waiting list, and these households typically experience a shorter waiting period for assistance.

Specific Special Needs Objectives 91.215 (e)

54. Identify each specific objective developed to address a priority need by number and contain proposed accomplishments and outcomes the jurisdiction expects to achieve in quantitative terms through related activities over a specified time period (i.e. one, two, three or more years), or in other measurable terms as identified and defined by the jurisdiction.

The jurisdiction may satisfy this requirement by using Table 1C or, if using the CPMP Tool, the Projects.xls worksheets

55. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

54. Specific Special Needs Objectives

Based on input from the community as well as local private, public, and non-profit organizations, the Santa Barbara County HOME Consortium and Urban County have placed identified needs of the Special Needs populations as priorities under the 2010-2015 Consolidated Plan. An analysis of the needs indicates that:

- There is a serious need for new construction / acquisition / rehabilitation of rental housing for lower income households, including large households, small households and special needs households (including homeless, disabled, and elderly persons)
- There is a serious need for permanent supportive housing and Single Room Occupancy (SRO) units to address the needs of the homeless, households at imminent risk of becoming homeless, and/or special needs clients
- There is a growing need for the incorporation of universal design and accessibility standards to meet disabled populations' specific needs
- There is a need to address design barriers to providing community services to persons with mobility and other impairments as promoted under the Americans with Disabilities Act (ADA)
- There is a need for services that assist persons with special needs

Based upon the above described priority needs, it is the intent of HOME Consortium to add to the supply of affordable units available for Special Needs clients either through construction of new units or through acquisition and rehabilitation of existing units. Efforts will also be made to encourage projects providing on-site supportive services to residents, and which incorporate

universal design measures and accessibility standards to accommodate the physically disabled and aging populations.

The Urban County Partnership will strive to aid in the removal of design barriers that compromise the ability to provide community services to persons with mobility and other impairments, consistent with the ADA. Local agencies and programs that provide services that assist persons with special needs will also be supported by the County. Table VIII-5 provides a summary of the objectives established to address the needs of the Non-homeless Special Needs populations.

Table VIII-5

Five Year Consolidated Plan Goal – PROVIDE DECENT HOUSING & CREATEA SUITABLE LIVING ENVIRONMENT					
OUTCOME: Availability/Accessibility of Decent Housing (DH-1)					
Specific Objectives		PNL	Proposed Actions	Proposed 5-Year Accomplishment	Proposed Funding
DH 1.1	Expand the supply of rental housing for lower income households, including large households, small households, and special needs (homeless, disabled, elderly)	H	<ul style="list-style-type: none"> • Acquisition • Relocation • New Construction • Rehabilitation • Clearing and demolition • Off-site property improvements 	160 Units	HOME, CDBG
DH 1.2	Expand the supply of permanent supportive housing and Single Room Occupancy (SRO) units to address the needs of the homeless, households at imminent risk of becoming homeless, and/or special needs clients	H	<ul style="list-style-type: none"> • Acquisition • Relocation • New Construction • Rehabilitation • Clearing and demolition • Off-site property improvements 	30 Units	HOME
OUTCOME: Availability/Accessibility of Suitable Living Environment (SL-1)					
SL 1.2	Provide assistance to address design barriers to providing community services to persons with mobility and other impairments as promoted under the Americans with Disabilities Act (ADA)	H	<ul style="list-style-type: none"> • Rehabilitation 	10 Facilities	CDBG
SL 1.3	Support public services that assist persons with special needs	H	• AIDS Patients Programs	2,500 People	CDBG
			• Food Distribution Services	46,500 People	
			• Senior Services	2,400 People	
			• Services for Battered and Abused Spouses	200 People	
			• Mental Health Services	20 People	

55. Use of Resources to Address Needs

The Santa Barbara HOME Consortium intends to utilize HOME Program funding over the next five years for projects that involve new construction, acquisition, or rehabilitation of rental units for the elderly and special needs groups. HOME funds will also be utilized to support the development of permanent supportive housing units and transitional housing units for persons with disabilities (mental, physical, developmental). HOME Program funds will leverage other applicable sources of funds to enhance existing stock of affordable units and to combine housing with support services.

The resources from the County's CDBG Program will be utilized to support on-going non-homeless special needs programs that provide services to the Special Needs population, as well as remove design barriers from existing public facilities.

The County's Continuum of Care activities will also address the problems of chronic homelessness in a comprehensive manner.

The following is a list of other Federal, State and local resources that public agencies, neighborhoods, and nonprofit organizations may utilize to further the strategies in the Consolidated Plan. The County anticipates that the Federal, State, local, and private resources listed in this section of the Consolidated Plan will remain available over the five-year period of the Consolidated Plan.

Federal Resources

Funds from the U.S. Department of Housing and Urban Development (HUD), which operates in excess of 100 programs and a variety of other Federal sources are available to address the Consolidated Plan's priority needs, such as grants and other revenues that provide funding to County of Santa Barbara or other organizations within the County.

Supportive Housing for the Elderly (Section 202)

This competitive Federal program funds nonprofit organizations to develop housing designed to accommodate the special needs of elderly persons and provide a range of services tailored to their needs. Assistance is in the form of capital advances and rental assistance. Recipients can use the funds for acquisition, rehabilitation, new construction, rental assistance, and supportive services. Private nonprofit sponsors apply directly to HUD in response to a Notice of Funding Availability (NOFA) published in the Federal Register each fiscal year.

Supportive Housing for Persons with Disabilities (Section 811)

This competitive Federal program funds nonprofit organizations to develop housing designed to accommodate the special needs of persons with disabilities. It also provides supportive services that address the individual health and other needs of such persons. Houses may be group homes, independent living facilities, or intermediate care facilities. Assistance is in the form of capital advances and rental assistance. A set-aside exists under this program for persons disabled due to HIV/AIDS.

Emergency Food and Shelter Program

The Emergency Food and Shelter Program, formerly known as FEMA, is another source of Federal formula funds that are awarded annually to local jurisdictions to aid the homeless and near homeless. With the exception of major shelter development, the eligible activities for this program are essentially the same as ESG, providing essential services, shelter operating support and homeless prevention.

Low-Income Housing Preservation Program

This competitive program provides financial incentives to retain subsidized housing projects when Federal assistance is expiring. The owner may apply for incentives or sell to another entity that will maintain low-income affordability restrictions.

VA Homeless Providers Grant and Per Diem

The Veteran's Administration's Homeless Providers Grant and Per Diem Program is offered annually, as funding permits, by the Department of Veterans Affairs Health Care for Homeless Veterans Programs to fund community agencies providing services to homeless veterans. The purpose is to promote the development and provision of supportive housing and/or supportive services with the goal of helping homeless veterans achieve residential stability, increase their skill levels and/or income, and obtain greater self-determination.

Surplus Housing to Assist the Homeless

This program leases suitable Federal properties, rent free, to organizations serving the homeless. Organizations must pay operating and any rehabilitation and/or renovation costs.

Section 108 Loan Guarantee (Section 108)

Through Section 108, HUD guarantees notes issued by units of general local government. Funds finance economic revitalization and development activities that include housing and rehabilitation of privately owned buildings for residential purposes; expansion of for-profit businesses; financing and rehabilitation of low-income and public housing; acquisition, construction, or rehabilitation of neighborhood and community facilities; site improvement on community-owned land leased to a developer for a commercial or industrial development project; site development; purchase of land or buildings for economic development; and infrastructure development that includes street reconstruction and/or sewer system repairs.

Community Services Block Grant (CSBG)

This program can fund activities to implement anti-poverty activities such as housing counseling, emergency assistance and other supportive services.

Youthbuild

This program provides assistance for activities and services to assist economically disadvantaged youth to obtain education and employment skills and to expand the supply of permanent affordable housing. It may be used for planning grants or implementation grants that may be used for architectural and engineering work, acquisition, rehabilitation, construction, relocation, administrative costs, and education and job training services. Activities may also include counseling, leadership skill development, support services, wages, stipends and benefits to participants, operating expenses, replacement reserves, legal fees, and training and technical assistance for the applicant.

Community Outreach Partnership Center (COPC) Program

This HUD program provides funding for universities to become more involved in community development activities.

Department of Energy

The U.S. Department of Energy provides funds to carry out weatherization and energy assistance programs for low-income homeowners and tenants.

Brownfields Economic Development Initiative (BEDI) Grants

BEDI grants target Economic Development Initiative funds to Brownfield projects. BEDI grants are made to local governments for use in supporting Brownfield redevelopment activities and projects financed in whole or in part with Section 108 loan guarantees.

Economic Development Initiative (EDI)

The Economic Development Initiative provides grants to be used in tandem with Section 108 guaranteed loans for economic revitalization projects. These grants will enhance the viability of such projects (through interest rate subsidies and debt service/operating reserves) and increase the likelihood that the Section 108 loans can be repaid from project revenue.

HOPE VI (Public Housing Revitalization)

The HOPE VI (Public Housing Revitalization) Program was developed as a result of the National Commission on Severely Distressed Public Housing. The Commission recommended revitalization in three general areas: physical improvements, management improvements, and social and community services to address resident needs. HOPE VI permits expenditures for the capital costs of demolition, construction, rehabilitation and other physical improvements, development of replacement housing, planning and technical assistance, and planning and implementation of self-sufficiency programs.

Public Works and Development Facilities Program

Grants are provided to help distressed communities attract new industries, encourage business expansion, diversify local economies, and generate long-term, private-sector jobs. Projects funded

include water and sewer facilities primarily serving industry and commerce, access roads to industrial parks or sites, port improvements, and business incubator facilities. A proposed project must be located within or provide a substantial direct benefit to an area in severe economic distress, that is, one that is experiencing high unemployment, low per capita income, or sudden economic changes such as those caused by a military base closure.

Rebuild America

Rebuild America helps community and regional partnerships improve the energy efficiency of commercial and multifamily buildings. Partners may include government agencies, economic development organizations, energy services companies, financial institutions, utilities, private businesses, and nonprofit organizations.

Technology Opportunity Program

This program provides matching grants to nonprofit organizations such as schools, libraries, hospitals, public safety entities, and state and local governments. Grants fund projects that improve the quality of, and the public's access to, education, healthcare, public safety, and other community-based services. The grants are used to purchase computer equipment and software, train staff and users, and provide connections to the Internet.

Housing Preservation Grant Program

This program also makes available funds to repair housing. Non-profits receive grants and they in turn make funds available to homeowners that cannot afford to make needed repairs.

Multifamily Housing and Health Care Facilities Mortgage Insurance Programs

The Federal Housing Administration (FHA), part of the U.S. Department of Housing and Urban Development (HUD), provides mortgage insurance programs that make capital available for, and facilitate the development of, multifamily rental housing and healthcare facilities.

Head Start/Early Head Start

This program awards grants to local public and private nonprofit and for-profit agencies for comprehensive child development services for children and families. Intended primarily for low-income families, the program fosters the development of children and enables them to deal more effectively with both their present environment and later responsibilities in school and community life.

State Public Resources

There are various programs and funds at the State level that may be available to address the Consolidated Plan's priority needs.

Building Equity and Growth in Neighborhoods Program

The Building Equity and Growth in Neighborhoods Program (BEGIN) seeks to reduce local regulatory barriers to affordable ownership housing and to provide downpayment assistance loans to qualifying first-time low- and moderate-income buyers of homes in BEGIN projects. BEGIN provides grants to cities and counties to make deferred-payment second mortgage loans to qualified buyers of new homes, including manufactured homes on permanent foundations, in projects with affordability enhanced by local regulatory incentives or barrier reductions.

CalHome Program

The CalHome Program assists low and very-low income households to become or remain homeowners. CalHome provides grants to local public agencies or nonprofit corporations for first-time homebuyer downpayment assistance, home rehabilitation, including manufactured homes, acquisition and rehabilitation, homebuyer counseling, self-help mortgage assistance programs, or technical assistance for self-help homeownership.

CalHome also provides loans for real property acquisition, site development, predevelopment, construction period expenses of homeownership development projects, or permanent financing for mutual housing and cooperative developments. CALHOME assistance (indirect) to individual households will be in the form of deferred-payment loans, payable upon sale or transfer, when they cease to be owner-occupied, or at maturity.

Emergency Housing and Assistance Program Operating Facility Grants

The Emergency Housing and Assistance Program Operating Facility Grants (EHAP) program provides facility operating grants to local government agencies and nonprofit corporations that shelter the homeless on an emergency or transitional basis. Funds are used for support services for emergency shelters, transitional housing projects, and supportive services for homeless individuals and families by providing for direct client housing, facility operations, residential rent assistance, leasing and renting of rooms, capital development activities, or administration.

Emergency Housing and Assistance Program Capital Development

The Emergency Housing and Assistance Program Capital Development (EHAPCD) program funds capital development activities for emergency shelters, transitional housing, and safe havens that provide shelter and supportive services for homeless individuals and families. Funds may be used to acquire, construct, convert, expand and/or rehabilitate emergency shelter, transitional housing, and/or safe haven housing and administration of the award.

Multifamily Housing Program

The Multifamily Housing Program (MHP) assists the new construction, rehabilitation and preservation of permanent and transitional rental housing for lower income households. The 55 year deferred payment loans may be used for new construction, rehabilitation, or acquisition and rehabilitation of permanent or transitional rental housing, and the conversion of nonresidential structures to rental housing. Eligible costs include the cost of child care, after-school care and social service facilities integrally linked to the assisted housing units; real property acquisition; refinancing

to retain affordable rents; necessary onsite and offsite improvements; reasonable fees and consulting costs; and capitalized reserves.

