



# County of Santa Barbara

## **DRAFT**

### 2010 Annual Action Plan



Santa Barbara County HOME Consortium

Santa Barbara Urban County



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County of Santa Barbara, CA  
Action Plan 2010

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## Chapter I: General

# Executive Summary

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

## Program Year 2010 Action Plan Executive Summary

*This section can be translated into Spanish upon request to the County of Santa Barbara Department of Housing and Community Development. Esta sección puede ser traducida a español por petición al Departamento de Viviendas y Desarrollo de la Comunidad del Condado de Santa Barbara.*

The United States Department of Housing and Urban Development (HUD) awards federal grant funding annually to participating jurisdictions and entitlement communities under a variety of programs. The County of Santa Barbara, through collaboration with partner jurisdictions, receives entitlement funding through three programs administered by HUD:

- HOME Investment Partnerships Act (HOME)
- Community Development Block Grant (CDBG)
- Emergency Shelter Grants (ESG)

The County serves as the lead agency in two funding partnerships – Santa Barbara County HOME Consortium and Urban County Partnership – and prepares and submits a required **Consolidated Plan** every five years on behalf of these partnerships. This document, known as the **Annual Action Plan**, serves as an annual implementation plan under the Consolidated Plan, and is required to be submitted annually to HUD as an update to the Consolidated Plan. The Action Plan also serves as an annual application for grant funding under the three programs cited above, and discusses the proposed use of funds to advance the programmatic goals and specific objectives identified in the Consolidated Plan. The priorities and objectives established in the Consolidated Plan are consistent with goals and regulatory requirements under each funding source.

The **Santa Barbara County HOME Consortium** has been a participating jurisdiction under the HOME Program since 1995, and has funded numerous affordable housing projects and programs during its 15 years of existence. In 2007, the County of Santa Barbara partnered with the cities of Lompoc, Buellton, Carpinteria and Solvang to qualify as an Urban County under the Community Development Block Grant (CDBG) Program, and became eligible to receive CDBG funds annually. The HOME Consortium and Urban County Partnership are discussed in detail throughout this Action Plan.

In addition to HOME and CDBG, the County of Santa Barbara has been awarded a variety of other funding, such as the Emergency Shelter Grants (ESG), and the McKinney-Vento Homeless Assistance Act funds. In December of 2009, Santa Barbara County issued a Notice of Funding Availability (NOFA) which included the estimated amounts of HOME, CDBG, ESG, and other local funding sources that would be available for programs and projects advancing the Consolidated Plan and congressional

goals. This Action Plan will address the proposed use of these funds for the 2010 Program Year.

### ***Congressional Programmatic Goals:***

Under the 2010-2015 Consolidated Plan the HOME Consortium and Urban County Partnership have established funding priorities and objectives 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). Figure I-1 provides a summary of the Congressional goals:

Figure I-1

CONGRESSIONAL CONSOLIDATED PLAN PRIORITY GOALS	
<b>GOAL I: DECENT, AFFORDABLE HOUSING:</b>	Provide decent, affordable housing for the community's lowest income households, including households with special needs.
<b>GOAL II: SUITABLE LIVING ENVIRONMENT:</b>	Improve the living environment/quality of life in low-income neighborhoods.
<b>GOAL III: EXPANDED ECONOMIC OPPORTUNITY:</b>	Create economic opportunities for residents and businesses in low-income areas of the community.

The subsequent sections provide a summary of the priorities established locally for each program, consistent with the above Congressional Consolidated Plan priority goals.

## HOME Investment Partnerships Act (HOME) Program

The **Santa Barbara County HOME Consortium** includes the County of Santa Barbara as the lead agency and the six member cities of Buellton, Carpinteria, Goleta, Lompoc, Santa Maria, and Solvang. All activities funded through the HOME Consortium are directed towards addressing long-term priorities, objectives, and performance goals identified in the 2010-2015 Consolidated Plan. This will be the **first Program Year** of the current Consolidated Plan period.

In preparation of the 2010-2015 Consolidated Plan, the Santa Barbara County HOME Consortium used a combination of community forums, community needs assessment surveys, consultations with area experts on housing/community affairs, and a housing needs assessment based on Comprehensive Housing Affordability Strategy (CHAS) data provided by HUD to determine housing priorities and objectives. Consequent to these deliberations, the following housing priorities were established by the HOME Consortium for the 2010-2015 Consolidated Plan:

### **HOME Consortium 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.
- 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.
- Promote homeownership opportunities for low-income first-time homebuyers
- Promote projects that incorporate universal design and accessibility standards to meet disabled person's specific needs
- Promote projects that are in close proximity to employment centers, public transportation corridors, and public services and amenities.
- Promote projects that incorporate innovative energy efficiency and conservation measures

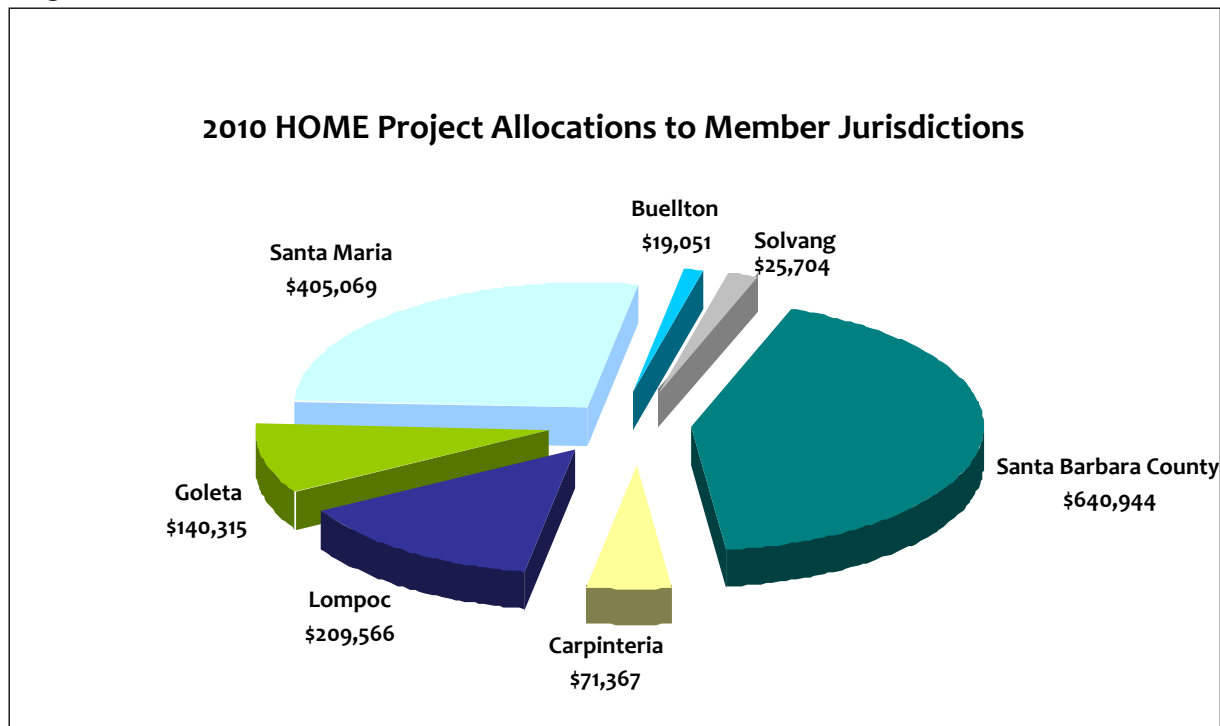
The Santa Barbara County HOME Consortium used these six HUD-based priorities, along with other closely-related rating and ranking criteria, to determine projects for funding contained in this Annual Action Plan.

For Program Year 2010, the Santa Barbara County HOME Consortium has received an entitlement allocation of **\$1,768,440**. A total of **\$1,512,016** in 2010 entitlement funding is available to fund HOME projects in the area, after allowances for program management are deducted.

HOME allocations are distributed among the Consortium members based on a HUD formula, which is discussed in more detail in the Housing section of this Action Plan. The HOME project funding allocations to Consortium member jurisdictions is reflected in Figure I-2.



Figure I-2



### 2010 Participating Jurisdiction HOME Allocations

The City of Solvang opted not to participate in the 2010 HOME NOFA process. While the cities of Buellton and Goleta opted to participate in the 2010 HOME NOFA, no project applications sufficiently ready to move forward timely were received during the NOFA. Accordingly, formula allocations for these three cities have been combined into the County's 2010 allocation and will be made available to those cities in future years. Additionally, the City of Lompoc did not utilize its full 2009 allocation and therefore \$23,157 has been carried forward into the 2010 Program Year. Consequently, this funding has been deducted from the County's 2010 allocation.

Additionally, **\$600,000** in HOME Program Income derived from receipt payments on behalf of past-HOME-funded projects and activities was made available under the 2010 NOFA, which, combined with the 2010 HOME entitlement, totals **\$2,112,016** of HOME funds available for the Santa Barbara County HOME Consortium for the 2010 Program Year. Table I-1 reflects the HOME funds available for Program Year 2010:

Table I-1

<b>2010 HOME Funds Available</b>	
<b>Jurisdiction</b>	<b>Amount</b>
County	\$1,402,315
Santa Maria	\$405,069
Lompoc	\$232,723
Carpinteria	\$71,909
<b>Totals:</b>	<b>\$2,112,016</b>

## 2010 HOME Projects

While Santa Barbara County is the lead agency for the Consortium, each member jurisdiction generally has autonomy over identification of eligible projects within their respective jurisdictions consistent with the Consolidated Plan goals and priorities. For the Santa Barbara County HOME Consortium, affordable housing projects proposed for the 2010 Program Year are reflected in the tables below.

Table I-2

2010 County of Santa Barbara HOME Project Funding Recommendations			
<i>Project</i>	<i>Location</i>	<i>Agency</i>	<i>Reservation</i>
Creekside Village	Unincorporated County	Santa Barbara County Housing Authority / Surf Development	\$804,785
Casa de Familia	City of Santa Maria	Good Samaritan Shelters, Inc.	\$360,000
Dahlia Court Expansion	City of Carpinteria	Peoples' Self-Help Housing Corporation	\$237,530
<b>Total County of Santa Barbara HOME Project Funds Reserved:</b>			<b>\$1,402,315*</b>

\* The above recommended reservations have been determined by the Affordable Housing Loan Committee. All recommended reservations are subject to final approval by the County Board of Supervisors.

Table I-3

2010 City of Carpinteria HOME Project Funding Reservations			
<i>Project</i>	<i>Location</i>	<i>Agency</i>	<i>Reservation</i>
Dahlia Court Expansion	City of Carpinteria	Peoples' Self-Help Housing Corporation	\$71,909
<b>Total City of Carpinteria HOME Project Funds Reserved:</b>			<b>\$71,909</b>

As the cities of Santa Maria and Lompoc conduct independent funding processes for their HOME allocations, final determinations concerning their project recommendations have not been made at the time of publication of this draft document; however they will be incorporated into the final plan pursuant to future approval by their respective city councils.

## Community Development Block Grant (CDBG) Program

The **Santa Barbara Urban County Partnership** is comprised of the County of Santa Barbara and four member cities of Buellton, Carpinteria, Lompoc, and Solvang. As is the case with the HOME Consortium, the County acts as the administrative lead agency for the Urban County. The primary objective of the Community Development Block Grant (CDBG) program is the development of viable urban communities, by providing *decent housing, suitable living environments* and *expanded economic opportunities*, which principally benefit low- and moderate-income persons and households. Activities funded with CDBG are directed towards addressing the housing and non-housing priorities and objectives identified in the 2010-2015 Consolidated Plan. As noted in the HOME program introduction, this will also be the **first Program Year** that the Urban County reports on CDBG activities under the 2010-2015 Consolidated Plan five-year operating period.

The Santa Barbara Urban County Partnership used a combination of community forums, community needs assessment surveys, and consultations with area experts on housing/community affairs to determine the 2010-2015 Consolidated Plan priorities and objectives under the CDBG program, articulated below. These priorities advance the congressional goals under CDBG of a) providing benefit to low- and moderate-income residents, b) removal of slum and blight, and c) meeting an urgent community need.