Mobilehome Park Resident Ownership Program (MPROP)

The Mobilehome Park Resident Ownership Program (MPROP) provides financial assistance for the preservation of affordable mobilehome parks by conversion to ownership or control by resident organizations, nonprofit housing sponsors, or local public agencies. The program provides for both short-term conversion loans to enable a resident organization, nonprofit sponsor or local public agency to purchase a mobilehome park and long-term blanket loans for up to 30 years for long-term financing.

Predevelopment Loan Program (PDLP)

The Predevelopment Loan Program (PDLP) provides predevelopment capital to finance the start of low-income housing projects. PDLP funds may be used to construct, rehabilitate, convert or preserve assisted housing, including manufactured housing and mobilehome parks. Eligible project costs include, but are not limited to, site control, site acquisition for future low-income housing development, engineering studies, architectural plans, application fees, legal services, permits, bonding and site preparation.

Preservation Interim Repositioning Program

The Preservation Interim Repositioning Program (PIRP) loan proceeds will be used to finance the acquisition of at-risk rental housing for the purpose of preserving affordability.

Exterior Accessibility Grants for Renters

The Exterior Accessibility Grants for Renters (EAGR) helps lower income rental tenants with disabilities make exterior modifications to their rental housing to make it accessible. Grant funds may be used to make exterior modifications to entryways or common areas of rental housing structures or property to make the housing accessible to persons with disabilities.

Workforce Housing Reward Program

The Workforce Housing Reward Program (WHRP) provides financial incentives for new housing affordable to very low or low-income households. Grant amounts are based on the number of bedrooms in units restricted for very low and low-income households. Qualifying rental units must be rent-restricted for at least 55 years.

WHRP funds may be use for the construction or acquisition of capital assets such as traffic improvements, neighborhood parks, bike paths, libraries, school facilities, play areas, community centers, police or fire stations.

Joe Serna, Jr. Farm Worker Housing Grant (JSJFWHG) Program

The Joe Serna, Jr. Farm Worker Housing Grant (JSJFWHG) Program provides financing for the new construction, rehabilitation and acquisition of owner-occupied and rental units for agricultural workers, with a priority for lower income households. The JSJFWHG program provides: 1) homeowner grants for rehabilitation or new home construction and 2) rental rehabilitation and new construction grants. Grant and loan funds may be used for costs in the development of homeowner or rental housing for agricultural workers, including land acquisition, site development, construction, rehabilitation, design services, operating and replacement reserves, repayment of predevelopment loans, provision of access for the elderly or disabled, relocation, homeowner counseling, and other reasonable and necessary costs.

California Housing Finance Agency

The California Housing Finance Agency (CHFA) operates several single-family, multi-family and special housing programs, including:

Single-Family Programs - CHFA offers more than ten single-family programs providing mortgage loans, mortgage loans with down-payment assistance, and standalone down-payment assistance programs.

Multi-family Programs provides permanent financing for the acquisition, rehabilitation, and preservation or new construction of rental housing that includes affordable rents for low and moderate-income families and individuals. CHFA multi-family programs include:

The Permanent Financing Program provides permanent loan financing for new multifamily construction projects and existing affordable housing multifamily projects.

The Special Needs Financing Program offers low interest rate financing for the development of rental housing to serve a broad range of special needs tenants in need of supportive services.

The Tax-Exempt Bridge Financing Program offers tax-exempt bridge loans for projects receiving 4% tax credits at an amount necessary to ensure the award of tax credits.

The Preservation Acquisition Program is designed to preserve at-risk affordable housing developments by providing low-cost acquisition financing. The fund is comprised of monies authorized by Proposition 46 (“Bond Funds”) and funds from CHFA (“Agency Funds”). Assisted housing developments include: Section 8 assisted, BMIR 221 (d)(3), Section 236, Section 202, Programs under Rent Supplement Assistance, Section 515, and Section 42 of the Internal Tax Revenue Code.

The 202 Refinance Program offers owners of existing Section 202 developments the opportunity to refinance their direct HUD loans through CHFA under more favorable terms and conditions. Owners must agree to maintain affordable occupancy restrictions, comply with HUD requirements, and undertake appropriate rehabilitation of the property.

The Construction Loan Program is designed to provide construction loans at commercially competitive rates and terms to developments approved for CHFA permanent financing that are otherwise subject to State prevailing wage requirements.

Housing Authority of the County of Santa Barbara

Responding to the need for standard rentals at affordable rates for low-income persons and families, the Santa Barbara County Board of Supervisors passed a Resolution on June 30, 1941, creating the Housing Authority of the County of Santa Barbara. The State of California allowed local jurisdictions to create housing authorities through the Enabling Act of 1939 (reference State Health and Safety Code, beginning with Section 34200, for additional history, background, powers, duties, tax-exempt corporate status, etc.) The County's Board of Supervisors also appointed (which is still current practice) the governing body of the Authority, a Board of Commissioners. The Housing Authority Board of Commissioners met for the first time on October 6, 1941. The agency's by-laws, organizational seal, first municipal cooperation agreement (with the City of Lompoc), and initial funding sources were adopted at that meeting.

The Housing Authority functions primarily to build, acquire, own, manage and maintain residential rental units for persons of extremely low-income (less than 30% of area median income), very low income (less than 50% of area median income), and to obtain rental payment assistance for similar households renting in the private real estate market. Operating through a central administrative office in Lompoc and housing management and maintenance offices in Goleta, Lompoc, Santa Maria and Guadalupe, the Housing Authority provides direct services to applicants, tenants and private property owners. The Housing Authority is the largest property management organization in the County.

The power of the Housing Authority is vested in the commissioners in office. The Board of Commissioners is comprised of seven persons who are local business and community leaders representing the interests of each community throughout the county. To ensure adequate representation, each County Supervisor appoints a member from his/her district (a total of five), and the entire Board of Supervisors appoints two other commissioners who must be tenants in housing units owned by the Housing Authority, as required by state law. One of the tenant commissioners must be a person at least 62 years of age. Functioning much like a Board of Directors in other corporations, the Authority's Board of Commissioners is responsible for setting agency policy.

The Housing Authority of the County of Santa Barbara is founded on the belief that decent, safe and sanitary housing is central to the physical and emotional health, the productivity, and the self-esteem of the people it serves. Its mission is to provide affordable housing opportunities for low income households in the County of Santa Barbara in an environment which preserves personal dignity, and in a manner which maintains the public trust.

In carrying out that mission, the Housing Authority of the County of Santa Barbara is committed to:

- Increasing housing choices.
- Respect for Housing Authority of the County of Santa Barbara clients and employees.
- Excellence in management and operation.
- Dispersal of assisted housing throughout Santa Barbara County.

- Cooperative and respectful working relationships with the public, neighborhood and community organizations, and other units of government.

Programs offered by the Housing Authority allow income-qualified households to receive rental assistance in a variety of apartments, houses, and other rental dwellings owned by private landlords. Funding for such tenant-based rental assistance programs under Section 8 is provided by the Department of Housing and Urban Development (HUD).

Private Resources

Funds from private sources are also available to address the Consolidated Plan's priority needs such as private lenders, nonprofit organizations, and citizens.

Federal Home Loan Bank Affordable Housing Program (AHP)

The Affordable Housing Program is designed to finance housing for low and moderate-income families. The Federal Home Loan Bank System makes the funds available by setting aside a percentage of net earnings as subsidy. Federal Home Loan Banks are sources of wholesale credit and lend only to financial institutions that are member stockholders of the Federal Home Loan Bank.

Nonprofits, local governments, community development corporations, individuals, and others seeking the funding establish a relationship with a member institution. Housing developers can use the funds in a variety of ways to fund new construction, purchase and/or rehabilitation of owner-occupied and rental housing for very low-, low-, and moderate-income households. Funds are available to member institutions as below market rate loans or direct loans. Generally, recipients are required to match direct grants with an equal contribution of funds from other sources.

Foundations

Numerous foundations such as the United Way provides funding to local social service organizations, many of which provide housing or supportive services.

Private Contributions

Many nonprofit organizations rely heavily on private contributions. In addition to cash, contributions may include donated labor and materials.



Chapter IX: Community Development

This chapter covers a variety of community development topics, including specific community development needs and objectives. The following areas are covered in this chapter:

Priority Community Development Needs

Specific Community Development Objectives

Antipoverty Strategy

Institutional Structure

Coordination

Community Development Objectives

Barriers to Affordable Housing

Lead-Based Paint

Monitoring

Housing Opportunities for People with AIDS (HOPWA)

Priority Community Development Needs 91.215 (f)

**Refers to Table 2B or to the Community Development Table in the Needs.xls workbook*

- 56. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table* – i.e., public facilities, public improvements, public services and economic development.*
- 57. Describe the basis for assigning the priority given to each category of priority needs provided on Table 2B or the Community Development Table in the CPMP Tool's Needs.xls worksheet.*
- 58. Identify any obstacles to meeting underserved needs.*

56. Priority Non-housing Needs

The Consolidated Plan regulations require an assessment of “non-housing” community development needs. Santa Barbara County is committed to developing effective investment strategies to meet these needs by utilizing the Federal entitlement grants for the Community Development Block Grant (CDBG) Program.

Analyzing Needs

Many factors influence the assessment of non-housing community development needs, including socioeconomic issues, existing facilities and resources, and available public services. The way in which the assessment defines various needs also influences the results. Therefore, the County began this assessment by defining the types of needs and then summarizing them in terms of eligible program categories. The County conducted research by reviewing numerous studies and reports. To provide a framework for this information, the County also consulted with many stakeholders in the public, private, and nonprofit sectors to reflect their perception of the non-housing community development needs. In addition, the Urban County partner cities were contacted to help establish the non-housing community development needs.

Needs Assessment Survey

The County conducted a series of public hearings and developed and distributed to the public and community stakeholders a needs assessment survey to extend the community outreach. The survey was provided in both Spanish and English to encourage participation by the underrepresented groups that may be low-income or have special needs. Over 300 surveys were mailed out and e-mailed to a wide spectrum of respondents representing various organizations throughout the County. Results of the survey are reflected in subsequent corresponding sections of this document, including public facilities / infrastructure, public services, and economic development.

An analysis of the various need categories enables the Santa Barbara Urban County Partnership to develop collaborative five-year investment strategies that will effectively target the community development needs as known.

The County also determined types of community development needs based on those that can be met by the program objectives that are established by HUD for measurable program/project outcomes as follows:

- A. Availability – Applies to activities that make public services, infrastructure, public facilities, and shelter available to low and moderate income households.
- B. Accessibility – Applies to physical barriers as well as making the basics of daily living accessible to low and moderate income households.
- C. Affordability – Applies to activities that provide affordability in a variety of ways to low and moderate income households. Affordability is an appropriate objective whenever the selected activity is lowering the cost.
- D. Sustainability – Applies to activities that aim to improve neighborhoods by helping to make them livable and viable as a benefit to the low and moderate households that reside in the area.

The Santa Barbara Urban County Partnership assigned one of the following Priority levels to each identified need for the possible use of funds:

High Priority:

A high priority indicates that the Santa Barbara Urban County will use Consolidated Plan funds within the next five years to implement programs and projects to address these needs.

Medium Priority:

A medium priority indicates that the Santa Barbara Urban County acknowledges that a need exists and that, although there may be other more urgent needs, the County intends to utilize Consolidated Plan funds within the next five years to implement project and programs to address these needs.

Low Priority:

A low priority indicates that the Santa Barbara Urban County does not perceive a need for this type of service, project or program to be addressed with Consolidated Plan funds.

The County's non-housing community development needs fall into several categories, as established by program regulations, as follows:

Priority Non-housing Community Development Needs

Public Facilities Needs

Construction or rehabilitation of structures or facilities for public use such as senior centers, community centers, health clinics, recreation halls, with the exception of building that are used for the general conduct of government. The following public facilities needs, listed in order of ranking, have been identified by the Santa Barbara Urban County:

- Youth Centers
- Abused and Neglected Children Facilities
- Energy Efficient Retrofitting of Facilities
- Child Care Centers
- Facilities for AIDS patients

Accessibility Needs

Non-housing activities or improvements that provide accessibility improvements for persons who are physically disabled. All improvements completed must meet the Americans with Disabilities Act (ADA) requirements.

- Accessibility improvements to facilities

Community Improvements / Infrastructure Needs

Public improvements that support existing or future community development that benefits an entire target (low-income) area with parks, streets and sidewalks. The following community improvements needs, listed in order of ranking, have been identified by the Santa Barbara Urban County:

- Address deficiencies affecting public infrastructure
- Revitalization of established neighborhoods to minimize sprawl.
- Assist capital improvements that are part of a broader strategy.
- Improvement to parks and open spaces.
- Street and sidewalk improvements.
- Support neighborhood improvements
- Water/Sewer improvements

Public Service Needs Including Homeless and Special Needs

Activities that provide new access to services for low- and moderate-income households. The following public service needs, listed in order of ranking have been identified by the Santa Barbara Urban County:

- Senior / Frail Elderly Services
- Youth Services
- Substance Abuse Services

- Transportation Services
- Battered and Abused Spouses Services
- Mental Health Services
- Fair Housing Services
- Handicapped Services
- Security Deposits
- Tenant / Landlord Counseling
- Legal Services
- Housing Counseling Services
- Screening for Lead Hazards

Economic Development Needs

Activities or improvements designed to support, increase, or stabilize business development as well as create or retain jobs. The following economic development needs have been identified by the Santa Barbara Urban County:

- Attract New Jobs
- Job Retention
- Expand Local Business
- Job Training
- Small Business Start-up

Urban County Partnership CDBG Funding Priorities

Based on the needs identified above through public outreach and inter-agency consultations, the Urban County Partnership has established the following funding priorities for the 2010-2015 Consolidated Plan.

CDBG Capital Projects/Economic Development Priorities:

- Support rehabilitation of public facilities and affordable housing that incorporates energy efficiency and conservation design measures (*MEDIUM*)
- Support economic development that creates or retains jobs, including those for low- and moderate-income persons (*HIGH*)
- Improve the physical character of neighborhoods, including complete streets, parks, and other public spaces (*HIGH*)
- Provide assistance to low-income neighborhoods by funding critical community facilities (*HIGH*)
- Address design barriers to providing community services to persons with mobility and other impairments as promoted under the Americans with Disabilities Act (ADA) (*HIGH*)
- Maintain and upgrade existing low-income affordable housing stock (*HIGH*)
- Develop and promote programs that create and sustain long term affordable housing for extremely low to low-income persons (*HIGH*)

CDBG Public Services:

- Promote and provide services that assist persons with special needs (*HIGH*)
- Support public service programs for low- and moderate-income households including programs for housing and other community development needs (*HIGH*)
- Promote and provide services that prevent discrimination and eliminate barriers to housing (*HIGH*)

57. Rationale for Prioritization of Non-housing Needs

Priorities were assigned by the County based upon community surveys, input received from residents and businesses, consultations with public and private entities, a review of documents, data and records and staff knowledge of both the geographic areas and populations located within the County that require support and assistance.

The basis for assigning priority to each category of community development needs is essentially determined by a combination of factors such as the severity of existing needs, the availability of Federal, State and local resources and the program regulations. Also, of critical importance is the demand and desire for specific types of community services. In summary, the established priorities have been determined by the County based on the needs as indicated by:

- A review of the public hearing minutes
- A review of the results of the needs assessment survey
- Consultations with other public entities
- Consultations with the non-profit entities that provide housing, social, fair housing and health, as well as homeless and special services for sub-populations such as the frail elderly and victims of domestic violence.

58. Obstacles to Meeting Underserved Community Development Needs

The persistent obstacle to meeting underserved community development needs is the dwindling pool of resources that are available. While needs continue to rise, the resources available to address the needs does not increase proportionately. Also, there are influences over which the County and the local jurisdictions have very little control since the County's Consolidated Plan's programs and activities are influenced by national and regional economic cycles. Additionally, the County has identified the following obstacles to developing community development strategies that will address the underserved needs of low-income households:

- Need for on-going coordination between all of the existing County programs and the non-profit agencies that provide public services.
- Lack of current Census data to help identify any gaps in necessary public services, based on population trends.

Specific Community Development Objectives

59. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

Complete and submit Table 2C Summary of Specific Objectives or, if using the CPMP Tool, the Summaries.xls worksheets.

NOTE: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction. 24 CFR 91.215(a)(4)

59. Objectives Developed in Accordance with Program Goals and Objectives

The Santa Barbara Urban County Partnership has established community development goals and objectives that are consistent with the HUD formula programs. The overall goals are to strengthen partnerships between the public and private sector including for-profit and non-profit organizations. These partnerships will enable the provision of decent housing, the establishment and maintenance of a suitable living environment, and the expansion of economic opportunities for every resident of the County, particularly for very low- and low-income households.

Over the next five year period (2010-2015), the Santa Barbara Urban County Partnership will strive to create viable urban communities for its residents. The County's programs will be selected to maintain quality neighborhoods and housing, to prevent blight and decay, to eliminate conditions detrimental to health, safety, and welfare and to plan for growth and economic expansion in a way that balances economic interests with a quality-of-living environment that is currently enjoyed by County residents.

Also, it is the County's objective to attract capital investment, which will result in the creation of new job opportunities for residents without sacrificing the quality of the County's environment. Policy is also directed to strengthening the economic and social base of the community by supporting small business development and retention. The use of the CDBG funds to accomplish these economic development goals is essential.

The following four (4) tables reflect community development goals and measurable outcomes have been prioritized by the Santa Barbara Urban County Partnership for the Consolidated Plan for 2010-2015:

Community Development: Public Facilities Objectives

Table IX-1

Five Year Consolidated Plan Goal – CREATE A SUITABLE LIVING ENVIRONMENT					
OUTCOME: Availability/Accessibility of Suitable Living Environment (SL-1)					
Specific Objectives		PNL	Proposed Actions	Proposed 5-Year Accomplishment	Proposed Funding
SL 1.1	Provide assistance to low income neighborhoods by funding critical community facilities	H	<ul style="list-style-type: none"> • Acquisition • New Construction • Rehabilitation • Clearance and demolition • Off-site property improvements 	6 Facilities	CDBG
SL 1.2	Provide assistance to address design barriers to providing community services to persons with mobility and other impairments as promoted under the Americans with Disabilities Act (ADA)	H	<ul style="list-style-type: none"> • Rehabilitation 	10 Facilities	CDBG
OUTCOME: Sustainability of Suitable Living Environment (SL-3)					
SL 3.1	Support rehabilitation of public facilities that incorporate energy efficiency and conservation design measures	M	<ul style="list-style-type: none"> • Rehabilitation 	2 Facilities	CDBG

Community Development: Public Improvements Objectives

Table IX-2

Five Year Consolidated Plan Goal – CREATE A SUITABLE LIVING ENVIRONMENT					
OUTCOME: Sustainability of Suitable Living Environment (SL-3)					
Specific Objectives		PNL	Proposed Actions	Proposed 5-Year Accomplishment	Annual Goal
SL 3.2	Provide assistance for revitalization and enhancement by improving the physical character of neighborhoods, including complete streets, parks, and other public spaces	H	<ul style="list-style-type: none"> • Rehabilitation 	1 Park	CDBG

Community Development: Economic Development Objectives

Table IX-3

Five Year Consolidated Plan Goal – CREATE ECONOMIC OPPORTUNITY				
OUTCOME: Availability/Accessibility of Economic Opportunity (EO-1)				
Specific Objectives	PNL	Proposed Actions	Proposed 5-Year Accomplishment	Proposed Funding
EO 1.1 Support economic development that creates or retains jobs, including those for low- and moderate- income persons	H	<ul style="list-style-type: none"> • Microenterprise assistance Programs • Support of Community Based Development Organizations occupied with economic development activities 	500 people	CDBG

Community Development: Public Services Objectives

Table IX-4

Five Year Consolidated Plan Goal – CREATE A SUITABLE LIVING ENVIRONMENT				
OUTCOME: Availability/Accessibility of Suitable Living Environment (SL-1)				
Specific Objectives	PNL	Proposed Actions	Proposed 5-Year Accomplishment	Proposed Funding
SL 1.3 Support public services that assist persons with special needs	H	• Homeless and AIDS Patients Programs	4,000 People	CDBG
		• Food Distribution Services	46,500 People	
		• Senior Services	2,400 People	
		• Services for Battered and Abused Spouses	200 People	
		• Mental Health Services	20 People	
SL 1.4 Support public service programs for low- and moderate- income households including programs for housing and other community development needs	H	• Family Services	1,000 People	CDBG
		• Youth services	1,000 People	
		• Crime Awareness Services	22,500 People	
OUTCOME: Availability/Accessibility of Decent Housing (DH-1)				
DH 1.4 Promote and provide services that prevent discrimination and eliminate barriers to housing	H	<ul style="list-style-type: none"> • Fair Housing Services • Housing Counseling Services • Legal Services • Communitywide educational Presentations 	875 Persons	CDBG

Neighborhood Revitalization Strategy Areas ^{91.215 (g)}

60. *If the jurisdiction has one or more approved Neighborhood Revitalization Strategy Areas, the jurisdiction must provide, with the submission of a new Consolidated Plan, either: the prior HUD-approved strategy, or strategies, with a statement that there has been no change in the strategy (in which case, HUD approval for the existing strategy is not needed a second time) or submit a new or amended neighborhood revitalization strategy, or strategies, (for which separate HUD approval would be required).*

This Section NOT APPLICABLE

There are no Neighborhood Revitalization Strategy Areas within the Urban County

Barriers to Affordable Housing 91.215 (h)

61. Describe the strategy to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing, except that, if a State requires a unit of general local government to submit a regulatory barrier assessment that is substantially equivalent to the information required under this part, as determined by HUD, the unit of general local government may submit that assessment to HUD and it shall be considered to have complied with this requirement.

61. Removal of Barriers to Affordable Housing

The 2009-2014 Housing Element contains a number of policies that provide opportunities to increase the supply of housing throughout Santa Barbara County, and also balance other important community goals that preserve and protect the vital characteristics that define our local quality of life. The following are reforms designed to remove regulatory barriers to development of affordable housing that have been approved in Santa Barbara County within the past 5 years:

- Permission for landowners to develop farm employee housing as a right.
- Increases in density allowances for developers who include affordable housing on site.
- Allowance of mixed use development which includes residential uses on commercially zoned properties.
- Fast Track Permit Processing to help projects with a large number of units at affordable prices, for persons with disabilities, or for other designated beneficial projects.
- The development of a “Process Improvement Initiative” within the County’s Planning and Development Department focused on making the development process simpler and more predictable for housing developers.
- The adoption of the Isla Vista Master Plan in August 2007 and the use of the State Density Bonus Law for projects in Isla Vista.
- The adoption of the Housing Element Focused Rezone Program in February 2009 to make sites available for by-right multifamily housing.

The County Department of Housing and Community Development will continue to work with the Department of Planning and Development to identify regulatory barriers to developing affordable housing, and to identify strategies to mitigate or remove these barriers.

Lead-based Paint 91.215 (i)

62. Describe the jurisdiction's plan to evaluate and reduce lead-based paint hazards and describe how lead based paint hazards will be integrated into housing policies and programs, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

62. Actions to Reduce Lead-Based Paint Hazards

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

- Includes lead testing and abatement procedures in all rehabilitation activities, where applicable.
- Works with neighboring jurisdictions in a collaborative effort to secure funding and provide low-cost training to testing and abatement contractors and workers.
- Monitor the lead-poisoning data maintained by the County Public Health Dept.
- Educates residents on the health hazards of lead-based paint through the use of brochures and encourages screening children for elevated blood-lead levels.
- Disseminates brochures through rehabilitation activities.

Compliance and Activities

In addition, the Santa Barbara County Partnership has other policies/procedures to ensure compliance:

- The County requires Phase I environmental reports to include an analysis of lead based paint if project involves acquisition of pre-1978 multi-family projects.
- The Housing Authority of the County of Santa Barbara has completed long-range lead-based paint mitigation through lead-based paint abatement in all of its public housing facilities.
- Educating the participants to dangers of lead poisoning.
- Referral to low-cost blood testing services.
- Rehabilitation projects that involve identified issues with lead based paint are required to include mitigation activities in the work specification write-up.
- As part of community service, EPA educational brochures on lead poisoning available at the HCD of the County and the member cities.

To ensure that its staff is knowledgeable about lead regulations, the County sends key staff to HUD-sponsored training sessions. The information is compiled as an informational source document based on HUD-sponsored training materials

Antipoverty Strategy 91.215 (j)

63. Describe the jurisdiction's goals, programs, and policies for reducing the number of poverty level families (as defined by the Office of Management and Budget and revised annually)
64. Identify the extent to which this strategy will reduce (or assist in reducing) the number of poverty level families, taking into consideration factors over which the jurisdiction has control.

63. Santa Barbara Urban County Anti-poverty Strategy

The U.S. Census Bureau follows the Office of Management and Budget's Directive 14 to define poverty. It uses a set of income thresholds that vary by family size and composition to detect who is "poor." If the total income for a family or unrelated individual falls below the relevant poverty threshold, then the family or unrelated individual is classified as being "below the poverty level." The official poverty definition counts money income before taxes and does not include capital gains and noncash benefits (such as public housing, Medicaid, and food stamps). Poverty is not defined for people in military barracks, institutional group quarters, or for unrelated individuals under age 15 (such as foster children). They are excluded from the poverty universe—that is, they are considered neither as "poor" nor as "non-poor."

HUD requires that a Consolidated Plan describe programs designed to help primarily low-income households and neighborhoods. The Plan must also include an anti-poverty component. By undertaking activities funded by the CDBG and HOME programs, the Santa Barbara Urban County Partnership's will support an overall anti-poverty strategy of moving low-income people to self-sufficiency. The Santa Barbara Urban County Partnership will work with many public, private, and nonprofit organizations to help ensure that its goals, programs, and policies for activities such as producing and preserving affordable housing are effectively coordinated to best reduce the number of families living at poverty level.

The Santa Barbara Urban County Partnership's primary objective in reducing poverty within the County is to enhance employment opportunities for all residents. This activity shall include creating job opportunities, new investment opportunities and overall community improvement for all residents by supporting existing businesses and bringing additional economic forces and investment to the area.

The County enhances the quality of life through the promotion of a strong local economy that offer employment and business opportunities. The County assists local businesses in preventing or eliminating problems that might threaten their existence or expansion and sponsors an aggressive program for the attraction of industrial or commercial businesses to offset job losses and promote a full mix of employment opportunities. In addition, the County supports the continued revitalization of the County's tourism industry by supporting efforts to create an effective tourist attraction program.

The County addresses poverty in a variety of different ways. These include financial support for projects covering a wide range of categories such as economic development, public infrastructure and public services. These programs are funded by a variety of Federal, State and local/private funding sources and are coordinated by multiple agencies driven by the common cause of addressing poverty needs.