### Urban County Partnership Funding Priorities

#### CDBG Capital Projects/Economic Development Priorities:

- Support rehabilitation of public facilities and affordable housing that incorporates energy efficiency and conservation design measures
- Support economic development that creates or retains jobs, including those for low- and moderate-income persons
- Provide assistance for revitalization and enhancement by improving the physical character of neighborhoods, including complete streets, parks, and other public spaces.
- Provide assistance to low-income neighborhoods by funding critical community facilities such as community service centers or libraries, as examples
- Address design barriers to providing community services to persons with mobility and other impairments as promoted under the Americans with Disabilities Act (ADA)
- Maintain and upgrade existing low-income affordable housing stock
- Develop and promote programs that create and sustain long term affordable housing for extremely low to low-income persons

#### CDBG Public Services:

- Promote and provide services that assist persons with special needs

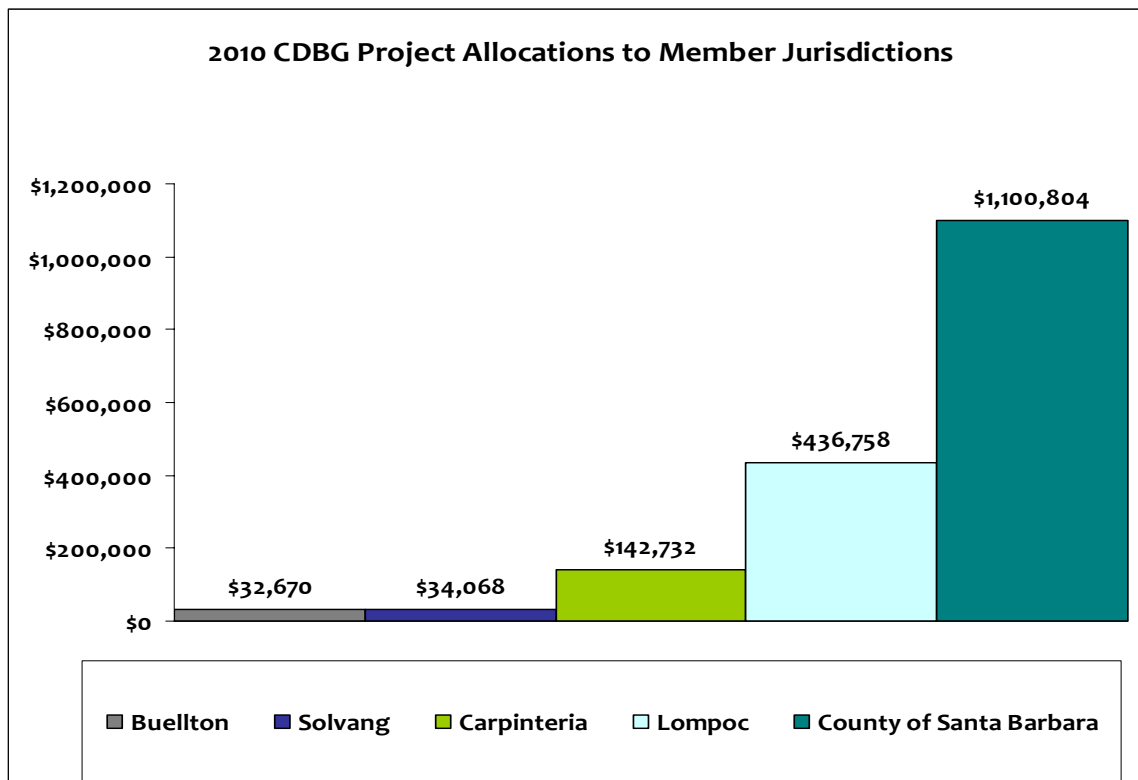
- Support public service programs for low- and moderate-income households including programs for housing and other community development needs
- Promote and provide services that prevent discrimination and eliminate barriers to housing

The Santa Barbara Urban County Partnership uses these priorities, along with other rating and ranking factors specific to each program activity, in determining projects for funding contained in this Annual Action Plan.

CDBG funds are allocated to the Urban County members based on a HUD formula, and are determined on an annual basis. A total of 20% of the grant amount is retained for CDBG program administration and management oversight, and up to 15% of the total allocation may be utilized for Public Services activities as allowed by CDBG regulations. The remaining allocation is dedicated to Capital Projects, which includes projects and activities related to affordable housing, community development and economic development activities.

For the Program Year 2010, the Santa Barbara Urban County Partnership has received a CDBG entitlement award of **\$2,183,790**. Of this, a total of **\$1,747,032** is available to fund capital projects and public services programs, after allowances for program administration and management are deducted. Figure I-3 provides detail of the distribution of the CDBG entitlement allocation among the Urban County members in Program Year 2010:

Figure I-3



## 2010 Participating Jurisdiction CDBG Allocations

For the Program Year 2010, the City of Buellton opted not to participate in the CDBG NOFA process, while the City of Solvang opted out of the CDBG Public Services segment of the 2010 NOFA. Accordingly, these formula allocations have been combined into the County's 2010 allocation and will be made available to these cities in a future year. The City of Solvang is participating in the CDBG Capital Project segment of the NOFA for the first time since the inception of the Urban County. As a result, the City of Solvang's formula allocations for program years 2007, 2008 and 2009 have been included with their 2010 allocation and deducted from the County's 2010 allocation.

Similarly, the City of Carpinteria did not utilize its entire 2009 CDBG allocation for both CDBG Capital Project and Public Services funding, and has carried the balances forward into the 2010 Program Year. Consequently, this funding has been deducted from the County's 2010 allocation, as it was used by the County in the 2009 Program Year.

Additionally, **\$126,000** in CDBG Capital Project funds has been reprogrammed from the County's 2008 Program Year and included in the 2010 NOFA. Table I-4 reflects the CDBG funds available for Capital Project and Public Services for the Program Year 2010:

Table I-4

2010 CDBG Funds Available		
<i>Jurisdiction</i>	<i>Capital Projects</i>	<i>Public Services</i>
County	\$980,069	\$220,676
Lompoc	\$354,834	\$81,892
Carpinteria	\$120,561	\$25,000
Solvang	\$90,000	–
<b>Totals:</b>	<b>\$1,545,464</b>	<b>\$327,568</b>

## 2010 CDBG Capital Projects

The following tables provide a summary of CDBG Capital Project funding requests and recommendations for the 2010 Program Year:

Table I-5

2010 County of Santa Barbara CDBG Capital Project Funding Recommendations			
Project	Agency	Requested	Recommended
New Cuyama Modular Community Center	County of Santa Barbara	\$300,000	\$300,000
County Health Clinic Elevator Reactivation and Modernization	County of Santa Barbara	\$300,000	\$300,000
New Cuyama Recreation Center	County of Santa Barbara	\$626,449	\$230,482
Microenterprise Development	Women's Economic Ventures	\$50,000	\$50,000
Solvang Veterans' Memorial Building ADA Accessibility Improvements	City of Solvang	\$20,000	\$20,000
The URC Legacy: An SBSHC Interfaith Cooperative House	Santa Barbara Student Housing Cooperative	\$744,000	\$0
The California Space Center	California Space Authority, Inc.	\$500,000	\$0
Luis Oasis Senior Center	Orcutt Area Seniors in Service, Inc.	\$400,000	\$0
Santa Barbara Veterans' Memorial Building Elevator Installation	County of Santa Barbara	\$260,000	\$0
New Quality of Life Services Building	VTC Enterprises	\$100,000	\$0
<b>Total County CDBG Capital Project Funds Requested:</b>		<b>\$3,300,449</b>	
<b>Total County CDBG Capital Project Funds Recommended for Reservation:</b>			<b>\$900,482*</b>

\* The above recommended reservations have been determined by a CDBG Capital Project Review Committee. This total does not include the recommended reservation of \$79,587 of CDBG funds for Housing Activity Delivery Costs, which is discussed in detail in the Housing section. All recommended reservations are subject to final approval by the County Board of Supervisors.

Table I-6

<b>2010 City of Lompoc CDBG Capital Project Funds Requested</b>		
<b>Project</b>	<b>Agency</b>	<b>Requested</b>
Lompoc Senior Community Center	City of Lompoc Parks and Recreation	\$1,500,000
California Space Center	California Space Authority	\$850,000
Ryon Park Infrastructure Improvements	City of Lompoc Parks and Recreation	\$45,000
Fire Department Information Management System Data Server	Lompoc Firefighters Foundation	\$5,000
<b>Total City of Lompoc CDBG Capital Project Funds Requested:</b>		<b>\$2,400,000*</b>
<b>Total City of Lompoc CDBG Capital Project Funds Available:</b>		<b>\$354,834</b>

\*At the time of publication of this draft Action Plan, specific funding reservations for the City of Lompoc's Capital Projects had not yet been determined.

Table I-7

<b>2010 City of Carpinteria CDBG Capital Project Funding Reservations</b>		
<b>Project</b>	<b>Agency</b>	<b>Reservation</b>
Dahlia Court Expansion	Peoples' Self-Help Housing	\$120,561
<b>Total City of Carpinteria CDBG Capital Project Funds Reserved:</b>		<b>\$120,561</b>

Table I-8

<b>2010 City of Solvang CDBG Capital Project Funding Reservations</b>		
<b>Project</b>	<b>Agency</b>	<b>Reservation</b>
Solvang Veterans' Memorial Building ADA Accessibility Improvements	City of Solvang	\$54,000
Annex ADA Accessibility Improvements	City of Solvang	\$26,000
City Hall ADA Accessibility Improvements	City of Solvang	\$10,000
<b>Total City of Solvang CDBG Capital Project Funds Reserved:</b>		<b>\$90,000</b>

## 2010 CDBG Public Services

The following tables provide a summary of CDBG Public Services funding requests and recommendations for the 2010 Program Year:

Table I-9

2010 County of Santa Barbara CDBG Public Services Funding Recommendations			
Program	Agency	Requested	Recommended
Family Support & Strengthening Program	Santa Ynez Valley People Helping People	\$50,000	\$28,941
St. Brigid Fellowship Day Center	St. Athanasius Orthodox Church	\$25,000	\$25,000
Senior Nutrition Program	Community Action Commission	\$25,000	\$23,153
Warehouse Operations	Foodbank of Santa Barbara County	\$20,000	\$20,000
Housing Advocacy Project	Legal Aid Foundation	\$15,991	\$15,991
Bridgehouse Shelter	Lompoc Housing & Community Development Corporation	\$15,000	\$15,000
Peer Street Outreach Program	Willbridge of Santa Barbara	\$15,000	\$15,000
Homeless Inmate Jail Discharge Planning Program	Bringing our Community Home	\$32,750	\$14,132
Homeless Outreach Program	Carrillo Counseling Services	\$12,000	\$10,419
Necessities of Life	Pacific Pride Foundation	\$10,000	\$10,000
Sarah House	AIDS Housing	\$9,100	\$9,100
Advocacy Program	CASA of Santa Barbara County	\$25,000	\$5,788
Santa Maria Program	North County Rape Crisis Center	\$12,000	\$5,788
Lompoc Program	North County Rape Crisis Center	\$12,000	\$5,788
Long Term Counseling	Santa Barbara Rape Crisis Center	\$15,000	\$5,788
Volunteer Program	Community Partners in Caring	\$7,000	\$5,788

This table is continued on the following page.



Table I-9

<b>2010 County of Santa Barbara CDBG Public Services Funding Recommendations</b>			
<b>Program</b>	<b>Agency</b>	<b>Requested</b>	<b>Recommended</b>
Marks House	Lompoc Housing & Community Development Corporation	\$5,000	\$5,000
Move-in Cost Program	Chance, Inc.	\$50,000	\$0
Isla Vista Teen Center	Channel Island YMCA – IV	\$35,000	\$0
Power Hour	Boys and Girls Club	\$15,000	\$0
Rental Housing Mediation Task Force	City of Santa Barbara	\$15,000	\$0
Big Brothers Big Sisters	Family Service Agency	\$10,000	\$0
<b>Total County CDBG Public Services Funds Requested:</b>		<b>\$430,841</b>	
<b>Total County CDBG Public Services Funds Recommended for Reservation:</b>			<b>\$220,676*</b>

\* The recommended reservations have been determined by a CDBG Public Services Review Committee and are subject to final approval by the County Board of Supervisors.

Table I-10

<b>2010 City of Lompoc CDBG Public Services Funds Requested</b>		
<b>Program</b>	<b>Agency</b>	<b>Requested</b>
Summer Childcare Playground Program	City of Lompoc Parks and Recreation	\$37,809
Legal Counseling and Representation for Low Income Individuals	Legal Aid Foundation	\$36,001
Childcare Program	Boys & Girls Club	\$34,000
Affordable Dental Services	Community Health Centers of Central Coast	\$25,000
Community Services	Catholic Charities	\$20,000
Food Distribution Services	Catholic Charities	\$20,000
Emergency Domestic Violence Shelter	Domestic Violence Solutions	\$20,000
Bridgehouse Shelter	Lompoc Housing & Community Development Corporation	\$20,000
Lompoc Program	North County Rape Crisis Center	\$20,000
Senior Nutrition	Community Action Commission	\$18,000
Food Distribution Program	Foodbank of Santa Barbara County	\$15,000
211 Crisis Hotline	Family Service Agency	\$10,000
Big Brothers & Big Sisters	Family Service Agency	\$10,000
Family Services	Family Service Agency	\$10,000
Substance Abuse Recovery Home	Good Samaritan Shelters, Inc.	\$10,000
Marks House	Lompoc Housing & Community Development Corporation	\$10,000
Sexual Assault Response Team	Santa Barbara County District Attorney's Office	\$8,010
After School Program	Lompoc Valley Police Activities League	\$7,000

This table is continued on the following page.