Analysis of Poverty in the County

The American Survey data provided by the Census Bureau from the year 2006-2008 is reflected in the adjacent table.

Although many of the County’s households have higher incomes, these numbers reveal that a significant number of residents are living at or near poverty. This information indicates significant social consequences and implications for Santa Barbara’s Urban County Partnership and HOME Consortium’s demand for affordable housing as well as the need for social service network.

Anti-Poverty Strategy

The focus of the County’s anti-poverty strategy is three-fold: (1) to help these households accumulate assets, (2) to help households address issues such as substance abuse and domestic violence, that may affect household stability, and (3) provide households with employment-related supportive services such as child-care. This focus will be incorporated into the programs and policies undertaken by the County as part of this Consolidated Plan.

In addition, the following are relevant goals set by Santa Barbara Urban County Partnership that are intended to ameliorate poverty in the County during FY 2010-2015:

- Promoting economic development and job creation at both the micro and macro-level.
- Promoting literacy for parents and their children.
- Acquiring, preserving, constructing, and managing affordable housing through community partnerships.

Table IX-5
Percentage of Residents with Income Below The Poverty Level

Household	Estimate
All families	7.4%
With related children under 18 years	10.6%
With related children under 5 years only	4.9%
Married couple families	5.3%
With related children under 18 years	7.8%
With related children under 5 years only	3.0%
Families with female householder, no husband present	17.3%
With related children under 18 years	20.5%
With related children under 5 years only	12.8%
All people	12.4%
Under 18 years	15.5%
Related children under 18 years	13.1%
Related children under 5 years	13.2%
Related children 5 to 17 years	13.1%
18 years and over	12.1%
18 to 64 years	13.2%
65 years and over	6.7%
Unrelated individuals 15 years and over	24.5%

Source: 2008 American Community Survey 1-Year Estimates, County of Santa Barbara (Tables B17001, B17006, B17007, B17010)

- Providing public service assistance, so that families can expend limited resources on increasing their economic potential.
- Collaborate with Workforce Investment Board and workforce development staff to create greater employment opportunities for low-wage employees.
- Provide funding to tourism agencies in the Santa Barbara County
- Implement Comprehensive Economic Development Strategies to improve the effectiveness of programs for workforce preparation, infrastructure modernization, private capital investment, and the creation, expansion, retention and attraction of business.
- Within the South Coast and Santa Ynez housing market areas, encourage and support the construction of “workforce” affordable housing through the Inclusionary Housing Program and other feasible means, as indicated in the recent Housing Element of the Santa Barbara County General Plan.

64. Strategy Impact on Poverty Reduction

Identify the extent to which this strategy will reduce (or assist in reducing) the number of poverty level families, taking into consideration factors over which the jurisdiction has control.

The County of Santa Barbara provides a wide variety of health and human services that work together to reduce the number of households living in poverty. The County’s Alcohol, Drug and Mental Health Services, Child Support Services, Public Health Services and Social Services provide such needed public assistance services. The County also pursues a variety of economic development programs/activities. These services/projects are funded by various sources. The County addresses the issue of poverty by ensuring that low-income households have access to critical services and facilities and enhancing employment opportunities for low-income residents

Existing Programs

The County’s anti-poverty strategy and activities support the overall effort made by the State of California to move low-income families into economic self-sufficiency. The California Department of Health and Social Services is the nexus of the State’s welfare-to-work program and is the lead anti-poverty agency in the State.

In California, the primary programs for assisting families in poverty are CalWORKS, the Food Stamp Program, and the Medi-Cal Program. These programs provide clients with employment assistance, discounted food, medical care, child care, and cash payments to meet basic needs such as housing and transportation. A short description of each is provided below.

CalWORKs

The California Work Opportunities for Kids (CalWORKs) program is a time-limited program that provides financial assistance and Welfare-to-Work services to families with children who are deprived of support or care due to the death, incapacity, unemployment/underemployment, or continued absence of one or both parents. Homeless Assistance is included in this program. CalWORKs is administered following Federal and State regulations.

Food Stamps

The Food Stamp Program is a nutritional assistance program designed to help single people and families with little or no income to buy food. Food Stamp benefits are issued on an EBT Card that is used like a bank card at most local food stores. The Food Stamp Program is a Federal/State funded program.

Medi-Cal

The Medi-Cal program pays for health care for certain needy residents of California, including public assistance recipients. Medi-Cal is supported by Federal and State taxes. Pregnant women and children have been the focus of outreach efforts by the State of California for enrollment in the Medi-Cal program.

General Relief

The County General Relief (GR) program provides loan assistance to indigent individuals and families in temporary need of housing, food, and/or transportation. General Relief is the only TAD program that is totally funded, as well as administered, by the County.

Child Care

TAD operates a number of child care programs funded by the California Department of Social Services and the Department of Education. These programs provide child care payments to providers on behalf of CalWORKs recipients in approved work or training programs, former CalWORKs recipients, parents in child protective services cases, and the working poor. Payments are reimbursements for child care provided and are paid directly to the provider.

Also available are services designed to treat persons suffering from substance abuse, domestic violence, and mental illness are also available. These programs are administered by the County.

General Funding

The County allocates approximately \$1,000,000 of general funds annually to pay for various human services programs operated by the County's Departments for Alcohol, Drug and Mental Health Services; Child Support Services, Public Health Services and Social Services.

Additional Policies

The Santa Barbara County Urban Partnership will fully comply with Section 3 of the Housing and Community Development Act. Section 3 activities help foster local economic development, neighborhood economic improvement, and individual self-sufficiency. This set of regulations require that, to the greatest extent feasible, the County and its partners and sub recipients will provide job training, employment, and contracting opportunities for low- or very-low income residents in connection with housing and public works construction projects.

Summary

The Consolidated Plan's proposed priority projects and activities demonstrate the County's commitment to alleviating poverty and providing much needed services in local communities and in the unincorporated areas of the County. The Santa Barbara Urban County Partnership will continue to pro-actively seek all possible sources of revenue to reduce poverty.

The County staff will continue to coordinate the Community Development Block Grant (CDBG) Program, the HOME Investment Partnerships Act (HOME) Program and the Emergency Shelter Grant (ESG) Program among the Santa Barbara Urban County Partnership and the HOME Consortium members, private and nonprofit housing providers as well as social service agencies. In particular, County staff will coordinate activities with interest groups, commissions, and committees that represent households living at the poverty level such as seniors, homeless and special needs population groups.

The Santa Barbara Urban County Partnership seeks to reduce the County's poverty levels by at least one or two percentage points within the next five years.

Institutional Structure 91.215 (k)

65. *Provide a concise summary of the institutional structure through which the jurisdiction will carry out its consolidated plan, including private industry, non-profit organizations, community and faith-based organizations, and public institutions.*
66. *Provide an assessment of the strengths and gaps in the delivery system.*
67. *Describe efforts to enhance coordination with private industry, businesses, developers, and social service agencies, particularly with regard to the development of the jurisdiction's economic development strategy. (91.215(l))*

65. Summary of the Institutional Structure

Public Agencies

Santa Barbara County HCD is Lead Agency of the Urban County, HOME Consortium and Continuum of Care. As noted, in this role the HCD assumes overall responsibility for management, administration, implementation, planning and reporting pursuant to the 2010-15 Consolidated Plan.

Although the development of the Consolidated Plan is being undertaken principally by HCD, each member city throughout the County actively participates and informs the strategic planning process. The participation is reflected and considered through regular meetings and consultations of the CDBG Urban County Steering Committee that comprises of members from the County and partnering Cities. A HOME Consortium Steering Committee also addresses issues associated with planning and implementation under the HOME program. As advised by participating entities, the HCD carries out policies and programs designed to help the County achieve a high quality of life for all residents.

In terms of other public agencies participating in the process county HCD works with internal county departments with common areas of interest for example, Public Works, General Services, Social Services, Public Health, Alcohol, Drug and Mental Health, and the Workforce Investment Board. In addition, HCD also consults and works with various special districts in rural outlying areas of the county, and well as related departments in member cities. In terms of other related agencies, the County Office of Education, local city colleges and universities, and other county organizations such as the Community Action Commission, First Five Commission, the Area Agency on Aging and local Veterans' groups are also included in terms of research and conferral related to strategic planning.

Nonprofit Organizations

With respect to the non-profit sector, as noted, HCD makes great efforts to consult with non-profit sector partners throughout the year. In attending various community-based meetings related to housing, community development, special needs populations and homelessness, regularly gather information and insight as to emerging community needs and potential gaps in services that might be addressed through allocation and prioritization of federal entitlement funding. As noted, for this Consolidated Plan, HCD conducted focused stakeholder outreach in order to assess housing and rental needs of low-income residents, by personally interviewing twenty (20) community groups with interests in the issue. The following list provides an example of many of the groups that were contacted this year. Although not exhaustive, it provides a snapshot of the groups that included homeless services providers, senior programs, rural community groups, non-profit housing developers, and HIV/AIDS advocacy groups among others.

- AIDS Housing/Sarah House
- Court Appointed Special Advocates
- Foodbank of Santa Barbara County
- Legal Aid Foundation
- Pacific Pride Foundation
- Santa Barbara Rape Crisis Center
- Community Action Commission
- St. Athanasius Orthodox Church
- Carrillo Counseling Service
- Willbridge Peer Street Outreach
- Community Partners in Caring
- People Helping People
- North County Rape Crisis Center
- Bringing Our Community Home
- LHCDC - Mark's House
- LHCDC – Bridgehouse
- PUEBLO
- Santa Barbara County Rental Housing Roundtable
- Isla Vista Tenants Union
- New Cuyama Recreation District
- Peoples' Self Help Housing Corporation
- Good Samaritan Shelters, Inc.
- Casa Esperanza

Private Industry

Santa Barbara County HCD has consulted with private industry in development of the Consolidated Plan, particularly labor groups related to the construction trades industry. While some of the discussion focused primarily on energy policy and conservation, discussion also included the local economy and need of economic development opportunities across all income sectors. As an example of this, HCD met with construction- and labor-related trade groups in north and south county. In north county, Santa Maria, staff met with the Santa Maria Valley Contractors Association to discuss county energy policy and its potential for re-invigorating the economy for local contractors. The Santa Maria area was one of the hardest hit by the foreclosure crisis and this greatly affected the local economy.

In Santa Barbara staff convened a meeting with the Santa Barbara Contractors Association to provide information and gather input related to energy planning and local economic development

opportunities. In combination, these meetings involved participation of upwards of 100 persons. In addition to this, HCD staff also met with private utility firms that through established partnerships related to energy planning and economic development. The South Coast Energy Efficiency Partnership and North County Energy Watch partnerships provided input and information to staff concerning the private sector role in green energy and job development. Another green economy and energy conservation initiative that staff has consulted with is the private sector's Green Coast Alliance. Also related to private economic activity and energy, staff also met with the non-profit GRID Alternatives to discuss the possible nexus of energy planning and the work that GRID Alternatives conducts in the area of low-income energy retrofits and solar installations.

With regard to conferral with private industry concerning low-income employment opportunities and economic development, HCD staff also represents HUD programs as board members of the Santa Barbara County Workforce Investment Board that includes private sector membership in strategic planning for programs, services and resources targeted towards providing economic and job opportunities for the county's low-income workforce. This includes development of training opportunities, participation in union apprenticeships and identification of emerging industries, such as an emerging green energy economy. Then WIB Board's work also includes a focus on providing employment and training opportunities for low-income youth under the Summer Youth Employment Program and other WIB employment and training programs.

Nonprofit Organizations

The Following public service agencies were contacted to provide information for the development of the Consolidated Plan

- AIDS Housing/Sarah House
- Carrillo Counseling Service
- Court Appointed Special Advocates
- Willbridge Peer Street Outreach
- Foodbank of Santa Barbara County
- Community Partners in Caring
- Legal Aid Foundation
- People Helping People
- Pacific Pride Foundation
- North County Rape Crisis Center
- Santa Barbara Rape Crisis Center
- Bringing Our Community Home
- Community Action Commission
- LHCDC - Mark's House
- St. Athanasius Orthodox Church
- LHCDC - Bridgehouse

66. Assessment of Strengths and Gaps in the Delivery System

Provide an assessment of the strengths and gaps in the delivery system.

Strengths

Major strengths in the institutional structure include:

- Existing and viable non-profit organizations that provide excellent service delivery.
- On going co-operation between local jurisdictions with the goal of addressing the needs of low-income residents across the County.
- Strong internal and external inter-agency collaboration and coordination.
- Strong existing infrastructure of county-wide groups with regard to affordable housing, community development, and homelessness programs and services.

Gaps in the Housing and Community Development Delivery System

Effective program delivery would not be possible, however, without the efforts of many other Federal, State and local partners. Leadership begins with the County's elected officials. Members of the County Board of Supervisors approve all Consolidated Plan strategies, activities, substantial amendments, and contracts. Since they represent the residents of the County, these officials also provide insight into the needs of County residents.

Santa Barbara County Partnership is building strong working relationships with other organizations and programs that support these goals. The Consolidated Plan requirements include examining how organizations in the County “deliver” housing and community development (called the institutional structure). This examination includes identifying the gaps in the institutional structure and developing strategies to address the gaps.