Table I-10

<b>2010 City of Lompoc CDBG Public Services Funds Requested</b>		
<b>Program</b>	<b>Agency</b>	<b>Requested</b>
Homemaker Program	Visiting Nurses & Hospice	\$6,500
Recovery Learning Center	Transitions Mental Health	\$5,200
Adult Literacy Program	Lompoc Public Library	\$5,000
Senior and Disabled Food Distribution Services	Meals on Wheels	\$5,000
Before and After School Program	Lompoc Family YMCA	\$4,000
Senior Day Care	Valley Haven	\$3,500
Community Services	Community Partners in Caring	\$3,333
Homeless Inmate Jail Discharge Program	Transitional Mental Health	\$3,000
<b>Total City of Lompoc CDBG Public Services Funds Requested:</b>		<b>\$366,353*</b>
<b>Total City of Lompoc CDBG Public Services Funds Available:</b>		<b>\$81,892</b>

\* At the time of publication of this draft Action Plan, specific funding reservations for the City of Lompoc's Public Services had not yet been determined.

Table I-11

<b>2010 City of Carpinteria CDBG Public Services Funding Reservations</b>		
<b>Program</b>	<b>Agency</b>	<b>Reservation</b>
Rental Housing Mediation Task Force	City of Santa Barbara	\$8,000
Housing the Homeless	Peoples' Self-Help Housing	\$8,000
Youth Education Enhancement	Peoples' Self-Help Housing	\$7,500
Homeless Inmate Jail Discharge Planning Program	Bringing our Community Home	\$1,500
<b>Total City of Carpinteria CDBG Public Services Funds Reserved:</b>		<b>\$25,000</b>

## Emergency Shelter Grants

The **Emergency Shelter Grants (ESG)** program provides homeless persons with basic shelter and essential supportive services. The County began receiving ESG entitlement funding in 2008. The following ESG priorities have been established by the County under the 2010-2015 Consolidated Plan:

### Emergency Shelter Grant Funding Priorities

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

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.

For the 2010 Program Year, the County received \$88,765 in ESG funds, of which \$4,438 is allocated for program administration and management costs; \$84,327 in ESG funds is available for projects and programs. Table I-12 provides a summary of ESG funding requests and recommendations for the 2010 Program Year:

Table I-12

2010 County of Santa Barbara ESG Funding Recommendations			
Program	Agency	Requested	Recommended
Shelter Operations	Good Samaritan Shelter/Casa Esperanza	\$60,000	\$50,000
Bridgehouse Shelter Operations	Lompoc Housing & Community Development Corporation	\$30,000	\$21,000
Marks House Transitional Shelter Operations	Lompoc Housing & Community Development Corporation	\$10,000	\$7,000
Transitional Housing	Willbridge of Santa Barbara, Inc.	\$22,000	\$6,327
<b>Total County CDBG Capital Project Funds Requested:</b>		<b>\$122,000</b>	
<b>Total ESG Funds Recommended for Reservation:</b>			<b>\$84,327*</b>

\* The recommended reservations have been determined by a CDBG Public Services Review Committee and are subject to final approval by the County Board of Supervisors.

## McKinney-Vento Homeless Assistance Act Funds

The County of Santa Barbara Department of Housing and Community Development is the lead agency under HUD's **Continuum of Care (CoC) Homeless Assistance Program**. McKinney-Vento Homeless funds are intended to address the needs of homeless persons and households. For Program Year 2010, the Santa Barbara County CoC received funding in the aggregate amount of **\$1,358,229**. Below is a summary of grants awarded by HUD in 2010 to programs through Continuum of Care. These renewal grants are funded directly by HUD, and are not subject to a local review process for their inclusion in the Continuum of Care application package.

Table I-13

2010 County of Santa Barbara Continuum of Care Awards		
Program	Agency	Awards
Shelter Plus Care Rental Assistance Vouchers	Housing Authority of the City of Santa Barbara	\$582,012
Casa Esperanza – Day Center	Casa Esperanza Homeless Center	\$160,585
Casa del Mural	County of Santa Barbara – Alcohol, Drug & Mental Health Services (ADMHS)	\$115,315
Homeless Management Information System (HMIS)	County of Santa Barbara – Department of Housing and Community Development	\$102,809
Hotel de Riviera	Santa Barbara Community Housing Corporation	\$99,444
2nd Stage Transitional Housing	Domestic Violence Solutions	\$76,219
HOMES Program	Transition House	\$61,763
Transition House	Transition House	\$55,792
Bridgehouse	Lompoc Housing & Community Development Corporation	\$49,875
Marks House Transitional Housing Program	Lompoc Housing & Community Development Corporation	\$36,565
Clean and Sober Living	Good Samaritan Shelters, Inc.	\$17,850
<b>Total CoC Grants:</b>		<b>\$1,358,229</b>

# General Questions

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.
2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) during the next year and the rationale for assigning the priorities.
3. Describe actions that will take place during the next year to address obstacles to meeting underserved needs.
4. Identify the federal, state, and local resources expected to be made available to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.

## 1. Geographic Distribution of Projects

Both the Santa Barbara County HOME Consortium and Urban County Partnership allocate funding to projects based on a number of factors, including project readiness, feasibility and location, among others. However, projects intended to support low-income households receive highest priority. The projects chosen to receive HOME and CDBG funding in the 2010 Program Year are distributed throughout County. The geographic distribution of projects recommended for 2010 HOME and CDBG Capital Project funding is reflected in Tables I-14 and I-15, below.

Table I-14

2010 HOME Program Projects Geographic Distribution	
Project	Location
Dahlia Court Expansion	Carpinteria, South Coast
Casa de Familia	Santa Maria, North County
Creekside Village	Los Alamos, North County

Table I-15

2010 CDBG Capital Projects Geographic Distribution	
<b>Project</b>	<b>Location</b>
Dahlia Court Expansion	Carpinteria, South Coast
New Cuyama Modular Community Center	New Cuyama, North County
New Cuyama Recreation Center	New Cuyama, North County
County Health Clinic Elevator Reactivation and Modernization	South Coast
Microenterprise Development	Countywide
Solvang Veterans' Memorial Building ADA Accessibility Improvements	Solvang, North County
Annex ADA Accessibility Improvements	Solvang, North County
City Hall ADA Accessibility Improvements	Solvang, North County

CDBG Public Services Grants have been recommended to programs and services that encompass all of Santa Barbara County, meeting the needs of persons and households throughout the Urban County partner jurisdictions.

## 2. Allocation of Resources

The Santa Barbara County HOME Consortium and Urban County Partnership allocate 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, identified on page three (3) of this document. Thereafter, the activity being proposed within each project must also be determined as eligible under the particular funding source.

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. Where critical housing, infrastructure, and community and public facilities needs are lacking, these areas are also given top priority in funding consideration. In terms of specific allocations under the Urban County Partnership, 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.

### 3. Addressing Obstacles to Meeting Underserved Needs

The following actions addressing obstacles to meeting underserved needs are currently being implemented and will continue through Program Year 2010:

- The 2009-2014 Housing Element Update 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 Consortium will continue to seek out additional public and private financial resources to support affordable housing programs.
- The Urban County Partnership will strive to fund a variety of program-eligible activities (public infrastructure/community facilities, etc.) throughout the County and participating jurisdictions as well as affordable housing projects.
- The CDBG Urban County will continue to successfully leverage additional public and private financial resources to support a variety of housing and non-housing programs.



- The development of the 10-Year Plan to End Chronic Homelessness represents a substantial work effort coordinated through County leadership and member city commitment. The 10-Year Plan was approved by the Santa Barbara County Board of Supervisors in late 2006 and leverages public, private, and foundation resources to address homelessness.
- In addition to McKinney-Vento, the County of Santa Barbara also receives Emergency Shelter Grants (ESG) entitlement funding to provide programs and services targeted to meeting homeless persons basic shelter and essential supportive services needs.

## 4. Available Resources

Table I-16 identifies federal, state, and local resources available under the 2010-2015 Consolidated Plan in Program Year 2010 to address the housing and non-housing needs identified in this plan.

Table I-16

<b>2010 Entitlement Funds Available for Projects and Programs</b>	
<b>Funding Source</b>	<b>Amount</b>
HOME	\$2,112,016
CDBG Capital Projects	\$1,545,464
CDBG Public Services	\$327,568
ESG	\$84,327
McKinney-Vento Homeless Assistance Act funds	\$1,358,229
<b>Total Funds Available:</b>	<b>\$5,427,604*</b>

\* The total funds available for projects and programs do not include allocations for administrative costs.

# Managing the Process

1. Identify the lead agency, entity, and agencies responsible for administering programs covered by the consolidated plan.
2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organization, and others who participated in the process.
3. Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.

## 1. Lead Agency



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. HCD administers the

HOME/CDBG grants and all other State, and locally-generated affordable housing resources, and is also responsible for the development of the Consolidated Plan and related planning, reporting and regulatory compliance documents.

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 undertaken by County HCD, the member cities also actively participate 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.

## 2. Significant Aspects of the Process

The development of the Annual Action Plan is, in part, the result of extensive consultation and citizen input. To accommodate a diversity of needs, both the HOME Consortium and the Urban County Partnership have made every effort to make the process all-inclusive. Extensive consultations were made with local Housing Authorities, various local city and County departments, non-profit housing providers, local service providers, and other experts in the area of housing and community development. Direct outreach, including a combination of community presentations, focus group sessions, and community needs assessment forums were held throughout the County to receive stakeholder input.

While the 2010 Action Plan represents the regional partners formal plan for housing projects, Capital Projects, and programs and activities anticipated to be implemented with federal HOME and CDBG funds, the projects recommended herein have been prioritized based upon the goals and objectives articulated in the 2010-2015 Consolidated Plan. These priorities and associated projects are a reflection of the regional need and subsequent development of strategies to address them.

## 3. Enhance Coordination

HCD works in close coordination with all member jurisdictions under the HOME Consortium and Urban County Partnership. HCD also works collaboratively with other area public and private agencies that are involved in efforts to promote affordable housing. The Housing Authority of the County of Santa Barbara serves as a good example, as several affordable housing projects in the County funded by the HOME Consortium were developed in partnership with the County Housing Authority (see section *Specific Housing Objectives*). The County reviews Housing Authority projects as well as the Housing Authority's Comprehensive Grant Program application. The Consortium and Urban County rely on the Housing Authority for services and the expertise of its staff.

County HCD also provides technical assistance to local non-profit and private developers as well as designated Community Housing Development Organizations (CHDOs). As federal HUD regulations require that a minimum of 15% of HOME funding be allocated to CHDOs, the HOME Consortium has recommended reserving \$1,474,224 for CHDOs this year, which represents approximately 83% of the total HOME allocation for 2010, far exceeding the required minimum under the HOME program. The County also works closely with local CHDOs to identify emerging needs and address affordable housing and community development needs in the County and local communities.

To effectively address the needs of the County's homeless population, County HCD has also assumed responsibility for the Continuum of Care annual strategic planning process and Supportive Housing Program (SHP) grant application. This includes associated management oversight responsibilities, and working collaboratively with area homeless service providers to evaluate and enhance the quality of services and resources available to homeless persons and households.

Moreover, coordinated efforts between the HOME Consortium and Urban County Partnership are ongoing and essential to the effective administration, implementation and success of federal

programs. HCD works in collaboration and coordination with all the member jurisdictions of these two partnerships, as well as other public, private and non-profit agencies involved in developing related programs and services. While the County issues a NOFA for available funds, as noted, each participating jurisdiction identifies projects, programs and services specific to meeting their City's needs through appropriate review committee(s) and City Council for recommendation and final adoption. The City of Lompoc allocates its portion of the CDBG funds independently, and has its own committees overseeing funding allocation and adherence to CDBG program requirements.

# Citizen Participation

1. *Provide a summary of the citizen participation process.*
2. *Provide a summary of citizen comments or views of the plan.*
3. *Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.*

## 1. Summary of the Citizen Participation Process

The Santa Barbara County HOME Consortium and Urban County Partnership rely greatly upon community input and participation in strategic planning under federal entitlement programs. A combination of community forums and presentations to neighborhood groups were used to solicit input and recommendations. These forums were held throughout the County and represented a broad spectrum of community interests. Specifically:

- The City of Lompoc held a CDBG Needs Assessment Public Hearing **on Monday, November 2, 2009 in the City of Lompoc.**
- The City of Santa Maria held three Community Needs Workshops **on December 7, 8 and 14, 2009 in the City of Santa Maria.**
- The County of Santa Barbara held two Consolidated Plan Needs Assessment Workshops, one **on November 18, 2009 in the City of Lompoc and another on November 19, 2009 in the City of Santa Barbara.**
- The County of Santa Barbara also held three Community Development Workshops to inform and discuss the 2010 Notice of Funding Availability. **The workshops were held on December 15, 2009 in the City of Santa Barbara, and on December 16, 2009 in the cities of Santa Maria and Lompoc.**
- HCD staff conducted over 20 stakeholder meetings from November 2009 through January 2010. Tenants' groups, landlords, legal aid organizations, mediation services providers, faith-based organizations, housing authorities, special needs representatives, and organizations serving minority and low-income citizens provided input to assess fair housing needs.
- HCD staff also conducted extensive outreach to private contractors and other community groups to assess ongoing planning and development related to the County's various community sustainability, revitalization and redevelopment initiatives.

Copies of the public notice, agenda and sign-in sheet for each of the above public hearings are provided in Appendix X of the 2010 Action Plan. **(The Appendix has not been included in the Draft).**

## 2. Public Review Period & Citizen Comments

A 30-day public notice was published in seven (7) newspapers of regional circulation announcing the availability of the draft 2010 Action Plan for public review. The notice invited the public to review the document and to provide comments to HCD for consideration. The Action Plan was made available for review at HCD offices, County administration buildings in Santa Maria and Santa Barbara, relevant departments of each consortium member, the administrative offices of the Housing Authority of the County of Santa Barbara, and 12 public libraries throughout the County. A Spanish translation of the Executive Summary was also made available upon request to accommodate Spanish speaking individuals. The public notice published in the various news publications is provided in Appendix XXX. **(The Appendix has not been included in the Draft).**

The review period: April 17 – May 16, 2010.

## 3. Summary of Efforts to Broaden Public Participation

The Santa Barbara County HOME Consortium and Urban County Partnership actively strive to enhance public participation in its Consolidated Plan/Action Plan process. In order to broaden public participation and encourage participation of minority groups, community forums were held in various geographic locations. HCD also has bilingual staff to address the needs of Spanish speaking members of the community.

In July of 2007 the Santa Barbara County Board of Supervisors adopted an updated Citizen Participation Plan (CPP) in compliance with the requirements of 24 CFR 91.105. This update expanded upon the prior CPP to incorporate and consider evolving needs pursuant to the newly-formed CDBG Urban County Partnership. The CPP is available for review in the public files of the County's Department of Housing and Community Development.

The Consortium and Urban County also made efforts to enhance availability of the Draft Action Plan. Following actions provide a highlight of such efforts:

- All member cities were provided a copy of the Draft Action Plan to facilitate public review and comments at respective locations.
- The Housing Authority of the County of Santa Barbara was provided the Action Plan Draft for their review and comment, and to make available to the public.
- Various countywide public libraries were supplied with the Action Plan Draft to make it easily accessible to the public.
- Made available at County offices in both North County (Santa Maria) and South County (Santa Barbara).

- The Draft Action Plan was posted on County HCD's Website to ensure easy access.
- Electronic mailing lists are continually updated and enhanced to improve real-time communications with interested community members, groups and participating jurisdictions.

# Institutional Structure

1. Describe actions that will take place during the next year to develop institutional structure.

## 1. Actions to Develop Institutional Structure

As discussed, County HCD is Lead Agency of two partnerships receiving federal funds to carry out affordable housing and community development activities: the **Santa Barbara County HOME Consortium** (participating jurisdiction in the HOME Program) and **Santa Barbara Urban County Partnership** (CDBG). HCD is also the Lead Agency under the McKinney-Vento Supportive Housing Program Continuum of Care. In this role HCD assumes overall responsibility for management, administration, implementation, planning and reporting pursuant to the 2010-2015 Consolidated Plan and associated Annual Action Plans and Consolidated Annual Performance Evaluation Reports (CAPERS). Table I-18 summarizes these two partnerships:

Table I-18

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

\*The cities of Goleta and Santa Maria have their own CDBG entitlement and do not participate in the Santa Barbara Urban County Partnership.

Although the development of the Consolidated Plan is being undertaken principally by HCD, each member jurisdiction actively participates in and informs the strategic planning process. The participation is reflected and considered through regular meetings and consultations with Steering Committees. The HOME Consortium Steering Committee addresses issues associated with planning and implementation under the HOME program, while the CDBG Urban County Steering Committee addresses issues pertaining to the County's CDBG program. As advised by participating jurisdictions, HCD carries out policies and programs designed to facilitate in achieving a high quality of life for all County residents.

In terms of other public agencies participating in the planning process, 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 Services, and the Workforce Investment Board. HCD also consults and works closely with various special districts in rural outlying areas of the County, and well as related departments in member jurisdictions. 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' Administration offices also inform strategic planning under the Consolidated Plan/Action Plan.

With respect to the non-profit sector, HCD confers and consults with non-profit sector partners throughout the year through participation in and attendance of community-based meetings related to housing, community development, special needs populations and homelessness. This provides a forum for gathering information and insight as to emerging community needs and identification of potential gaps in services that might conceivably be addressed through federal entitlement funding.

Additionally, Santa Barbara County HCD consults with private industry, particularly labor groups related to the construction trades industry. While some of the discussion focuses primarily on energy policy and conservation, discussion also includes the local economy and need for economic development opportunities across all income sectors.

# Affirmative Marketing; Minority Outreach Program

## Affirmative Marketing Procedures

The County of Santa Barbara is committed to providing equal housing opportunities for all of its residents regardless of race, gender, national origin, age, familial status, religion, or disability. An Affirmative Fair Housing Market Plan was adopted by the County in 1995 and updated in 2004, to ensure that all County residents are aware of affordable housing and community development opportunities.

The requirements of the Affirmative Marketing Plan are to be followed by all owners, developers, and/or managers of rental and ownership projects which are funded, in whole or in part, by the HOME Investment Partnerships (HOME) program, Community Development Block Grant (CDBG), or other local affordable housing trust funds. Requirements are applicable to developments of five or more units including mobile homes, apartments, and single family homes, and include the following:

- All advertisements for projects which have been funded in whole or in part by the CDBG or HOME program must include the equal housing opportunity logo accompanied by the words “Equal Housing Opportunity”.
- The owner, developer, or manager must prominently display in all offices in which sale or rental activity pertaining to the project takes place, a fair housing poster and fair housing brochures.
- All signs announcing the development of new construction projects must have the equal housing opportunity logo and slogan prominently displayed.
- Advertisement of available units must take place in a range of media including publications marketed to non-English speaking minorities.
- All managers, owners, and/or developers shall make an affirmative effort to attract minority groups who may not apply without outreach (communications with community organizations, places of worship, and/or employment centers).
- All management and sales employees and agents should be trained in State and Federal laws regarding fair housing and non-discrimination.

In addition to the requirements outlined above, the County requires that project managers, developers, or owners maintain files demonstrating and affirming compliance with the County Affirmative Marketing Plan. HCD staff conducts annual or bi-annual monitoring visits which includes review of Affirmative Marketing records maintained by project managers.

## Minority Outreach

HCD maintains a Disadvantaged-Minority and Women-Owned Business Enterprise (D/M/WBE's), Outreach Plan. This plan was prepared to provide guidance for the encouragement of participation of minority- and women-owned business enterprises in contracts and subcontracts related to projects and activities undertaken with HOME and CDBG funds. The County endeavors to assure that affirmative steps are taken to use disadvantaged, minority, and women's business enterprises when contracting for services. These include the following:

- Identify eligible business concerns for CDBG- and HOME-funded contracts through the Chambers of Commerce (Including the Hispanic Chamber of Commerce), cities, minority groups, local advertising media, citizens' advisory boards, lists available through local HUD program offices, regional planning agencies, and other appropriate referral sources.
- Provide technical assistance and, if required, direct access to Caltrans Internet website that provides direct downloading capability of the most current Disadvantaged Quarterly Directory identifying D/M/WBE's in Santa Barbara County.
- Place appropriate D/M/WBE's on solicitation lists for all agreements, contracts, purchase orders, proposals, and professional services.
- A copy of the Disadvantaged-Minority and Women-Owned Business Enterprise Outreach Plan along with the list of D/M/WBE's is provided to all major contractors including affordable housing developers who have a written contract with the County to undertake activities with CDBG and HOME funds.

The County continually encourages participation of D/M/WBE's by advertising in local media and marketing and promoting contract and business opportunities for D/M/WBE's. Requests for proposals and notices of funding availability include the phrase "Minority- and women-owned and operated businesses are encouraged to apply".

Pursuant to its 2010 Action Plan, the Santa Barbara County HOME Consortium and Urban County Partnership recommend funding three (3) proposed HOME and CDBG capital projects for Program Year 2010, in which the project sponsors' Executive Directors are female. The County will continue to seek out and work with project sponsors, contractors, and subcontractors that are minority- and/or women-owned.

# Monitoring

1. *Describe actions that will take place during the next year to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.*

## 1. Actions to Monitor Housing and Community Development Projects

The Santa Barbara County HOME Consortium and CDBG Urban County place a high priority on program compliance. Consequently, ongoing compliance monitoring of projects/programs is conducted regularly. As the lead agency in the HOME Consortium and Urban County, HCD has compliance monitoring oversight responsibility. This includes administrative, financial, project and program monitoring. Depending on the number of project units or type of program, monitoring is completed annually, bi-annually or every third year in accordance with HUD guidelines. When issues of non-compliance are identified during the course of monitoring review, HCD works with the affected agency, program or project to provide ongoing technical assistance and guidance needed to achieve compliance with programmatic rules and regulations.

### *Housing Project Monitoring*

Monitoring of HOME funded projects generally includes extensive review of tenant files, which are arbitrarily selected from HOME-funded project's rent rolls by HCD staff. Files are thoroughly examined for required documentation such as rent increase notices, utility allowances and initial/annual income certifications and supporting documentation. Tenant's rents are reviewed to verify that the appropriate rents are being charged, as required through HOME Program Regulations (High and Low HOME rents). Staff also reviews leases to insure that they do not contain prohibited language. Occupancy requirements are also reviewed to verify that appropriate actions are taken when HOME-funded units are vacated or reclassified ("fixed" versus "floating" HOME units).

In addition to file reviews, building quality and property standards inspections are conducted on a minimum of 30% of HOME units, and at least one unit in each building, for each project monitored. Project sponsors are given 30 days to address any problems identified in the inspections, and units that do not pass the initial inspection are re-inspected (and must pass) prior to the close of the annual monitoring.

For Program Year 2010, HCD plans to monitor three of its local CHDO's. This will include file reviews and unit inspections for approximately **13 projects**. Furthermore, the initial monitoring of St. Vincent's Gardens, a recently completed project funded through the County and the HOME Consortium, will give HCD the opportunity to explain the purpose and scope of future monitoring visits during the period of affordability, and will include an introductory conference, site visit (including unit inspections) and file review. At the close of each monitoring HCD staff presents preliminary results and secures any additional information needed to complete the review.

### **Community Development Project Monitoring**

Monitoring of projects/programs funded with CDBG is ongoing and includes protocols such as on-site visits and regular communication with service providers and 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. Furthermore, 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. Finally, HCD staff provide technical assistance on a regular basis to ensure financial, administrative, and programmatic compliance.

# Lead-Based Paint

1. *Describe the actions that will take place during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.*

## 1. Actions to Evaluate & Reduce Lead-Based Paint Hazards

In accordance with the Residential Lead-Based Paint Hazard Reduction Act of 1992, both the Santa Barbara County HOME Consortium and Urban County have relevant policies/procedures integrated into its housing programs to ensure compliance. The following is a summary of activities that are currently undertaken:

- The Consortium and Urban County require Phase I environmental reports to include an analysis of lead based paint if project involves acquisition of pre-1978 multifamily 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 units.
- Providing public information regarding lead based paint potential health hazards and recognizing signs of the presence of lead based paint in the home.
- Educating the participants to dangers of lead poisoning, especially in children, in the Consortium's HAP program.
- Referral to low-cost blood testing services for HAP participants purchasing homes constructed prior to 1978.
- 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 are made at the HCD of the County and the member cities.
- As pass-through entities all funded project sponsors' contracts contain lead-based paint compliance language as well as remediation requirements associated with those instance in which lead-based paint is identified as an issue to be addressed.

The aforementioned activities will be continued for the current Program Year. Additionally, the Consortium and Urban County staff will continue to update themselves on the issues pertaining to lead based paint including lead safe maintenance practices, lead hazard control work, temporary relocation of families during hazard control activities etc.