Interviews, community meetings, and needs surveys included questions concerning the current gaps in the local delivery system for housing and community development activities. Several primary themes and issues emerged that provide a foundation for developing workable, collaborative strategies to fill the gaps:

- Lack of knowledge among the public and lower income clients arose as a common issue.
- The most common gap cited was limited knowledge of the available resources, services, and programs for lower income people and persons with special needs.
- An urgent need for affordable housing was discussed, especially supportive housing for lower-income people and persons with special needs.
- Need for more services for the homeless and persons with special needs.
- Need for enhanced communication/coordination among organizations in the housing and community development delivery system.

Additionally, gaps in the delivery system have developed due to several significant factors, including:

- Current weakness in the economy
- Businesses downsizing and closing
- High unemployment
- Housing market decline
- Less community involvement/Interest

67. Efforts to Enhance Coordination

Describe efforts to enhance coordination with private industry, businesses, developers, and social service agencies, particularly with regard to the development of the jurisdiction's economic development strategy. (91.215(l))

Please reference number 71 in the following section entitled
“Coordination”

Coordination 91.215 (I)

68. Describe the efforts to enhance coordination between public and assisted housing providers and governmental health, mental health, and service agencies.
69. Describe efforts in addressing the needs of persons that are chronically homeless with respect to the preparation of the homeless strategy.
70. Describe the means of cooperation and coordination among the state and any units of general local government in the metropolitan area in the implementation of the plan.
71. Describe efforts to enhance coordination with private industry, businesses, developers, and social service agencies, particularly with regard to the development of the jurisdiction's economic development strategy.
72. Describe the jurisdiction's efforts to coordinate its housing strategy with local and regional transportation planning strategies to ensure to the extent practicable that residents of affordable housing have access to public transportation.

68. Coordination with Housing Providers and Service Agencies

During the next five years, the County's Department of Housing and Community Development will continue to support the on-going coordination and communication between the County's assisted housing providers such as the Housing Authority of the County of Santa Barbara, Surf Development Company, Lompoc Housing and Community Development Corporation, Peoples' Self-Help Housing Corporation, Good Samaritan Shelters, Inc., and the County's Departments for Social Services, Public Health, and Alcohol, Drug and Mental Health Services (ADMHS) that provide local funding for services that address the needs of low-income households . The HOME Consortium has identified this kind of coordination as a "need" in the County, and has established a funding priority under the 2010-2015 Consolidated Plan, illustrating the Consortium's endeavor to address this need:

Promote projects that provide permanent supportive housing and Single Room Occupancy (SRO) units to address the needs of the homeless, households at imminent risk of homelessness and /or persons with special needs.

Over the last three years, the Consortium has provided funding for supportive housing projects housing mental health clients, recovering drug addicts, and formerly homeless persons, These include:

- **Braddock House**– Single family home providing shared housing for four developmentally disabled individuals. The developer, Surf Development Company, is working closely with Tri-Counties Regional Center to identify prospective residents and create a supportive services plan that ensures adequate services are built into the facility. This project received funding

under the 2008 and 2009 Action Plans and anticipates completing construction during this Consolidated Plan period.

- **Homebase on G** – Multi-family rental project providing 39 Single Room Occupancy (SRO) units in the City of Lompoc. Funding was provided by the Santa Barbara County’s Department of ADMHS under the State of California’s Mental Health Services Act (MHSA) as well as the HOME Consortium and other sources. The project provides nine (9) units for mentally ill clients, 17 units for chronically homeless, 11 units for low-income workforce, and two (2) units for on-site managers. The project was completed in 2009 and is currently in service.
- **Casa de Familia** – 16 unit multi-family rental housing development providing one studio apartment and one, two, and three bedroom units for formerly homeless and/or recovering drug addicts in the City of Santa Maria. The project site currently has other resources and services, including an after-school program, detox/acute care services, shelters, and the Head Start Program. The project is anticipated to commence construction in 2010.
- **Rancho Hermosa** – Multi-family rental housing development in the City of Santa Maria providing 47 units. The project includes a commercial element which provides a venue for formerly homeless to receive critical services necessary to maintain their housing, resulting from a collaboration between the development owner and Good Samaritan Shelters, Inc., a local service provider. In addition to HOME funding, the project has received MHSA funding from the County’s Department of ADMHS. The project is slated to begin construction in 2010.

The projects identified above illustrate the ongoing efforts to enhance coordination between housing providers and government health, mental health and service agencies.

69. Addressing the Needs of the Chronically Homeless

Describe efforts in addressing the needs of persons that are chronically homeless with respect to the preparation of the homeless strategy.

The County’s Continuum of Care delivery process shall continue to address the needs of the County residents that are chronically homeless. The South Coast Homeless Advisory Coalition, the Santa Maria City-County Homeless Coalition, the Lompoc City-County Homeless Coalition, the 10-year Plan Governing Body and HMIS Steering Committee will provide oversight and implementation of the County’s Homeless Strategy which includes the following objectives:

- a. Create new permanent housing beds for chronically homeless individuals.
- b. Increase the percentage of homeless persons staying in permanent housing over six months to at least 77 percent.
- c. Increase the percentage of homeless persons moving from transitional housing to permanent housing to at least 65 percent.

- d. Increase the percentage of persons employed at program exit to at least 20 percent.
- e. Decrease the number of homeless households with children.

In addition, the County’s Social Service Department will continue to provide the General Funding awards for public services that address the needs for the chronically homeless. Such services include a homeless day center, a family transitional shelter, and an emergency shelter.

In 2005, the Santa Barbara County Board of Supervisors initiated the creation of *Bringing Our Community Home*, the 10-Year Plan to End Chronic Homelessness in Santa Barbara County. Once completed, the 10-Year Plan was adopted City Councils from the Cities of Carpinteria, Santa Barbara, Goleta, Solvang, Buellton and Santa Maria, along with the County Board of Supervisors in October of 2006. This level of coordination among each of the largest Cities and the County was unprecedented, and has had a true impact on how the 10-Year Plan has been implemented.

The most tangible improvement in coordination can be seen in the make-up of the Governing Board overseeing the implementation of the 10-Year Plan. This body includes representatives from a wide variety of agencies, including:

Elected Officials	County Alcohol, Drug and Mental Health
Homeless Shelter Operators	County Department of Social Services
Social Services Providers	County Sheriff’s Department
Business Leaders	Santa Barbara City Housing Authority
County Departments	Faith Community
Housing and Community Development	Local Foundations
Public Health	Other Interested Community Members

Each of these organizations and segments of the community have been actively participating in the implementation of the plan, thus furthering interagency coordination which the 10-Year Plan was initially built upon.

70. Cooperation and Coordination among the State and the County

Describe the means of cooperation and coordination among the state and any units of general local government in the metropolitan area in the implementation of the plan.

The declining economy has continued to increase the demand for social service programs. Over the next five years, the County’s Social Services Department, Public Health Department and Alcohol, Drug and Mental Health Department will continue to cooperate and coordinate with the State of California in order to ensure that qualified households receive benefits from all available Federal and State funding sources that may include but is not limited to:

1. Welfare payments (CalWorks)
2. Medical insurance (MediCal)
3. Subsistence support (Food stamps)
4. Children's Health Insurance
5. Employment (Welfare-to-Work)
6. Seniors – (Adult Protection Services and In-Home Supportive Services)
7. General Relief (short term loans to people without children)

71. Enhanced Coordination with Private Industry

Describe efforts to enhance coordination with private industry, businesses, developers, and social service agencies, particularly with regard to the development of the jurisdiction's economic development strategy.

Economic Development Strategy

As of June 30, 2009, Worker Adjustment and Retraining Notifications indicated that 613 people were scheduled to be laid off from their employment due to downsizing and business closure.

Therefore, the County will continue to operate the Workforce Resource Center, with locations in Santa Barbara and Santa Maria which offers training, education and employment services for job seekers and employers.

Also, the County will continue to receive Federal and State funding to provide services per the Workforce Investment Act (WIA). This legislation aims to increase the employment, job retention, earnings and occupational skills of the workforce, including adults, youth and dislocated workers. The County's Adult & Dislocated Worker Program will continue to serve unemployed workers with a Rapid Response Program as well operate a Younger Youth and Older Youth Program. In addition, the County will continue to administer a Nurse Workforce Initiative to recruit and retrain nurses and the Community Action Commission will continue to operate a Youth Job Corp. that was created to teach youth teamwork through community service

The County has established a 29-member Workforce Investment Board which consists of leaders from the public and private sectors. This group will continue to oversee initiatives, policies and performance outcomes.

72. Regional Transportation Planning Strategies

Describe the jurisdiction's efforts to coordinate its housing strategy with local and regional transportation planning strategies to ensure to the extent practicable that residents of affordable housing have access to public transportation.

The Santa Barbara Metropolitan Transit District is the local public transit agency that provides bus service in the southern portion of Santa Barbara County. This agency maintains 26 transit routes.

When the Santa Barbara HOME Consortium considers applications from housing developers for the location of affordable housing projects, the County's application review and rating process includes criteria concerning the site of any proposed affordable housing project in relation to the existing transit routes. Housing development projects that are accessible to the existing transit routes are given preference to assure that occupants of the housing units have an affordable means of transportation that is available within walking distance. This preference is also illustrated by the HOME Consortium's 2010-2015 Consolidated Plan Funding Priorities, which include the promotion of *projects that are in close proximity to employment centers, public transportation corridors, and public services and amenities.*

73. Describe the standards and procedures the jurisdiction will use to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

Consolidated Plan Monitoring

Santa Barbara County Partnership understands that monitoring the Consolidated Plan and the annual activities must be carried out regularly to ensure that statutory and regulatory requirements are met and that, where appropriate, information submitted to HUD is correct and complete.

As the lead agency for the 2010-2015 Consolidated Plan, Santa Barbara County is continually refining monitoring procedures to monitor the performance and effectiveness of housing and community development activities. This allows assessment of progress toward the specified goals and objectives of the projects, as well as ensuring long-term compliance with all applicable program regulations and statutes. Santa Barbara County will publish any proposed significant changes to monitoring standards and procedures in a future Annual Action Plan so that citizens and grant recipients may comment on those changes.

The County ensures that all programs and activities funded with CDBG HOME and ESG Programs funds meet all HUD program requirements. Santa Barbara County will appraise its diverse operations and controls and determine whether: risks are identified and reduced; acceptable policies and procedures are followed; established standards are met; resources are used efficiently and economically; and, ultimately, its objectives are achieved.

Santa Barbara County prepares documentation and reports as required by HUD, including the Consolidated Annual Performance and Evaluation Report (CAPER). Using a substantial citizen participation and consultation process, the CAPER describes each year's performance regarding Consolidated Plan strategies, objectives, actions, and projects.

Program Compliance

HOME Program Monitoring:

HCD maintains a database of all projects that have received funding under the HOME program and has developed a monitoring schedule that insures consistency with HOME regulatory requirements. Accordingly, staff uses the following baseline analysis in order to determine its annual monitoring schedule:

Table IX-6

Number of Units	Monitoring
1-4	Every three years
5-25	Every Two years
25 or more	Annually

Staff monitors all projects scheduled for monitoring under HOME program rules and assesses conformity with tenant rent and income, review of tenant leases, assessment of property standards, review of affirmative marketing and tenant selection process(es), utility allowance schedules, and HOME rents. In terms of tenant’s income review, staff utilizes the Section 8 methodology in this respect.

As a condition of receiving HOME funds, recipients agree to maintain all HOME-assisted units as affordable housing and in compliance with current building and safety code standards. A site visit is made to each development and multifamily rehabilitation project in order to conduct mandatory tenant file reviews and physical inspections. The greater of 10 units, or 10% of the total development units are inspected and representative tenant files all reviewed. All sampling is performed randomly to ensure fairness and a representative sampling of all tenants. Tenant file reviews consist of evaluating documentation and ensuring that all households meet income requirements. Staff also requires annual submittal of operations and financial reports from each project sponsor for every project that the county and or cities have funded in order to insure ongoing financial feasibility, and where warranted, to assess whether residual receipt payments on loan may generate program income if the project is sufficiently cash-flowing.

The process itself for monitoring each project involves providing written formal notification of the date and time of proposed monitoring, including the scope and extent of what will be monitored, how organizations can best prepare for the monitoring visit, as well as a preliminary desk audit to inform staff prior to the monitoring. The site visit includes an entrance interview with management and staff of the organization, file review, site visits, and other documentation review that may be required to inform staff fully of project’s operations and management. Upon completion, an exit interview articulating preliminary concerns and findings takes place in order to allow the organization to address these immediately, if conceivable, and to apprise the organization that a formal management letter will follow timely in order for a response. Staff maintains all related documentation in the associated project file.

CDBG Program Monitoring

As the Urban County Partnership seeks to advance all aspects of its CDBG program, HCD staff utilizes review methodology that is specific to the nature of the project. Subrecipients are required to submit quarterly reports to HCD, including information on project status, beneficiaries served, and progress in meeting annual goals, which allow HCD to monitor activities as they are implemented. Staff provides technical assistance on a regular basis to ensure financial, administrative, and programmatic compliance.

Monitoring of capital projects funded with CDBG is ongoing and includes protocols such as on-site visits and regular communication with project sponsors via phone and email. HCD reviews bids to ensure compliance with federal procurement regulations, labor standards, Section 3 regulations, and D/MBE/WBE regulations. HCD performs reviews of certified payroll submissions and performs on-site interviews to help ensure contractor compliance with labor standard provisions and the payment of Davis-Bacon prevailing wages to workers.