## Chapter II: Housing

# Specific Housing Objectives

1. *Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.*
2. *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 this Action Plan.*

## 1. Housing Priorities and Objectives for Program Year 2010

The **Santa Barbara County HOME Consortium** and **Urban County Partnership** work closely throughout the year in planning and implementation to foster and maintain affordable housing. The projects to be undertaken for the 2010 Program Year are carefully selected based on specific funding criteria to advance the goals and objectives identified in the Consolidated Plan.

Based on feedback from community forums, consultations, and CHAS data analysis, the following housing priorities have been established for the 2010-2015 Consolidated Plan operating period:

### HOME Consortium Priorities:

- Promote new construction/acquisition/rehabilitation of rental housing projects for lower income households including large, small, and special needs households, including homeless, disabled and elderly persons.
- 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.
- Promote homeownership opportunities for low-income first-time homebuyers
- Promote projects that incorporate universal design and accessibility standards to meet disabled person's specific needs.
- Promote projects that incorporate innovative energy efficiency and conservation measures.
- Promote projects that are in close proximity to employment centers, public transportation corridors, and public services and amenities.

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



- Support rehabilitation of public facilities and affordable housing that incorporate energy efficiency and conservation design measures
- Promote and provide services that prevent discrimination and eliminate barriers to housing

The housing projects that have been recommended for **HOME** and **CDBG** funding in the 2010 Program Year are matched to the specific housing priorities that have been established to meet the national objective to **Provide Decent Housing** in Table II-1.

Table II-1

<b>Santa Barbara County HOME Consortium and Urban County Partnership Linkage Chart: 2010 Proposed Projects to Consolidated Plan Priority Needs</b>	
Objective: Provide Decent Housing	
<b>Project Title and Description:</b> <b>Crescent Village</b> This project involves the development of 39 new units of affordable rental housing on a five-acre site located in Los Alamos. 11 of these units will be HOME-assisted allocated to low-income residents earning below 50-60% of AMI.	
<b>Applicant:</b> Housing Authority of the County of Santa Barbara	
<b>Consolidated Plan Priority Need:</b> <ul style="list-style-type: none"> <li>• There is a serious need for the new construction of rental housing for large lower income households.</li> </ul>	
<b>Project Title and Description:</b> <b>Dahlia Court II – Expansion</b> This project includes the use of CDBG and HOME funds for the acquisition of a land parcel adjacent to the Dahlia Court Apartments. Additionally, a portion of the HOME funding will be utilized to cover fees associated with the expansion of Dahlia Court. Once acquired, the expansion will consist of the construction of a new complex that will provide 33 apartment units, 11 of which will be HOME-assisted units allocated to low-income residents earning below 50-60% of AMI.	
<b>Applicant:</b> Peoples' Self-Help Housing Corporation (PSHHC)	
<b>Consolidated Plan Priority Need:</b> <ul style="list-style-type: none"> <li>• There is a serious need for the new construction of rental housing for large lower income households.</li> </ul>	
<b>Project Title and Description:</b> <b>Casa de Familia</b> This project involves the development of 16 new units of permanent supportive-service enriched housing for homeless individuals and families in Santa Maria.	
<b>Applicant:</b> Good Samaritan Shelters, Inc.	
<b>Consolidated Plan Priority Need:</b> <ul style="list-style-type: none"> <li>• 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.</li> </ul>	

## 2. Resources Available and Proposed Use of Funds

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The County of Santa Barbara enlists a variety of public and private resources to provide decent housing, suitable living environments, and expanded economic opportunities for its residents. In a challenging financial climate, HCD, on behalf of its partners, uses a variety of resources to implement the regional strategic plan. This section summarizes the major sources of funding that are reasonably expected to be available to address identified needs for Program Year 2010.

### *Local Resources Available for Affordable Housing*

In addition to HOME and CDBG funds, a variety of state and local funding sources are used to leverage affordable housing project's financing. This section provides a summary of the various local resources that the County utilizes for affordable housing projects.

**Local funds:** Supplementary funding for affordable housing is deposited into the local affordable housing trust fund pursuant to in-lieu fees collected through the County Inclusionary Zoning Program. The affordable housing inclusionary requirement for developments in Santa Barbara County is generally 20% for developments of 5 or more units. However, developers may also opt to pay *in-lieu fees*.

**Low Income Housing Tax Credit (LIHTC) Program:** This Tax Credit 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. The HOME Consortium does not access this subsidy source, but it is anticipated that private and non-profit developers in the County will use LIHTC in projects that the Consortium will be supporting.

**Redevelopment Agency:** The Santa Barbara County Redevelopment Agency oversees a Redevelopment Project Area in the unincorporated community of Isla Vista. Twenty percent of the tax increment generated in the project area is allocated to affordable housing. These funds are available for housing projects within the Redevelopment Project Area.

**Private Sector:** The Consortium has worked with the locally based Los Padres Savings Bank to promote affordable housing through its first-time Homebuyer Assistance Program. The Consumer Credit Union Counseling Service is the other private sector partner of the HAP program. The Consortium also works collaboratively with area private developers to promote and provide affordable housing for the area residents.

### *2010 Notice of Funding Availability*

In December of 2009, Santa Barbara County issued a Notice of Funding Availability (NOFA) which included HOME, CDBG, and ESG funds. The NOFA and associated funding applications were emailed to a comprehensive list of interested organizations eligible to receive and utilize the funding available, and a NOFA public announcement was published in four news publications throughout the County. Following the release of the NOFA, HCD staff conducted public workshops in Lompoc, Santa

Maria and Santa Barbara to receive input from the public and local organizations, and to discuss the availability of funding through the 2010 NOFA.

#### 2010 HOME Notice of Funding Availability

Under the Santa Barbara HOME Consortium's NOFAs, a total of **\$2,112,016** in HOME funds was made available to fund affordable housing projects Program Year 2010.

For Program Year 2010, the City of Solvang chose not to participate in the HOME NOFA process. While the cities of Buellton and Goleta opted to participate in the 2010 HOME NOFA, no ready projects were identified. These formula allocations have been combined into the County's 2010 allotment and will be made available to them in a future year. Additionally, the City of Lompoc did not utilize its full 2009 allocation and therefore \$23,157 has been carried forward into the 2010 Program Year. Consequently, this funding has been deducted from the County's 2010 allocation, as it was used by the County in the 2009 Program Year.

In addition to the NOFA that was issued by the County of Santa Barbara, the cities of Lompoc and Santa Maria issued their respective NOFA's for funding HOME projects.

#### 2010 CDBG Notice of Funding Availability

For the CDBG Urban County Partnership, **\$1,545,464** was made available to fund Capital Projects; this included funding eligible activities for affordable housing projects. For the Program Year 2010, the City of Buellton chose not to participate in this year's CDBG NOFA process, while the City of Solvang opted out of the CDBG Public Services segment of the 2010 NOFA. These formula allocations have been combined into the County's 2010 allocation and will be made available to these cities in a future year. The City of Solvang is participating in the CDBG Capital Project segment of the NOFA for the first time since the inception of the Urban County. As a result, a portion of the City of Solvang's formula allocations of 2007, 2008 and 2009 have been included with their 2010 allocation and deducted from the County's 2010 allotment.

Similarly, the City of Carpinteria did not utilize its entire 2009 CDBG allocation, for both CDBG Capital Project and Public Services funding, and has carried the balances forward into the 2010 Program Year. Consequently, this funding has been deducted from the County's 2010 allocation, as it was used by the County in the 2009 Program Year.

Table II-2 provides detail related to HOME and CDBG funding available for **affordable housing projects** in the 2010 operating year:

Table II-2

2010 Affordable Housing Funds Available	
<b>Funding Source</b>	<b>Amount</b>
County HOME Funds	\$802,315
Santa Maria HOME Funds	\$405,069
Lompoc HOME Funds	\$232,723
Carpinteria HOME Funds	\$71,909
HOME Program Income	\$600,000
County CDBG Capital Project Funds	\$854,069
County Reprogrammed 2008 CDBG Capital Project Funds New Entry Program	\$126,000
Lompoc CDBG Capital Project Funds	\$354,834
Carpinteria CDBG Capital Project Funds	\$120,561
Solvang CDBG Capital Project Funds	\$90,000
<b>Total HOME and CDBG Available for Affordable Housing in Program Year 2010:</b>	<b>\$3,657,480</b>

## Proposed 2010 Affordable Housing Projects

A total of eight (8) applications for HOME funding were received under the County's NOFA totaling \$3,845,192 in funding requests. HCD staff developed a project evaluation matrix in which each application was evaluated based on the following Consortium and Urban County affordable housing project rating and ranking criteria stated in the 2010-2015 Consolidated Plan:

- Program eligibility
- Geographic distribution (project location – within Urban County / HOME Consortium)
- Project Readiness
- Financial Feasibility
- Cost Efficiency
- Energy Efficiency and Conservation

- Job Creation and Retention
- Conformance with Urban County / HOME Consortium Priorities
- Capacity of the applicant

In consultation with a technical review committee comprised of City of Santa Barbara HOME Program staff and the County of Santa Barbara General Services Real Estate Services Manager, HCD staff evaluated the HOME project applicants and provided an analysis and subsequent funding recommendations to the Affordable Housing Loan Committee (Loan Committee), a Board approved Brown Act Committee. The Loan Committee approved the HOME funding recommendations at their February 18, 2010 meeting, and the projects that were recommended for *reservation of funding* in the competitive 2010 NOFA process were identified as those most effective in meeting the specific objectives identified in the 2010-2015 Consolidated Plan. The subsequent section provides relevant details on the housing projects recommended for reservation of funds through this year's NOFA.

## 2010 Affordable Housing Projects

### 1. Creekside Village

Table II-3

Project Summary Creekside Village	
Sponsor:	Housing Authority of the County of Santa Barbara / Surf Development Corporation
Location:	Los Alamos, Northern Unincorporated County
Affordable Units:	39
Total Project Cost:	\$ 17,881,519
Development Cost per Unit:	\$ 458,500
Funds Reserved per "Assisted" Unit (11):	\$ 184,384*
Ratio of Leveraged Funds:	8.8:1*
Prior HOME and Local Funds Reservations:	\$ 1,223,442
<i>2010 Recommended Funding Reservations</i>	
County HOME Funds:	\$ 804,785
Total Funding Reservations to Date:	\$ 2,028,227

\* Includes prior years' reservations and 2010 recommended reservation amounts.

The Creekside Village project will include 39 new units of affordable rental housing on a five-acre site located in Los Alamos. The proposed project site is designated in Santa Barbara County's Housing Element as an Affordable Housing Overlay (AHO) site, with the potential for increased density for including affordable housing. The project would provide a mix of two, three and four-bedroom units - 18 each of two and three-bedroom units and 3 four-bedroom units, advancing one of the the 2010-2015 Consolidated Plan objectives of providing larger rental units affordable to very-low and low-income residents.

The Creekside Village development will incorporate energy efficient and conservation design features by using water saving fixtures and flow restrictors in kitchens and bathrooms, and high efficiency toilets throughout the apartments. Additionally, no-VOC interior paint, CRI Green-label low-VOC carpeting and pad, and low-VOC adhesives will be used in the development of Creekside Village. Solar technology will also be incorporated to offset electricity demands.

The Housing Authority received Conceptual Approval from County Board of Architectural Review, and appeared before the County Planning Commission on 2/11/09. Site control has been obtained, and the anticipated construction start date is expected to begin in June 2010, with completion estimated for late December 2011.

## 2. Casa de Familia

Table II-4

Project Summary Casa de Familia	
Sponsor:	Good Samaritan Shelters, Inc.
Location:	Santa Maria, North County
Affordable Units:	16
Total Project Cost:	\$ 3,563,979
Development Cost per Unit:	\$ 222,749
Funds Reserved per “Assisted” Unit (16):	\$ 123,647*
Ratio of Leveraged Funds:	1.8:1*
Prior HOME Funding Reservations:	\$ 1,618,346
<i>2010 Recommended Funding Reservations</i>	
County HOME Funds:	\$ 360,000
Total Funding Reservations to Date:	\$ 1,978,346

\* Includes prior reservations and 2010 recommended reservation amounts.

Casa de Familia involves the new construction of a 16,672 square foot apartment complex located at a site owned by the sponsoring organization at 412 West Morrison Street in the City of Santa Maria. Sponsored by Good Samaritan Shelters, Inc. (GSSI), this affordable housing complex will consist of 16 units including one studio apartment, 4 one-bedroom units, 8 two-bedroom units and 3 three-bedroom units.

The project site currently has other resources and services that GSSI provides, including: an Emergency Shelter for homeless persons and households; a Family Transitional Shelter; an After-School program for homeless children; Detox/Acute Care services; a Dining Hall/Overflow Shelter; and the Community Action Commission’s HeadStart Program. The organization provides a myriad of supportive services and resources to residents of the City of Santa Maria and adjacent areas. This project will provide housing for a seriously underserved population: individuals and families transitioning through GSSI’s programs that confront difficulties in acquiring permanent housing due to past credit history and/or prior evictions.

The application for funding reservation reflected a proposed total project cost of \$3,563,979 of which \$2,994,579 is construction-related. Other proposed sources of project funding include City of Santa Maria CDBG and HOME funds. GSSI has obtained all of the necessary building permits, and construction is projected to start in July 2010, with project completion and occupancy projected for June 2011.

### 3. Dahlia Court II – Expansion

Table II-5

Project Summary Dahlia Court II - Expansion	
Sponsor:	Peoples' Self-Help Housing Corporation
Location:	Carpinteria, South Coast
Affordable Units:	33
Total Project Cost:	\$ 14,234,872
Development Cost per Unit:	\$ 431,360
Funds Reserved per Assisted Unit (11):	\$ 126,231*
Ratio of Leveraged Funds:	10.25:1*
CDBG Qualifying Activity:	Acquisition of Real Property
CDBG Qualifying National Objective:	Low/Moderate Income Housing (LMH)
Prior HOME and CDBG Funding Reservations:	\$ 958,536
<i>2010 Recommended Funding Reservations</i>	
County HOME Funds:	\$ 237,530
Carpinteria HOME Funds:	71,909
Carpinteria CDBG Funds:	<u>120,561</u>
Total 2010 Recommended Funding Reservations:	\$ 430,000
Total Funding Reservations to Date:	\$ 1,388,536

\* Includes prior reservations and 2010 recommended reservation amounts.

This project involves the acquisition of a land parcel in order to expand the Dahlia Court Apartments and develop 33 new affordable rental housing units in the City of Carpinteria, 11 of which will be HOME-assisted units allocated to low income residents earning below 50-60% of AMI. The Dahlia Court Apartments are currently owned and operated by Peoples' Self-Help Housing Corporation (PSHHC).

CDBG funds, in conjunction with a portion of HOME funds reserved for the Dahlia Court Expansion, will be used to acquire the property. The remainder of the project's HOME reservations will be used to fund the preliminary planning and financing work related to the future development of this land parcel, for the expansion of the Dahlia Court Apartments.

This project will incorporate energy efficient and conservation design features by utilizing florescent lighting, using low-VOC interior paint, installing tankless water heaters, and using water saving fixtures in kitchens and bathrooms. Additionally this project will include Energy Star rated appliances.



As noted, this project has received prior reservations totaling \$958,536. The project is endorsed by the City of Carpinteria and, when realized, would provide much-needed inventory of affordable housing within the south coast housing market area, while advancing one of the 2010-2015 Consolidated Plan objectives of providing affordable rental housing for larger households. PSHHC has indicated that, once financing, land use, zoning and public review process has been completed, construction activities may commence in October 2010, with a projected completion date of October 2011.

#### **4. Housing Activity Delivery Costs**

In accordance with Section 105(a)(20) of the Housing and Community Development Act of 1974 and 24 CFR 570.201(k), the County proposes to utilize \$79,587 in CDBG funding to assist housing activities under title II of the Cranston-Gonzalez National Affordable Housing Act. These funds will be used to support HOME Consortium affordable housing projects by providing assistance for activity delivery costs associated with the HOME program. This assistance includes the following services as defined in Section 105(a)(20) of the Act:

- housing services, such as housing counseling in connection with tenant-based rental assistance and affordable housing projects,
- energy auditing,
- preparation of work specifications,
- loan processing,
- compliance with the National Environmental Policy Act,
- inspections,
- tenant selection,
- management of tenant-based rental assistance, and
- other services related to assisting owners, tenants, contractors, and other entities, participating or seeking to participate in housing activities assisted under title II of the Cranston-Gonzalez National Affordable Housing Act.

# Needs of Public Housing

1. *Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.*
2. *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 during the next year.*

## 1. Addressing the Needs of Public Housing

The Housing Authority of the County of Santa Barbara (HACSB) administers the County's various Public Housing and Section 8 Programs. The Agency Annual Plan contains a detailed review of its goals and strategies for each year. Its *Progress Statements* is provided as an Appendix to the final 2010 Action Plan. **(The Appendix has not been included in the Draft).**

The Housing Authority provides 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.

## 2. Assistance to "Troubled Public Housing Agencies"

HACSB is a high performing Public Housing Agency. HACSB considers four major areas for implementation 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

# Barriers to Affordable Housing

1. *Describe the actions that will take place during the next year to remove barriers to affordable housing.*

## 1. Barriers to Affordable Housing

A combination of the high cost of housing and dwindling financial resources acts as a prime obstacle to providing housing affordable to low- and moderate-income households in the County of Santa Barbara. Constraints to developing affordable housing in the County include a limited amount of developable land for residential use, conflicting governmental regulations intended to protect and preserve agricultural land, coastal resources, air quality, and a limited water supply.

The following actions to address barriers to affordable housing are currently underway and will continue through the 2010 Program Year:

- The County's 2009-2014 *Housing Element update* has incorporated recent changes in State law affecting a variety of housing policies, including those related to density bonus provisions, farmworker housing, transitional housing, and emerging statewide policies on climate change and sustainable communities.
- The following are regulatory reforms initiated 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 State Density Bonus Law for projects in the Isla Vista.
  - The adoption of the Housing Element Focused Rezone Program in February 2009 to make sites available for by-right multifamily housing.
- The HOME Consortium and Urban County Partnership will continue to seek out additional public and private financial resources to support affordable housing programs.

# HOME / American Dream Downpayment Initiative

1. Describe other forms of investment not described in § 92.205(b).
2. If the participating jurisdiction (PJ) will use HOME or ADDI funds for homebuyers, it must state the guidelines for resale or recapture, as required in § 92.254 of the HOME rule.
3. If the PJ will use HOME funds to refinance existing debt secured by multifamily housing that is that is being rehabilitated with HOME funds, it must state its refinancing guidelines required under § 92.206(b). The guidelines shall describe the conditions under which the PJ will refinance existing debt. At a minimum these guidelines must:
  - a. Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.
  - b. Require a review of management practices to demonstrate that disinvestments in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated.
  - c. State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.
  - d. Specify the required period of affordability, whether it is the minimum 15 years or longer.
  - e. Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 91.215(e)(2) or a Federally designated Empowerment Zone or Enterprise Community.
  - f. State that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.
4. If the PJ is going to receive American Dream Down payment Initiative (ADDI) funds, please complete the following narratives:
  - a. Describe the planned use of the ADDI funds.
  - b. Describe the PJ's plan for conducting targeted outreach to residents and tenants of public housing and manufactured housing and to other families assisted by public housing agencies, for the purposes of ensuring that the ADDI funds are used to provide down payment assistance for such residents, tenants, and families.
  - c. Describe the actions to be taken to ensure the suitability of families receiving ADDI funds to undertake and maintain homeownership, such as provision of housing counseling to homebuyers.

## 1. Other Forms of Investment

The Santa Barbara County HOME Consortium utilizes its entitlement funds as described in 24 CFR 92.205(b).

## Match

The HOME Program requires that participating jurisdictions, such as the Santa Barbara County HOME Consortium, provide a 25 percent match of the total HOME funds expended on projects in a given year. Matching funds may include any local, state, or other sources of non-federal funds. As of the 2010 reporting period, the Consortium has a matching funds balance of \$6,108,679.

## 2. Recapture of HOME Investment Option

The Santa Barbara County HOME Consortium has historically administered the Homebuyers Assistance Program (HAP) in collaboration with participating jurisdiction the City of Santa Maria. However, there are current efforts to modify the program in order to match current housing market conditions. Under the equity share recapture model of the HAP program, households purchasing a home utilizing down payment assistance through HOME enter into an Equity Share Agreement in which, in the event of future resale or transfer of the property, the County's share of the equity in the home at point of sale is recaptured as HOME program income. These program income funds are then re-programmed as loans to qualified households under the HAP.

## 3. Refinancing of Existing Debt

The Santa Barbara County HOME Consortium currently does not use HOME funds to refinance existing debt secured by multi-family housing that is being rehabilitated with HOME funds.

### *Review of Management Practices*

As part of funds commitment process, the Santa Barbara County HOME Consortium requires a review of management practices that includes: credible evidence that disinvestment in the property has not occurred; that the long-term financial needs of the project can be met; that the feasibility of serving the targeted population over an extended affordability period can be demonstrated; and that adequate levels of project operations and replacement reserves are maintained.

## 4. The use of ADDI funds

Not Applicable

The ADDI Program is no longer administered as an element of the HOME Program.



## Chapter III: Homeless

# Specific Homeless Prevention Elements

1. *Sources of Funds—Identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction's plan for the investment and use of funds directed toward homelessness.*
2. *Homelessness—In a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.*
3. *Chronic homelessness—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012. Again, please identify barriers to achieving this.*
4. *Homelessness Prevention—The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.*
5. *Discharge Coordination Policy—Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.*

## 1. Sources of Funds

### Continuum of Care Homeless Assistance Program

HCD is the lead agency under HUD's McKinney-Vento **Continuum of Care Homeless (CoC) Assistance Program**. In combination with McKinney-Vento Supportive Housing Program Homeless funds, other relevant federal, state and local funds are also devoted to address the needs of the area homeless population. For Program Year 2010, the Santa Barbara CoC received McKinney-Vento SHP funding in the amount of **\$1,358,229**.

### Emergency Shelter Grants Program

The **Emergency Shelter Grants (ESG)** program provides homeless persons with basic shelter and essential supportive services. In Program Year 2010, Santa Barbara County received an ESG entitlement of \$88,765. Of this amount, \$4,438 is for administrative costs. **\$84,327** is available to fund eligible ESG activities.

## 2. Homelessness

### *Factors Contributing to Homelessness in Santa Barbara County*

There are many different factors which contribute to homelessness in Santa Barbara County. As Santa Barbara County is a high-cost housing market area, this is one considerable contributing factor. Other significant factors 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

### *Priority Homeless Needs*

Santa Barbara County's Housing and Community Development Department is the lead entity for the local Continuum of Care (CoC) planning process, which includes writing and compiling the annual CoC grant application. However, the homeless priority needs included in CoC documents are determined by extensive consultations with service providers, other county departments and concerned citizens and community groups. In this context, the County's Continuum of Care process has established priorities to address the needs of the local homeless population, including individuals and families. Table III-1 contains the CoC's prioritization of local homeless needs:

Table III-1

Homeless Needs	Priority (Unaccompanied)	Priority (Multiple Person Households)
Housing and Services for the Chronically Homeless	High	High
Permanent Supportive Housing	High	High
Transitional Housing	High	High
Winter Warming Shelters	High	High
Additional Year Round Emergency Shelters	Medium	Medium



## Continuum of Care Homeless Assistance Program

The Santa Barbara CoC received **\$1,358,229** for 2010 Program Year. Table III-2 provides a list of projects currently receiving CoC funding:

Table III-2

<b>Projects Receiving CoC 2010 Funding:</b>		
Santa Barbara County - Alcohol, Drug & Mental Health Services (ADMHS)	SHPR	
Casa del Mural		\$115,315
Good Samaritan Shelters, Inc.	SHPR	
Clean and Sober Living		\$17,850
Domestic Violence Solutions for Santa Barbara County	SHPR	
2nd Stage Transitional Housing		\$76,219
Lompoc Housing Assistance Corporation	SHPR	
Mark's House		\$36,565
Lompoc Housing Assistance Corporation	SHPR	
Bridge House		\$49,875
Santa Barbara Community Housing Corporation	SHPR	
Hotel de Riviera		\$99,444
Transition House	SHPR	
Transition House		\$55,792
Casa Esperanza Homeless Center	SHPR	
Casa Esperanza - Day Center		\$160,585
Transition House	SHPR	
HOMES Program		\$61,763
Santa Barbara County Housing and Community Development	SHPR	
HMIS		\$102,809
Housing Authority of the City of Santa Barbara	SPCR	
Shelter Plus Care Grants		\$582,012
<b>Total CoC Grants 2010:</b>		<b>\$1,358,229</b>

Most of the permanent and transitional housing, along with supportive services are administered by local service providers in addition to the County. Local agencies also leverage private, in-kind and volunteer resources to complement and provide match to McKinney-Vento funding. The County also annually reviews projects receiving federal Homeless funding through timely, meetings with staff as well as site visits, and annual review through the Homeless NOFA process. For 2009-10, the above grants leveraged \$1,044,060 of additional local funding.