Similarly, for public services projects, beneficiary data and consistency with meeting stated contractual goals and performance outcomes, is assessed. As staff utilizes performance-based reviews at the initial level of funding review and allocation, this is an important indicator as to how the federal funding is being maximized in terms of effectiveness of service delivery and resource leveraging. Moreover, public services applicants provide quarterly reports to HCD staff to insure that programs are being implemented timely and that beneficiaries are getting the services as articulated in each CDBG public service contract.

ESG Monitoring

ESG program monitoring is similar to CDBG public Services, staff conducts programmatic and financial review, ascertaining beneficiary and program goals are being met, that expenditures are eligible and timely, that no expenditure exceed programmatic limits, for example, staffing costs under ESG operations and/or homeless prevention, and that matching requirements are met and consistent with eligibility. Staff confers with program beneficiaries to insure that all persons receiving benefit are afforded the level of services as articulated in the contract of services.

McKinney-Vento Supportive Housing Program Monitoring

For projects funded through the Continuum of Care, many of the grantees funded through this source have direct contractual relationship with HUD. However, for those contract under purview of HCD of which there are currently three, staff regularly monitors their performance through site visits and ongoing capacity review. With respect to those grants held directly through HUD, as Lead Agency HCD requests copies of all Annual Progress Reports (APRs) and applications for renewal funding in preparing the annual grant application. Also, as Lead Agency in overseeing implementation of the Homeless Management Information System (HMIS), HCD staff assess overall performance of the Continuum of Care through this, as well as providing technical assistance to sponsor organizations, ensuring that all CDBG, ESG and HPRP-funded entities are utilizing the system for data collection and reporting as required (this is included a language in all CDBG and ESG contracts as well), and during the course of regular on-site, end-user system training that programs and projects are being implemented in accordance with the contract for services.

CHDO's/Jurisdictional Partners

HCD annually assesses Community Development Housing Organizations (CHDO's) capacity and qualification annually as well. The review for recertification includes a review of the Board of Directors, capability of current staff, review of financial statements and mission statements, as well as review of past and current project portfolios. All reviews are constructive in nature and intended to insure ongoing capacity as well as identification of areas for possible technical assistance where warranted. In this respect, HCD also shares information with participating jurisdictions under the

HOME Consortium in order for them to remain apprised of the Lead Agency's oversight of the Consortium work program, but also to inform them of areas of possible success and concerns in their jurisdictions.

With respect to jurisdictional partners, as noted, the cities of Lompoc and Santa Maria each conduct independent funding processes under the HOME Consortium and, in those instances in which they independently fund and contract for a particular project, staff reviews the project file for consistency with required contract language, as well as conformity with all federal HOME statutory and regulatory overlay requirements; these site visits and reviews are conducted on an annual basis.

Community Based Development Organizations

Community-Based Organizations (CBOs) are funded for a wide variety of CDBG funded activities, especially public services. However, their experience and training in implementing these activities in compliance with applicable statutory and regulatory requirements varies widely.

HCD has determined that some of these projects can represent the highest potential for risk, while others represent a very low risk. Therefore, completed projects will be candidates for the full range of monitoring tools. Monitoring of CBOs has been augmented by mid-year technical assistance visits that are provided to every CBO in an effort to enhance programmatic compliance. Furthermore, ongoing CBO projects receive annual on-site monitoring visits.

Subrecipient / Written Agreements

Santa Barbara County Partnership monitors all subrecipients receiving funding through HCD. Each Community Housing Development Organization is recertified annually as a part of the monitoring process. The review for recertification includes a review of the Board of Directors, capability of current staff, review of financial statements and mission statements, review of past and current projects.

Each program requires a written agreement. The requirements demand that the agreement remain in effect throughout the period that the subrecipient has control over funds. In addition, regulations prescribe the provisions that the agreement must contain. These provisions include a statement of work (description of work, budget, and time schedule); records and reports, program income, uniform administrative requirements, other program requirements such as fair housing, labor, displacement, employment opportunities, lead-based paint, debarred contractors, conflict of interest, restrictions for certain resident aliens (as described in 24 CFR Part 49); provisions for Community Housing Development Organizations, religious entities, the Architectural Barriers Act, and the Americans with Disabilities Act.

- Scope of Services
- Program Income
- Reports and Records
- Uniform Administrative Requirements

- Other Program Requirements
- Suspension and Termination
- Reversion of Assets

Each written agreement entered into by the county and its sponsor organizations tasked with implementing federally-funded programs includes pass-through language specific to each funding source that incorporates all federal statutory and regulatory requirements that HUD imposes on HCD; moreover, staff insures that these are effectively articulated and understood by these funded organization prior to entering into any agreements. Thorough legal counsel review is conducted prior to execution as well.

Santa Barbara County reports on the progress of each project and has the following monitoring duties:

1. Oversee the planning and budgeting process to ensure that projects and programs are consistent with the Consolidated Plan's identified high- and possibly medium-priority objectives and grant requirements. Staff will also provide technical guidance regarding Affirmative Marketing and Fair Housing practices.
2. Provide technical guidance to each subrecipient partner regarding: program structure, income requirements, and document compliance. Staff will review the County's monthly expenditure reports. At a minimum, staff will perform quarterly drawdowns in HUD's Integrated Disbursement and Information System (IDIS) against the appropriate grant. For IDIS, staff will gather quarterly program statistical reports from the subrecipient partners and update all necessary fields from setup to completion of each project and activity. Regular updating and draws will ensure that the programs and projects meet CDBG timeliness and HOME program year deadlines.
3. As needed, staff performs environmental reviews prevailing wage compliance, section 3 and MBE/WBE monitoring.
4. Review the invoices from each sub recipient and ensure timeliness with expenditures.
5. As appropriate, provide technical guidance as needed.

Provide monitoring orientation with all subrecipient partners and establish monitoring visits. The monitoring orientation includes the timing for monitoring visits. Subrecipient partners without problems or significant findings receive annual or semi-annual monitoring visits, while new subrecipients and subrecipients with significant problems or complex projects receive quarterly visits.

Housing Opportunities for People with AIDS (HOPWA)

**Refers to the HOPWA Table in the Needs.xls workbook.*

- 74. Describe the activities to be undertaken with HOPWA Program funds to address priority unmet housing needs for the eligible population. Activities will assist persons who are not homeless but require supportive housing, such as efforts to prevent low-income individuals and families from becoming homeless and may address the housing needs of persons who are homeless in order to help homeless persons make the transition to permanent housing and independent living.*
- 75. Identify any obstacles to meeting underserved needs and summarize the priorities and specific objectives, describing how funds made available will be used to address identified needs.*
- 76. The Plan must establish annual HOPWA output goals for the planned number of households to be assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. The plan can also describe the special features or needs being addressed, such as support for persons who are homeless or chronically homeless. These outputs are to be used in connection with an assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.*
- 77. For housing facility projects being developed, a target date for the completion of each development activity must be included and information on the continued use of these units for the eligible population based on their stewardship requirements (e.g. within the ten-year use periods for projects involving acquisition, new construction or substantial rehabilitation).*
- 78. Provide an explanation of how the funds will be allocated including a description of the geographic area in which assistance will be directed and the rationale for these geographic allocations and priorities. Include the name of each project sponsor, the zip code for the primary area(s) of planned activities, amounts committed to that sponsor, and whether the sponsor is a faith-based and/or grassroots organization.*
- 79. Describe the role of the lead jurisdiction in the eligible metropolitan statistical area (EMSA), involving (a) consultation to develop a metropolitan-wide strategy for addressing the needs of persons with HIV/AIDS and their families living throughout the EMSA with the other jurisdictions within the EMSA; (b) the standards and procedures to be used to monitor HOPWA Program activities in order to ensure compliance by project sponsors of the requirements of the program.*

This Section NOT APPLICABLE

The County does not receive HOPWA funds directly from HUD

Although Santa Barbara County does not receive HOPWA entitlement funding directly from HUD, the County's Public Health Department administers the small cities HOPWA program. The Public Health Department submits competitive HOPWA funding applications to the State of California, Department of Health Services and is allocated Federal HOPWA funds through their competitive process.

Historically, the County's Public Health Department allocates the State HOPWA grant funds to the following community organizations that provide HIV/AIDS housing and/or services as follows:

Pacific Pride Foundation

The Pacific Pride Foundation is a locally-based organization that proudly provides services to the HIV/AIDS and Lesbian, Gay, Bisexual and Transgender communities of Santa Barbara County. Direct services are provided to individuals and families infected with or affected by HIV/AIDS through their Case Management and Early Intervention Programs. These programs provide help from nurses and social workers, transportation, housing assistance, volunteer support and food from their two food pantries and hot meals program. All services and programs are offered in a bilingual setting with the highest standards of confidentiality.

The case management services staff is made up of nurses and social workers who meet with HIV/AIDS diagnosed clients to develop a personalized care plan. The staff coordinates with doctors, county and community service organizations to ensure comprehensive care for clients. No client is denied services due to an inability to pay.

The following are just some of the services that the Pacific Pride Foundation offers:

- **Medical Services** – Referrals for comprehensive medical evaluations complete with lab tests to monitor HIV infection and any necessary medications of treatment therapies.
- **Health Education** – HIV education, general health education and stress reduction.
- **Case Management** – Assessing the needs of clients, individualized care plan, benefits counseling, client advocacy and referrals.
- **Food Assistance** – The Necessities of Life Project is Pacific Pride Foundation's food assistance program. Two food pantries provide free food and personal care products to low-income HIV positive clients and their families on a weekly basis.
- **Harm Reduction** – Methods of lowering health risk issues including drug and alcohol use, homelessness and mental health.

- **Volunteer Support** – Practical and emotional support.
- **Counseling Services** – Individual counseling as well as various support groups.

In addition, Pacific Pride Foundation believes that education is key to preventing the continuing spread of HIV. It is only through new and innovative education and outreach programs that they can hope to reach population at greatest risk for infection before they become exposed to the virus. The HIV Education and Prevention Department offers a variety of educational sessions, training, presentations and in-services for community groups, parent groups, social service agencies and school and college classrooms. Topics include HIV/AIDS, safer sex, substance use and HIV, Hepatitis C and Sexually Transmitted Diseases/Infections. Presentations are offered in both English and Spanish.

Sarah House

Sarah House is the heart of AIDS Housing in the Santa Barbara area. The facility, which was built in 1994, has 8 single rooms in the main house and three two-bed room apartments across the courtyard. The apartments are part of their Scattered Site Housing while the single rooms house HIV/AIDS residents in need of 24-hour care and attention.

Sarah House operates as a “social model” hospice, contrasting with “medical models” that must be staffed by RNs or LVNs. This results in much higher daily costs for the medical model. In addition, the social model is more like a home and not so impersonal as a hospital wing or institution.

Since January 2004, Sarah House has expanded its services to provide care for non-HIV dying poor, as long as they have received a hospice designation and are attended by an RN from a hospice certified agency.

Over the years, Sarah House has cared for more than 250 AIDS patients. The facility is licensed as a Residential Care Facility for the Chronically Ill (RCFCI) by the State Department of Social Services and is staffed by a House Manager, a Registered Nurse Case Manager and Certified Nurse Assistants (CNA’s). As a licensed facility, Sarah House provides regular meals, laundry, help with adherence to a rigorous medication regime, support in accessing counseling, and transportation to and from medical appointments.

In recent years, the demographics of Sarah House residents have shifted from white gay middle class males to predominantly Hispanic and increasingly more women. Almost all of the residents have experienced homelessness, and are doubly or triply diagnosed meaning that in addition to HIV/AIDS they have mental health issues and/or substance abuse history.

The Sarah House residents who had enjoyed increasingly improved health were able to live on their own. Scattered Site Housing Program helps people from the community with HIV/AIDS, not just former Sarah House residents, by finding apartments, providing security deposits, emergency rent, and utilities, and master lease the units and sublet them back to the residents. For landlords, it is a very positive relationship because Sarah House finds the tenants, pays the rent, and serves as liaison between the two. Residents pay the rent through the Section 8 voucher program. This activity has served as a safety net that has led to lower demand for 24-hour care.

AIDS Housing Santa Barbara

AIDS Housing of Santa Barbara provides end-of-life care to low-income individuals as well as a 24-hour care to residents of Sarah House..

Casa Esperanza

Casa Esperanza's mission is to assist homeless individuals and families with HIV/AIDS to access services that they need. In addition, Casa Esperanza provides housing case management services for HIV individuals.

Specific HOPWA Objectives

80. Identify specific objectives that the jurisdiction intends to initiate and/or complete in accordance with the tables* prescribed by HUD.

Complete and submit Table 1C Summary of Specific Objectives or, if using the CPMP Tool, the Summaries.xls worksheets.

81. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

This Section NOT APPLICABLE

The County does not receive HOPWA funds directly from HUD

As stated, the County does not receive HOPWA funds directly from HUD; however, during the next five years, the County of Santa Barbara anticipates receiving the following Federal funds and will utilize these monies to address the needs of County low and moderate income households, including those with HIV/AIDS.

Community Development Block Grant (CDBG)

The Housing and Community Development Act of 1974 created the CDBG Program. Although the Act has been amended in recent years, the primary objective continues to be the development of viable urban communities by providing decent housing, a suitable living environment, and expanding economic opportunities, principally for persons of low- and moderate-income. The Program's objectives are achieved by providing funds for projects and/or activities that meet three national objectives:

- Benefit low- and moderate-income persons
- Aid in the prevention or elimination of slums and blight
- Meet other community development needs having a particular urgency

CDBG can fund a variety of activities to help low-income people and neighborhoods, such as housing rehabilitation, community services, infrastructure, economic development, and business assistance.

HOME Program

On November 28, 1990, the Cranston-Gonzalez National Affordable Housing Act was enacted (P.L. 101-625). The HOME Investment Partnerships (HOME) program was created as a result of this legislation.

The intent of the program is to:

- Expand the supply of decent, safe, sanitary and affordable housing.
- Strengthen the ability of state and local government to provide affordable housing.
- Assure that federal housing services, financing and other investments are provided to state and local government in a coordinated, supportive fashion.

The HOME program affords the County HOME Consortium with the flexibility to fund a wide range of low-income housing activities through housing partnerships with the State, other local government, private industry, and nonprofit organizations. Funds are allocated by HUD to qualifying "Participating Jurisdictions" (PJs), such as the County of Santa Barbara Consortium, based upon a variety of demographic and housing factors. With the exception of a waiver granted for disaster-related funding, HOME funds are subject to a 25% match of non-federal funds or in-kind contributions.

The HOME program funds housing-related activities for low-income people such as new housing construction, housing rehabilitation, first-time homebuyer assistance, and tenant-based rental assistance.

Emergency Shelter Grant (ESG)

The Emergency Shelter Grant Program's objectives are to increase the number and quality of emergency shelters and transitional housing facilities for homeless individuals and families by providing funding to assist, protect and improve the living conditions of the homeless by operate facilities and providing essential services. Designed as a first step in a continuum of assistance, the ESG Program strives to help homeless persons and families meet their most immediate needs as well as aid them in their transition towards independent living. The grant provides for the renovation or conversion of buildings for the use as emergency shelters, operational costs associated with emergency shelters and services.

Homelessness Prevention and Rapid Re-housing Program (HPRP)

The County of Santa Barbara received Homelessness Prevention and Rapid Re-Housing Program (HPRP) grant during Fiscal Year 2009-2010. During the period covered by this Consolidated Plan, the County will continue to expend these important funds in a timely manner.

Other Funding

The County and local non-profit agencies may receive funding for specific projects and activities. Such sources may include the State of California, local lending institutions foundations, charitable organizations and fund raising.

The County of Santa Barbara will also receive Redevelopment Set-Aside funds during the five years covered by this Consolidated Plan. This funding will be used to help pay for HOME Program match requirements. The County also manages State and Federal workforce development programs under the Workforce Investment Act and the State Training and Employment Program.

The County will use these and other funds to provide decent housing, create a suitable living environment, and expand economic opportunities throughout the County.



Chapter X: Other Narratives

This chapter addresses the following HUD questions relevant to the County of Santa Barbara:

82. *Include any Strategic Plan information that was not covered by a narrative in any other section. If optional tables are not used, provide comparable information that is required by consolidated plan regulations.*

83. *Section 108 Loan Guarantee*

If the jurisdiction has an open Section 108 project, provide a summary of the project. The summary should include the Project Name, a short description of the project and the current status of the project, the amount of the Section 108 loan, whether you have an EDI or BEDI grant and the amount of this grant, the total amount of CDBG assistance provided for the project, the national objective(s) codes for the project, the Matrix Codes, if the activity is complete, if the national objective has been met, the most current number of beneficiaries (jobs created/retained, number of FTE jobs held by/made available to LMI persons, number of housing units assisted, number of units occupied by LMI households, etc.)

84. *Regional Connections*

Describe how the jurisdiction's strategic plan connects its actions to the larger strategies for the metropolitan region. Does the plan reference the plans of other agencies that have responsibilities for metropolitan transportation, economic development, and workforce investment?

Impediments to Fair Housing

As part of the Consolidated Plan required by HUD, the County must submit a certification that requires them to undertake fair housing planning as follows:

1. Complete an analysis of the impediments to fair housing (AI)
2. List actions to be taken to eliminate any identified impediments
3. Maintain fair housing records

With regard to the Analysis of Impediments to Fair Housing (AI), the original AI was prepared by the County in May of 1996, with updates completed in 1997, 2000, and 2006. In developing the 2010-2015 Consolidated Plan, staff consulted with local fair housing providers, as well as local landlords, tenant groups and other interested parties, in an effort to gain input from a variety of groups involved in the County's housing market. Following is a list of parties consulted during the development of the Consolidated Plan:

- Santa Barbara County Legal Aid Foundation
- Santa Barbara Rental Housing Mediation Task Force
- Isla Vista Tenant's Union
- Conflict Solutions Center (North County Rental Mediation)
- Santa Barbara County Citizens Taxpayers Association
- Coalition of Labor and Business (COLAB)
- Catholic Charities (Lompoc)
- Santa Barbara County Rental Property Owners Association
- PUEBLO: Low-income resident rental and social advocacy organization
- Santa Barbara County Rental Housing Roundtable
- Santa Barbara County Action Network (SBCAN)
- University of California Associated Students
- Coalition for Housing Accessibility, Needs, Choice and Equality (CHANCE)
- Independent Living Resource Center

As part of the mandate to affirmatively further fair housing, the County will continue to take appropriate actions to overcome the effects of the impediments to fair housing choice as identified in its Analysis of Impediments to Fair Housing (AI) by providing County funding to a local fair housing service providers, the *Rental Housing Mediation Task Force* and *Legal Aid of Santa Barbara County*.

Specific services provided by these fair housing providers include the following:

- Provide mediation services to tenants and landlords to work towards resolution of tenant/landlord disputes;
- Provide workshops for lower-income tenants as well as workshops for landlords and/or property managers, to educate them on their respective rights and responsibilities under the law relative to fair housing practices;
- Test apartment complexes and/or property management firms for discrimination;
- Litigate, arbitrate and resolve fair housing cases;
- Provide legal assistance; and
- Spotcheck real estate ads in local newspapers for discriminatory language.

The Santa Barbara County HOME Consortium and Urban County Partnership are both committed to promoting fair housing choice for all County residents regardless of race, creed, color, national origin, religion, sex, family status, or disability, and is committed to achieving equal housing opportunities through the administration of Federal, State and local programs. Furthermore, the Urban County Partnership is committed to working with the public, private, and nonprofit sectors in County of Santa Barbara to ensure fair housing choice for all residents.

The Urban County Partnership’s commitment to fair housing includes incorporating fair housing needs and strategies into the Consolidated Plan. In conjunction with its Analysis of Impediments to Fair Housing, the County will take measurable actions each year to carry out this strategy. The Annual Action Plan for each program year will describe these actions. The following priority goal has been set by the Urban County Partnership to address fair housing:

Five Year Consolidated Plan Goal (as identified in the Housing Section)						
PROVIDE DECENT HOUSING						
Availability / Accessibility of Decent Housing (DH-1)						
Specific Objectives		PNL	Proposed Actions	Outcomes	Proposed 5-Year Accomplishment	Proposed Funding
DH 1.4	Promote and provide services that prevent discrimination and eliminate barriers to housing	H	<ul style="list-style-type: none"> • Fair Housing Services • Housing Counseling Services • Legal Services • Communitywide educational presentations 	Improve availability / accessibility of decent affordable housing units	875 People	CDBG

A copy of the current Analysis of Impediments to Fair Housing (AI) is available for review from the County of Santa Barbara, 105 East Anapamu Street, Suite 105, Santa Barbara, CA 93101.

Performance Measurement

Santa Barbara County values Federal Program Accountability. Consequently, the County uses local evaluations for programs and projects receiving funding. To evaluate the success of programs, the County will continue to utilize a comprehensive Performance Measurement System (PMS) as follows:

- **Goals** are the proposed solutions to problems or needs identified by the County during the consolidated planning process.
- **Inputs** include resources dedicated to or consumed by the program such as money, staff, equipment, and supplies.
- **Activities** are what the program does with inputs to fulfill its mission. Activities include the strategies, techniques, and types of treatment that comprise the program's production process or service methodology.
- **Outputs** are the direct products of a program's activities. They are measured in terms of the volume of work accomplished, such as number of low-income households served, number of loan applications processed, number of units constructed or rehabilitated, or numbers of jobs created or retained.
- **Outcomes** are benefits that result from a program. Outcomes typically relate to a change in conditions, status, attitudes, skills, knowledge, or behavior. Common outcomes include improved quality of life for program participants, improved quality of local housing stock or the revitalization of a neighborhood.

The graphic on the following page, provided in HUD's Community Planning and Development (CPD) Training Manual and Guide on Performance Measurement, illustrates the linkages between objectives, outcomes, and outcomes statements.

Link between Objectives, Outcomes, and Outcome Statements

	Outcome 1: Availability/Accessibility	Outcome 2: Affordability	Outcome 3: Sustainability
Objective #1 Suitable Living Environment	Accessibility for the purpose of creating Suitable Living Environments	Affordability for the purpose of creating Suitable Living Environments	Sustainability for the purpose of creating Suitable Living Environments
Objective #2 Decent Housing	Accessibility for the purpose of providing Decent Housing	Affordability for the purpose of providing Decent Housing	Sustainability for the purpose of providing Decent Housing
Objective #3 Economic Opportunity	Accessibility for the purpose of creating Economic Opportunities	Affordability for the purpose of creating Economic Opportunities	Sustainability for the purpose of creating Economic Opportunities

Source: CPD Training Manual & Guide on Performance Measurement, HUD

As the lead agency in both the HOME Consortium and the Urban County Partnership, it is the intent of the County to utilize the guidance provided by HUD regarding performance measurement. The County’s outcome performance measurement system focuses on the following four key requirements when providing Federal grant funding for each and every project/program/activity:

1. Determine the goal of the activity.
2. Select one objective and one outcome that best reflect the goal or purpose of the activity.
3. Indicate the corresponding objective and outcome for an activity when setting up the activity in Integrated Disbursement Information System (IDIS).
4. Report on the applicable indicators regularly in IDIS.

Based on the above key considerations, each activity entered into IDIS includes the appropriate objective as well as desired outcome.

Once the Objectives and Outcomes of each activity has determined appropriate indicators for individual activities will be recorded in IDIS. The Indicators as defined by HUD are data elements that are measured to identify whether a program is achieving its outcomes. Adherence to Federal regulations like compliance with the National Environmental Policy Act (NEPA), Prevailing Wage, Section 3 and MBE/WBE is monitored as well.

HOME Program

During the period covered by the Consolidated Plan (2010-2015), the County's HOME Program Consortium will:

- A. Not utilize any other form of investment other than that described in the HOME Program regulations (92.205).
- B. Not refinance existing debt secured by multifamily housing that is being rehabilitated with HOME Program funds (92.206(b)).
- C. Require that any homeownership activities under the HOME Program utilize the recapture method, requiring that HOME funds are recaptured by the County at the time of sale (92.254(a)(4)).
- D. Require that developers follow certain policies and procedures to affirmatively market housing projects that contain 5 or more HOME-assisted units.
- E. Establish and oversee a minority outreach program.

Glossary for the Consolidated Plan

Affordability Gap: The extent to which gross housing costs, including utility costs, exceed 30% of the gross income.

Affordable Housing: Housing where the occupant is paying no more than 30% of their gross income for gross housing costs, including utility costs.

AIDS and Related Diseases: The disease of acquired immunodeficiency syndrome or any conditions arising from the etiologic agent acquired immunodeficiency syndrome.

Alcohol and Other Drug Related Addiction: A serious and persistent alcohol or other drug addiction that significantly limits a person's ability to live independently.

Assisted Housing or Person: For the purpose of identification of goals, an assisted household or person is one which during the period covered by the annual plan will receive benefits through federal funds, either alone or in conjunction with the investment of other public or private funds. The program funds providing the benefits may be from any funding year or combined funding years. A renter is benefited if the person takes occupancy of affordable housing that is newly acquired, newly rehabilitated, or newly constructed, and/or receives rental assistance through new budget authority. An existing homeowner is benefited during the year if the home's rehabilitation is completed. A first-time homebuyer is benefited if a home is purchased during the year. A homeless person is benefited during the year if the person becomes an occupant of transitional or permanent housing. A non-homeless person with special needs is considered as being benefited, however, only if the provision of supportive services is linked to the acquisition, rehabilitation, or new construction of a housing unit and/or the provision of rental assistance during the year. Households or persons who will benefit from more than one program activity must only be counted once. To be included in the goals, the housing unit must at a minimum, satisfy HUD Section 8 Housing Quality Standards.

Certification: A written assertion, based on supporting evidence, that must be kept available for inspection by HUD, by the Inspector General of HUD, and by the public. The assertion shall be deemed to be accurate unless HUD determines otherwise, after inspecting the evidence and providing due to notice and opportunity for comment.

Committed: A legally binding commitment of funds to a specific project to undertake specific activities.

Consistent with the Consolidated Plan: A determination made by the City that a program application meets the following criterion: The Annual Plan for that fiscal year's funding indicates the jurisdiction planned to apply for the program; the location of the activities is consistent with the geographic areas as specified in the plan; and the activities benefit a category of residents for which the jurisdiction's five-year strategy shows a priority.

Cost Burden >30%: The extent to which gross housing costs, including utility costs, exceeds 30% of gross income, based on data published by the U.S. Census Bureau.

Cost Burden >50%: The extent to which gross housing costs, including utility costs, exceeds 50% of gross income, based on data published by the U.S. Census Bureau.

Disabled Household: A household composed of one or more persons, with a least one of whom is an adult (a persons of at least 18 years of age) who has a disability. A person shall be considered to have a disability of the person is determined to have a physical, mental, or emotional impairment that: 1) is expected to be of long-continued and indefinite duration, 2) substantially impedes his or her ability to live independently, and 3) is of such a nature that the ability could be improved by more suitable housing conditions. A person shall also be considered to have a disability if he or she has a developmental disability as defined in the Developmental Disabilities Assistance and Bill of Rights Act (42 U.S.C. 6001-6006). The term also includes the surviving member or members of any household described in the first sentence of this paragraph who were living in an assisted unit with the deceased member of the household at the time of his or her death.