## Emergency Shelter Grants (ESG) Program

ESG funds were included in the 2010 NOFA, and the County accepted applications for programs eligible under the ESG program for review. A four-member committee of persons familiar with local homeless issues convened on January 25, 26 and 29, 2010, to review rate and rank funding application requests and make subsequent award recommendations. Under ESG, no greater than 30 percent of funds may be allocated for essential services and homeless prevention activities; however, up to the full grant amount may be allocated for shelter operations according to local priorities and discretion. Table III-3 provides a summary of programs and sponsors ESG funding requests, and recommendations of funding for the Program Year 2010:

Table III-3

County of Santa Barbara ESG Funding Recommendations			
Program	Agency	Requested	Recommended
Shelter Operations	Good Samaritan Shelter/Casa Esperanza	\$60,000	\$50,000
Bridgehouse Shelter Operations	Lompoc Housing & Community Development Corporation	\$30,000	\$21,000
Marks House Transitional Shelter Operations	Lompoc Housing & Community Development Corporation	\$10,000	\$7,000
Transitional Housing	Willbridge of Santa Barbara, Inc.	\$22,000	\$6,327
<b>Total County CDBG Capital Project Funds Requested:</b>		<b>\$122,000</b>	
<b>Total ESG Funds Recommended for Reservation:</b>			<b>\$84,327*</b>

\* The recommended reservations have been determined by a CDBG Public Services Review Committee and are subject to final approval by the County Board of Supervisors.

The match requirement for the ESG Program is dollar-for-dollar, cash or 'in-kind'. The minimum match requirement for the 2010 Program Year is \$84,327. Each of the programs funded with the 2010 ESG money leverages hundreds of thousands of dollars from private foundations and fundraising activities, which count match, in addition to 'in-kind' contributions. The County anticipates exceeding ESG programmatic match requirements for the 2010 operating year.

### 3. Chronic Homelessness: Strategy and Goals

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#### *Chronic Homelessness Strategy/Goals*

HCD, along with seven of the incorporated cities within the County, adopted a local 10-Year Plan to End Chronic Homelessness -- “Bringing Our Community Home” -- establishing a non-profit organization whose mission is to end homelessness locally. The Board of Supervisors and 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 resulted in measureable, significant local contributions addressing homelessness. The 10-Year Planning Board is currently assessing efforts at the federal level in re-visiting the 10-Year plan and in identifying new resources and strategies to move forward.

#### *Current Chronic Homelessness Strategy*

The 2009 CoC grant application’s Homeless Population and Subpopulations Analysis indicates that at any given point-in-time there are as many as 483 people experiencing chronic homelessness in the region. A majority of chronically homeless persons suffer 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.

### Current Chronic Homelessness Strategy

The six strategies were identified in the approved 10-Year Plan to End Chronic Homeless include:

1. Develop Supportive Housing.
2. Prevent low-income persons and households from becoming homeless.
3. Outreach to homeless persons to assess their needs.
4. Increase skills and incomes of low income individuals and families.
5. Identify and develop financing for new construction and the acquisition of supportive housing units.
6. Implement the yearly CoC strategy.

While several accomplishments in addressing the needs of the homeless have been made, significant obstacles remain. As noted, these include a lack of developable land and high real estate costs in the context of providing supportive-services enriched housing models. These factors have not been strictly limited to developing housing opportunities for the chronically homeless, but for nearly every income level throughout Santa Barbara County.

## 4. Homelessness Prevention

The 1<sup>st</sup> Goal of Santa Barbara County's 10-Year Plan to End Chronic Homelessness is prevention of chronic homelessness through intervention prior to a household becoming homeless or prior to a person's homelessness becomes a chronic condition. The excerpt below is from the 10-Year Plan's section on Homelessness Prevention:

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 (See Prevention Appendix A). 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.

These basic ideas and strategies have been the basis for implementing the 10-Year Plan with respect to preventing homelessness.

### **Homeless Prevention and Rapid Re-Housing Program (HPRP)**

In Fiscal Year 2009-2010, the County of Santa Barbara, through a Substantial Amendment to its 2008 Program Year Action Plan, received \$829,013 in Homelessness Prevention and Rapid Re-Housing Program (HPRP) funding under the American Recovery and Reinvestment Act of 2009 (ARRA). These ARRA funds have been valuable to the Continuum of Care complementing 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 county and the other in the south coast area. An allocation methodology was established for distribution of HPRP funds across these two principal

areas. An award was also made to a small collaboration providing legal services and housing mediation for HPRP qualified community members who are either homeless or at-risk of becoming homeless.

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 in accordance with Section 1512 reporting requirements.

### ***Model Prevention Project Recently Completed***

The rehabilitation of the *La Morada* facility to serve as transitional housing for youth transitioning out of the foster care system is an example of a project intended to prevent homelessness. Since approximately 50% of foster youth end up homeless once they reach the age of 18, this project represents an effective means of homeless prevention for transitioning foster youth. Residents of La Morada receive services necessary to ensure they avoid homelessness, including counseling, job training, and/or enrollment in college.

## 5. Discharge Coordination Policy

Figure III-1 represents the planned activities to implement a cohesive, community-wide Discharge Coordination Policy.

Figure III-1

Publicly Funded Institution(s) or System(s) of Care in CoC Geographic Area	Initial Discussion	Protocol in Development	Formal Protocol Finalized*	Formal Protocol Implemented*
<b>Foster Care</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Health Care</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Mental Health</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Corrections</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p><b>Foster Care:</b> 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.</p>				
<p><b>Health Care:</b> 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.</p>				
<p><b>Mental Health:</b> 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.</p>				
<p><b>Corrections:</b> 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. While this committee does not ensure 100% of individuals who are homeless have a discharge plan when leaving the County Jail, it does help the law enforcement community to better deal with repetitive criminals.</p>				



## Chapter IV: Community Development



# Community Development

1. *Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), public facilities, public improvements, public services and economic development.*
2. *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.*

## 1. Santa Barbara Urban County Non-Housing Community Development Needs

The Santa Barbara Urban County utilizes CDBG entitlement funding to finance Community Development activities which advance the priorities and objectives of the Consolidated Plan. The Non-Housing priorities of the 2010-2015 Consolidated have been determined based on public hearings, a needs survey, and consultations and are as follows:

### Urban County CDBG Non-Housing Priorities

- Support rehabilitation of public facilities that incorporate energy efficiency and conservation design measures
- Support economic development that creates or retains jobs, including those for low- and moderate-income persons
- Provide assistance for revitalization and enhancement by improving the physical character of neighborhoods, including complete streets, parks, and other public spaces
- Provide assistance to low-income neighborhoods by funding critical community facilities such as community service centers or libraries
- Address design barriers to providing community services to persons with mobility and other impairments as promoted under the Americans with Disabilities Act (ADA)

## 2. Santa Barbara Urban County Community Development Objectives

The community development projects that have been recommended for CDBG funding in the 2010 Program Year are matched to the specific community development priorities that have been established to meet the national objective to **Create a Suitable Living Environment** in Table IV-1.

Table IV-1

Santa Barbara Urban County Partnership Linkage Chart: 2010 Proposed Projects to Consolidated Plan Priority Needs	
Objective: Create a Suitable Living Environment	
<p><b>Project Title and Description:</b></p> <p><i>New Cuyama Recreation Center</i></p> <p>This project involves the rehabilitation of a public facility in the disadvantaged community of New Cuyama. The use of CDBG funds for rehabilitation of a public facility is eligible under the code of Federal Regulations 570.201(c).</p> <p><b>Consolidated Plan Priority Need:</b></p> <ul style="list-style-type: none"> <li>• Provide assistance to low-income neighborhoods by funding critical community facilities such as community service centers or libraries</li> <li>• Support rehabilitation of public facilities that incorporate energy efficiency and conservation design measures</li> </ul>	
<p><b>Project Title and Description:</b></p> <p><i>County Health Clinic Elevator Reactivation and Modernization</i></p> <p>This project involves the rehabilitation of two elevators, in order to remove barriers which restrict mobility and accessibility of elderly and severely disabled, in a public health facility. The use of CDBG funds for rehabilitation of a public facility is eligible under the code of Federal Regulations 570.201(c).</p> <p><b>Consolidated Plan Priority Need:</b></p> <ul style="list-style-type: none"> <li>• Address design barriers to providing community services to persons with mobility and other impairments as promoted under the Americans with Disabilities Act (ADA)</li> </ul>	
<p><b>Project Title and Description:</b></p> <p><i>New Cuyama Modular Community Center</i></p> <p>This project involves the new construction of a modular public facility in the disadvantaged community of New Cuyama. The use of CDBG funds for the construction of a public facility is eligible under the code of Federal Regulations 570.201(c).</p> <p><b>Consolidated Plan Priority Need:</b></p> <ul style="list-style-type: none"> <li>• Provide assistance to low-income neighborhoods by funding critical community facilities such as community service centers or libraries</li> </ul>	

This table is continued on the following page.

Table IV-1

<p><b>Project Title and Description:</b></p> <p><i><b>Solvang Veterans' Memorial Building ADA Accessibility Improvements</b></i></p> <p>This project involves improvements to a public facility necessary for the removal of barriers which restrict mobility and accessibility of the elderly and severely disabled. The use of CDBG funds for rehabilitation of a public facility is eligible under the code of Federal Regulations 570.201(c).</p> <p><b>Priority Need:</b></p> <ul style="list-style-type: none"> <li>• Address design barriers to providing community services to persons with mobility and other impairments as promoted under the Americans with Disabilities Act (ADA)</li> </ul>
<p><b>Project Title and Description:</b></p> <p><i><b>Solvang Annex ADA Accessibility Improvements</b></i></p> <p>This project involves improvements to a public facility necessary for the removal of barriers which restrict mobility and accessibility of the elderly and severely disabled. The use of CDBG funds for rehabilitation of a public facility is eligible under the code of Federal Regulations 570.201(c).</p> <p><b>Consolidated Plan Priority Need:</b></p> <ul style="list-style-type: none"> <li>• Address design barriers to providing community services to persons with mobility and other impairments as promoted under the Americans with Disabilities Act (ADA)</li> </ul>
<p><b>Project Title and Description:</b></p> <p><i><b>Solvang City Hall ADA Accessibility Improvements</b></i></p> <p>This project involves improvements to a public facility necessary for the removal of barriers which restrict mobility and accessibility of the elderly and severely disabled. The use of CDBG funds for rehabilitation of a public facility is eligible under the code of Federal Regulations 570.201(c).</p> <p><b>Consolidated Plan Priority Need:</b></p> <ul style="list-style-type: none"> <li>• Address design barriers to providing community services to persons with mobility and other impairments as promoted under the Americans with Disabilities Act (ADA)</li> </ul>
<p><b>Objective: Expand Economic Opportunity</b></p>
<p><b>Project Title and Description:</b></p> <p><i><b>Self Employment Training Course</b></i></p> <p>This project involves the training of self-assessment, business feasibility, marketing, finance, operational and personnel management, and business planning for an estimated 100 clients, the majority of whom are of low-moderate income. This program is classified as Micro-Enterprise Assistance and eligible for CDBG funds under the code of Federal Regulations 570.201(o).</p> <p><b>Consolidated Plan Priority Need:</b></p> <ul style="list-style-type: none"> <li>• Provide resources to improve the overall economic health of low-income neighborhoods by improving access to capital or by creation of micro-enterprises or by job training programs for low-income persons.</li> </ul>

## Resources Available

For the 2010 CDBG Program Year, a total of **\$1,545,464** in CDBG funds will be allocated to fund *Capital Projects*. This includes **\$126,000** in reprogrammed CDBG Capital Project funds which were reserved for the New Entry Program under the 2008 Action Plan; as the organization proposing the New Entry Program was unable to acquire the house it had intended for this program. Additionally, a total of **\$327,568** will fund Public Services in 2010. Table IV-2 describes the funds available for both CDBG Capital Projects and Public Services for the 2010 Program Year:

Table IV-2

<b>2010 CDBG Funds Available</b>		
<b><i>Jurisdiction</i></b>	<b><i>Capital Projects</i></b>	<b><i>Public Services</i></b>
County of Santa Barbara	\$980,069	\$220,676
City of Lompoc	\$354,834	\$81,892
City of Carpinteria	\$120,561	\$25,000
City of Solvang	\$90,000	–
<b>Total 2010 CDBG Funds Available:</b>	<b>\$1,545,464</b>	<b>\$327,568</b>

## Proposed 2010 Community Development Capital Projects

County HCD received ten (10) applications for CDBG Capital Project funding under its 2010 NOFA, totaling \$3,300,449 in requests. HCD staff developed a project evaluation matrix in which each application was evaluated based on the following Urban County CDBG Capital Project rating and ranking criteria identified in the 2010-15 Consolidated Plan including:

- Program eligibility
- Geographic distribution (project location – within Urban County)
- Project Readiness
- Financial Feasibility
- Cost Efficiency
- Energy Efficiency and Conservation
- Job Creation and Retention
- Conformance with Urban County Priorities
- Capacity of the applicant

On February 17, 2010, applicants presented their project proposals before a three-member review committee. This review committee consisted of a former Redevelopment Agency Director of a local city, a retired construction project manager, and a current CDBG program manager from a nearby city. The projects were further evaluated based on the CDBG Capital Project rating and ranking criteria and those projects that were recommended for *reservation of funding* in the competitive 2010 NOFA process were identified as those most effective in meeting the specific objectives identified in the 2010-2015 Consolidated Plan. The subsequent section provides relevant details on the projects recommended for reservation of funds through this year's NOFA.