Economic Independence and Self-Sufficiency Programs: Programs undertaken by Public Housing Agencies (PHA's) to promote economic independence and self-sufficiency for participating families. Such programs may include Project Self-Sufficiency and Operated Bootstrap programs that originated under earlier Section 8 rental certificates and rental voucher initiatives, as well as the Family Self-Sufficiency program. In addition, PHA's may operate locally developed programs or conduct a variety of special projects designed to promote economic independence and self-sufficiency.

Elderly Household: A one or two person household in which the head of household or spouse is at least 62 years of age.

Elderly Person: A person who is at least 62 years of age.

Existing Homeowner: An owner-occupant of residential property who holds legal title to the property and who uses the property as his/her principal residence.

Family: A household composed of one or more persons (the National Affordable Housing Act definition required to be used in the CHAS rule – equivalent to Census definition of household). The Bureau of Census defines family as a householder (head of household) and one or more other persons living in the same household who are relate by birth, marriage or adoption.

Family Self-Sufficiency (FSS) Program: A program enacted by Section 554 of the National Affordable Housing Act which directs Public Housing Agencies (PHA's) and Indian Housing Authorities (IHA's) to use Section 8 assistance under the rental certificate and rental voucher programs, together with public and private resources to provide supportive services, to enable participating families to achieve economic independence and self-sufficiency.

Federal Preference for Admission: The preference given to otherwise eligible applicants under HUD's rental assistance programs who, at the time they seek housing assistance, are involuntarily displaced, living in substandard housing, or paying more than 50% of family income for rent.

First-Time Homebuyer: An individual or family who has not owned a home during the three year period preceding the HUD-assisted purchase of a home that must be used as the principal residence of the homebuyer.

For Rent: Year round housing units that are vacant and offered/available for rent (U.S. Census definition).

For Sale: Year round housing units that are vacant offered/available for sale only (U.S. Census definition).

Frail Elderly: An elderly person who is unable to perform at least 3 activities of daily living (i.e., eating, dressing, bathing, grooming, and household management).

Group Quarters: Facilities providing living quarters that are not classified as housing units (U.S. Census definition). Examples include prisons, nursing homes, dormitories, military barracks, and shelters.

HOME: The HOME Investment Partnership Program, which is authorized by Title 11 of the National Affordable Housing Act.

Homeless Family: A family that is composed of the following types of homeless persons: at least one parent or guardian and one child under the age of 18, a home pregnant woman, or a homeless person in the process of securing legal custody of a person under the age of 18.

Homeless Person: A youth (17 years or younger) not accompanied by an adult (18 years or older) or an adult without children, who is homeless (not imprisoned or otherwise detained pursuant to an Act of Congress or state law), including the following;

1. An individual who lacks a fixed regular, and adequate night time residence;
2. An individual who has a primary nighttime residence that is:
 - a. A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelter, and transitional housing for the mentally ill);
 - b. An institution that provides a temporary residence for individuals intended to be institutionalized; or
 - c. A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

Homeless Sub-populations: Include, but are not limited to the following categories, severely mentally ill only, alcohol/drug addicted only, severely mentally ill and alcohol drug addicted, fleeing domestic violence, youth, and persons with HIV/AIDS.

HOPE 1: The HOPE for Public and Indian Housing Homeownership Program, authorized by Title IV, Subtitle A, of the National Affordable Housing Act.

HOPE 2: The HOPE for Homeownership of Multi-family Units Program, authorized by Title IV, Subtitle B, of the National Affordable Housing Act.

HOPE 3: The HOPE for Homeownership of Multi-family Units Program, authorized by Title IV, Subtitle C, of the National Affordable Housing Act.

Household: One or more persons occupying a housing unit (U.S. Census definition). See also "Family."

Housing Problems: Households with housing problems include those that: 1) occupy units meeting the definition of Physical Defects; 2) meet the definition of overcrowded; and 3) meet the definition of cost burden >30%. Table 1 C requests non-duplicate counts of households that meet one or more of these criteria.

Housing Unit: An occupied or vacant house, apartment, or a single room (SRO housing) that is intended as a separate living quarter (U.S. Census definition).

Institutions/Institutional: Group quarters for persons under care or custody((U.S. Census definition)

Large Related: A Household of five or more persons that include at least one person related to the householder by blood, marriage, or adoption.

Lead-Based Paint Hazard: Any condition that causes exposure to lead-contaminated dust, lead-contaminated soil, lead-contaminated paint that is deteriorated or present in accessible surfaces, friction surfaces, or impact surfaces that would result in adverse human health effects as established by the appropriate federal agency.

LIHTC: (Federal) Low-income Housing Tax Credit.

Low-income: Households whose incomes do not exceed 50% of the median income for the area, as determined by HUD with adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than 50% of the median for the area of the basis on HUD's funding that such variations are necessary because of prevailing levels of construction cost of fair market rents, or unusually high or low family incomes. Note: HUD income limits are updated annually and are available from local HUD offices. (This term corresponds to low-and moderate-income households in the CDBG Program). (the CDBG program has used the terms "low-income" and "moderate-income" persons are terms derived from its statute. Those terms have the same meaning as the terms "very low-income" and "low-income" as used in the NAHA and in the U.S. Housing Act of 1937.)

Middle-Income: Household whose income do not are between 80% and 95% of the median income for the area, as determined by HUD, with adjustments for smaller or larger families, except that HUD may establish income ceilings higher or lower than 95% of the median for the area of the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs of fair market rents, or unusually high or low family incomes. (This definition corresponds to the term "moderate-income family" under the CHAS statute, 42 U.S.C.12705. In addition, this definition is different than that used for the CDBG Program)

Moderate-Income: Household whose income do not are between 80% of the median income for the area, as determined by HUD, with adjustments for smaller or larger families, except that HUD may establish income ceilings higher or lower than 80% of the median for the area of the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs of fair market rents, or unusually high or low family incomes.

Non-Elderly Household: A household which does not meet the definition of "Elderly Household," as defined above.

Non-Homeless Persons with Special Needs: Includes frail elderly persons, persons with AIDS, disabled families, and families participating in organized programs to achieve economic self-sufficiency.

Non-Institutional: Group quarters for persons not under care or custody (U.S. Census Definition).

Occupied Housing Unit: A housing unit that is the usual place or residence of the occupant(s).

Other Household: A household of one or more persons that does not meet the definition of a Small Related, Large Related, or Elderly Household comprised of 3 or more persons.

Other Income: Households whose incomes exceeds 80% of the median income for the area, as determined by HUD, with adjustments for smaller and larger families.

Other Low Income: Households whose incomes are between 51% and 80% of the median income for the area, as determined by HUD, with adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than 80% of the median for the are on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs of fair market rents, or unusually high or low family incomes. (This term corresponds to moderate-income in the CDBG Program).

Other Vacant: Vacant year round housing units that are not for rent or for sale. This category would include awaiting occupancy or held (U.S. Census definition).

Overcrowded: A housing unit containing more than one person per room (U.S. Census definition).

Owner: A household that owns the housing unit it occupies (U.S. Census definition).

Person with a Disability: A person who is determined to have physical, mental, or emotional impairment that: 1) is expected to be of long-continued and indefinite duration, 2) substantially impedes his or her ability to live independently, and 3) is of such a nature that the ability could be improved by more suitable housing conditions. A person shall also be considered to have a disability if he or she has a developmental disability as defined in the Developmental Disabilities Assistance and Bill of Rights Act (42 U.S.C. 6001-6006).

Poverty Level: The minimum income level needed to sustain a family based on the cost of mix of basic goods as determined by the federal government.

Poverty Level Family: A family with an income below the poverty level, as defined by the Office of Management and Budget, and revised annually.

Primary Housing Activity: A means of providing or producing affordable housing-such as rental assistance, production, rehabilitation or acquisition – that will be allocated significant resources and/or pursued intensively for addressing a particular housing need.

Project-Based (Rental) Assistance: Rental assistance provided for a project, not for a specific tenant. Tenants receiving project-based rental assistance give up the right to that assistance upon moving from the project.

Public Housing CIAP: Public Housing Comprehensive Improvement Assistance Program

Public Housing MROP: Public Housing Major Reconstruction of Obsolete Projects.

Rent Burden >30% (Cost Burden): The extent to which gross rents, including utility costs, exceed 30% of gross income, based on date published by the U.S. Census Bureau.

Rent Burden >50% (Severe Cost Burden): The extent to which gross rents, including utility costs, exceed 50% of gross income, based on date published by the U.S. Census Bureau.

Rental Assistance: Rental assistance provided as wither project-based rental assistance or tenant-based rental assistance.

Renter: A household that rents the housing unit that is not owner occupied, including both units rented for cash and units occupied without cash payment of rent (U.S. Census definition).

Renter-Occupied Unit: Any occupied housing unit that is not owner occupied, including rented for cash and those occupied without payment of cash rent.

Secondary Housing Activity: A means of providing or producing affordable housing such as rental assistance, production, rehabilitation, or acquisition that will receive fewer resources and less emphasis than primary activities for addressing a particular housing need.

Section 215: Section 215 of Title 11 of the National Affordable Housing Act. Section 215 defines affordable housing projects under the HOME program.

Service Needs: The particular services identified for special needs population, which may include transportation, personal care, housekeeping, counseling, meals, case management, personal emergency response, and other services to prevent premature institutionalization and assist individuals to continue living independently.

Severe Cost Burden: See Cost Burden >50%

Severe Mental Illness: A serious and persistent mental or emotional impairment that significantly limits a person's ability to live independently.

Sheltered: Families and person who primary nighttime residence is a supervised publicly or privately operated shelter, including emergency shelters, transitional housing for the homeless, domestic violence shelters, residential shelters for runaway and homeless youth, and any hotel/motel/apartment voucher arrangement paid because the person is homeless. This term does not include persons living doubled up or in overcrowded or substandard convectional housing. Any facility offering permanent housing is nor a shelter, nor are its residents homeless.

Small Related: A household of 2 to 4 persons that include at least one person related to the householder by birth, marriage, or adoption.

Substandard Condition and not Suitable for Rehabilitation; A substandard unit, which does not meet the Housing Quality Standards of the Section 8 Rental Assistance Program and/or the County's Building Code. A unit is not suitable for the rehabilitation when the value of improvements will exceed 80% of the loan to value ratio, and/or one in which improvements will not contribute to the long standing permanence of the structure as a future occupied affordable unit.

Substandard Condition but Suitable for Rehabilitation; A substandard unit is one that does not meet the Housing Quality Standards of the Section 8 Rental Assistance Program and/or the County's Building Code. A Substandard unit suitable for the rehabilitation when the value of improvements will not exceed 80% of the loan to value ratio, with the exception of a historically significant structure, and one in which improvements will contribute to the permanence and significantly the life of the structure.

Substantial Amendment: A major change in an approved housing strategy submitted between the scheduled annual submissions. It usually involves a change to the five-year strategy, which may be occasioned by a decision to undertake activities or programs inconsistent with that strategy.

Substantial Rehabilitation: Rehabilitation of residential property at an average cost for the project in excess of \$25,000 per dwelling unit.

Supportive Housing: Housing, including Housing Units and Group Quarters, that have a supportive environment and includes a planned service component.

Supportive Service Need in FSS Plan: The plan that PHA's administering a Family Self-Sufficiency program are required to develop to identify the services they will provide to participating families and the source of funding for those services. The supportive service may include child care; transportation; remedial education; education for completion of secondary or post secondary schooling; job training; preparation, and counseling, substance abuse treatment and counseling; training in homemaking and parenting skill; money and household management; counseling in homeownership, job development and placement; follow-up assistance after job placement; and other appropriate services.

Supportive Services: Service provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling, and supervision, childcare, transportation and job training.

Tenant-Based (Rental) Assistance: A form of rental assistance in which the assisted tenant may move from a dwelling unit with a right to continued assistance. The assistance is provided for the tenant, not the project.

Transitional Housing: A project that is designed to provide housing and appropriate supportive-service to homeless persons to facilitate movement to independent living within 24 months, or a longer period approved by HUD.

Total Vacant Housing Units: Unoccupied year round housing units (U.S. Census definitions).

Unsheltered: Families and individuals whose primary nighttime residence is public or private not designed for, or ordinarily used as, a regular sleeping accommodation for human beings (e.g. streets, parks, alleys).

Vacant Awaiting Occupancy or Held: Vacant year round housing units that have been rented or sold and are currently awaiting occupancy, and vacant year round housing units that are held by owners or renters for occasional use (U.S. Census definitions).

Vacant Housing Unit: Unoccupied year-round housing units that are available or intended for occupancy at any time during the year.

Very Low-Income: Households whose income do not exceed 50% of the median area income, as determined by HUD, with adjustments for smaller and larger families and for areas with usually high or low income or where needed because of prevailing levels of construction costs or fair market rents. (This term corresponds to low-income households in the CDBG Program).

Worst-Case Needs: Unassisted, very low-income, renter households who pay more than half of their income for rent, live in seriously substandard housing (which includes homeless people) or have been involuntary displaced.

Year Round Housing Unit: Occupied and vacant housing units intended for year-round use (U.S. Census definitions). Housing units for season or migratory, workers are excluded.