## 2010 Community Development Projects Recommended for Reservation

### 1. New Cuyama Recreation Center

Table IV-3

Project Summary New Cuyama Recreation Center	
Sponsor:	Santa Barbara County General Services Department
Location:	New Cuyama, North County
Total Project Cost:	\$ 1,200,255
Ratio of Leveraged Funds:	2.05:1*
CDBG Qualifying Activity:	Public Facilities and Improvements
CDBG Qualifying National Objective:	Low/Moderate Income Area Benefit (LMA)
Prior CDBG Funding Reservations:	\$ 353,766
2010 Recommended Funding Reservations	
County CDBG Funds:	\$ 230,482
Total Funding Reservations to Date:	\$ 584,248

\* Includes prior reservations and 2010 recommended reservation amounts.

This project involves rehabilitating an existing building into a functional public facility for the community of New Cuyama, and is eligible for CDBG funding under 24 CFR §570.201(c). New Cuyama is a disadvantaged community located in rural northern Santa Barbara County. The community is located in a low-income census tract (#18), and contains 800 residents, many of whom are employed in agriculture. Due to severe lack of maintenance that has resulted in life safety and accessibility problems, \$353,766 has been recommended for funding the facility rehabilitation. As there are few recreational and community facilities available within reasonable proximity to New Cuyama and adjoining areas, the County has identified a great need for additional community resources in this area.

## 2. New Cuyama Modular Community Center

Table IV-4

Project Summary New Cuyama Modular Community Center	
Sponsor:	Santa Barbara County General Services Department
Location:	New Cuyama, North County
Total Project Cost:	\$ 600,000
Ratio of Leveraged Funds:	2:1
CDBG Qualifying Activity:	Public Facilities and Improvements
CDBG Qualifying National Objective:	Low/Moderate Income Area Benefit (LMA)
<i>2010 Recommended Funding Reservations</i>	
County CDBG Funds:	\$ 300,000

This project involves the purchase of a modular building to serve as a community center library in New Cuyama. The existing facilities are inadequate to meet the community's needs. The new community center will contain both a library and a social services center, and will be used to provide the community with services such as an adult school, a computer lab including internet access, and food storage. As noted, the community is located in a low-income census tract and this facility will benefit low-income persons.

## 3. County Health Clinic Elevator Reactivation and Modernization

Table IV-5

Project Summary County Health Clinic Elevator Reactivation and Modernization	
Sponsor:	Santa Barbara County General Services Department
Location:	South Coast
Total Project Cost:	\$ 300,000
Ratio of Leveraged Funds:	1:1
CDBG Qualifying Activity:	Public Facilities and Improvements
CDBG Qualifying National Objective:	Low/Moderate Income Clientele Benefit (LMC)
<i>2010 Recommended Funding Reservations</i>	
County CDBG Funds:	\$ 300,000

The two elevators of the Santa Barbara County Public Health Clinic require extensive repairs and

modernization. One elevator is out of service, and the remaining elevator is not up to code and has a failing control system. As a result, disabled and elderly patients are forced to utilize the stairs at times. This project will improve this public facility by removing these barriers and enhance mobility and accessibility.

#### 4. Microenterprise Development

Table IV-6

Project Summary Microenterprise Development	
Sponsor:	Women's Economic Ventures of Santa Barbara
Location:	Countywide
Total Project Cost:	\$ 50,000
Ratio of Leveraged Funds:	1:1
CDBG Qualifying Activity:	Microenterprise Development
CDBG Qualifying National Objective:	Low/Moderate Income Clientele Benefit (LMC)
<i>2010 Recommended Funding Reservations</i>	
County CDBG Funds:	\$ 50,000

The Women's Economic Ventures (WEV) Self Employment Training Course (SET) is designed to help persons overcome barriers to entrepreneurship. This project involves the training of self-assessment, business feasibility, marketing, finance, operational and personnel management, and business planning. Through its Self Employment Training program, WEV proposes to serve an estimated 100 clients, the majority of whom are of low-moderate income. \$50,000 of County CDBG funds has been reserved to underwrite a portion of the SET instructor fees, as well as costs associated with marketing the SET program throughout the community.

## 5. Solvang Veterans' Memorial Building ADA Accessibility Improvements

Table IV-7

Project Summary Solvang Veterans' Memorial Building ADA Accessibility Improvements	
Sponsor:	City of Solvang
Location:	Solvang, North County
Total Project Cost:	\$ 74,000
Ratio of Leveraged Funds:	1:1
CDBG Qualifying Activity:	Public Facilities and Improvements
CDBG Qualifying National Objective:	Low/Moderate Income Clientele Benefit (LMC)
<i>2010 Recommended Funding Reservations</i>	
City of Solvang CDBG Funds:	\$ 54,000
County CDBG Funds:	20,000
Total Recommended Funding Reservations:	\$ 74,000

This project involves the construction of wheelchair access ramps on the north and west sides of the Solvang Veterans' Memorial Building, to provide access from the parking lot and Senior Center. This project is necessary to improve this public facility by removing these barriers which limit mobility and accessibility of the elderly and severely disabled..

## 6. Solvang Annex ADA Accessibility Improvements

Table IV-8

Project Summary Solvang Annex ADA Accessibility Improvements	
Sponsor:	City of Solvang
Location:	Solvang, North County
Total Project Cost:	\$ 26,000
Ratio of Leveraged Funds:	1:1
CDBG Qualifying Activity:	Public Facilities and Improvements
CDBG Qualifying National Objective:	Low/Moderate Income Clientele Benefit (LMC)
<i>2010 Recommended Funding Reservations</i>	
City of Solvang CDBG Funds:	\$ 26,000

This project involves the installation of fully accessible push-button interior and exterior doors at the Solvang Annex. These improvements will allow for the disabled and elderly to access the city's Public Works, Planning and Building, and Parks and Recreation Departments. Also included in the



project scope of work is construction of a two-tiered public access counter at the Parks and Recreation Department, to enable increased public accessibility. Therefore, this project is necessary to improve this public facility by removing barriers which restrict mobility and accessibility of the elderly and severely disabled.

## 7. Solvang City Hall ADA Accessibility Improvements

Table IV-9

Project Summary Solvang City Hall ADA Accessibility Improvements	
Sponsor:	City of Solvang
Location:	Solvang, North County
Total Project Cost:	\$ 10,000
Ratio of Leveraged Funds:	1:1
CDBG Qualifying Activity:	Public Facilities and Improvements
CDBG Qualifying National Objective:	Low/Moderate Income Clientele Benefit (LMC)
<i>2010 Recommended Funding Reservations</i>	
City of Solvang CDBG Funds:	\$ 10,000

This project involves the installation of fully accessible push-button exterior doors at the Solvang City Hall. These improvements will allow for the severely disabled and elderly to access City Hall. This project is necessary to improve this public facility by removing barriers which restrict mobility and accessibility of the elderly and severely disabled.

# Antipoverty Strategy

1. *Describe the actions that will take place during the next year to reduce the number of poverty level families.*

## 1. Actions to Reduce Poverty

The Urban County Partnership will strive to better the lives of the poor and underserved residents in the area through a variety of housing and non-housing and public service programs. The focus of the County's anti-poverty strategy is three-fold:

1. Help these households accumulate assets,
2. Help households and families address issues such as substance abuse and domestic violence that serve to inhibit long-term 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 goals of the Santa Barbara Urban County Partnership intended to ameliorate poverty during the 2010-2015 Consolidated Plan operating period:

- 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.
- 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 benefitting low-wage employees.
- 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.

In sum, the jurisdiction will make every effort to pursue a comprehensive strategy of anti-poverty. The public service programs of a CDBG jurisdiction is a direct attempt at providing basic necessary services for the poor and underserved in the area.

Table IV-10 details the allocations and Program Income Available for Public Services in Program Year 2010:

Table IV-10

<b>2010 CDBG Public Services Funds Available</b>	
<b>Jurisdiction</b>	<b>Available</b>
County	\$220,676
Lompoc	\$81,892
Carpinteria	\$25,000
<b>Total 2010 CDBG Public Services Funds:</b>	<b>\$327,568</b>

### County CDBG Public Services Programs

The County has available \$220,676 in CDBG Public Service funds for Program Year 2010. The County received 22 applications totaling \$430,841 in requests for Public Service funds. Final funding recommendations were determined by a three member Public Services review committee, which consisted of a staff member of the County Human Services Commission, a retired CDBG program administrator from the City of Santa Barbara, and a local volunteer who assists non-profit groups in the Lompoc Valley. The review committee evaluated applications and interviewed applicants on January 25, 26 and 29, 2010. Those programs recommended for *reservation of funding* in the competitive 2010 NOFA process were identified as those most effective in meeting the following CDBG Public Services priorities identified 2010-2015 Consolidated Plan:

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

Table IV-11 provides a summary of programs and sponsors CDBG Public Services funding requests, and recommendations of funding for the Program Year 2010:

Table IV-11

<b>2010 County of Santa Barbara CDBG Public Services Funding Recommendations</b>			
<b>Program</b>	<b>Agency</b>	<b>Requested</b>	<b>Recommended</b>
Family Support & Strengthening Program	Santa Ynez Valley People Helping People	\$50,000	\$28,941
St. Brigid Fellowship Day Center	St. Athanasius Orthodox Church	\$25,000	\$25,000
Senior Nutrition Program	Community Action Commission	\$25,000	\$23,153
Warehouse Operations	Foodbank of Santa Barbara County	\$20,000	\$20,000

This table is continued on the following page.

Table IV-11

<b>2010 County of Santa Barbara CDBG Public Services Funding Recommendations</b>			
<b>Program</b>	<b>Agency</b>	<b>Requested</b>	<b>Recommended</b>
Housing Advocacy Project	Legal Aid Foundation	\$15,991	\$15,991
Bridgehouse Shelter	Lompoc Housing & Community Development Corporation	\$15,000	\$15,000
Peer Street Outreach Program	Willbridge of Santa Barbara	\$15,000	\$15,000
Homeless Inmate Jail Discharge Planning Program	Bringing our Community Home	\$32,750	\$14,132
Homeless Outreach Program	Carrillo Counseling Services	\$12,000	\$10,419
Necessities of Life	Pacific Pride Foundation	\$10,000	\$10,000
Sarah House	AIDS Housing	\$9,100	\$9,100
Advocacy Program	CASA of Santa Barbara County	\$25,000	\$5,788
Santa Maria Program	North County Rape Crisis Center	\$12,000	\$5,788
Lompoc Program	North County Rape Crisis Center	\$12,000	\$5,788
Long Term Counseling	Santa Barbara Rape Crisis Center	\$15,000	\$5,788
Volunteer Program	Community Partners in Caring	\$7,000	\$5,788
Marks House	Lompoc Housing & Community Development Corporation	\$5,000	\$5,000
Move-in Cost Program	Chance, Inc.	\$50,000	\$0
Isla Vista Teen Center	Channel Island YMCA – IV	\$35,000	\$0
Power Hour	Boys and Girls Club	\$15,000	\$0
Rental Housing Mediation Task Force	City of Santa Barbara	\$15,000	\$0
Big Brothers Big Sisters	Family Service Agency	\$10,000	\$0
<b>Total County CDBG Capital Project Funds Requested:</b>		<b>\$430,841</b>	
<b>Total County CDBG Capital Project Funds Recommended for Reservation:</b>			<b>\$220,676*</b>

\* The recommended reservations have been determined by a CDBG Public Services Review Committee and are subject to final approval by the County Board of Supervisors.

### ***Carpinteria CDBG Public Services Programs***

On February 22, 2010 the City Council of Carpinteria acted to approve the reservations of CDBG Public Services for four programs. Table IV-12 summarizes recommended funding allocations for the City of Carpinteria's Public Services programs for Program Year 2010:

Table IV-12

<b>2010 City of Carpinteria CDBG Public Services Funding Reservations</b>		
<b>Program</b>	<b>Agency</b>	<b>Reservation</b>
Rental Housing Mediation Task Force	City of Santa Barbara	\$8,000
Housing the Homeless	Peoples' Self-Help Housing	\$8,000
Youth Education Enhancement	Peoples' Self-Help Housing	\$7,500
Homeless Inmate Jail Discharge Planning Program	Bringing our Community Home	\$1,500
<b>Total City of Carpinteria CDBG Public Services Funds Reserved:</b>		<b>\$25,000</b>

### ***Lompoc CDBG Public Services Programs***

The City of Lompoc works with a seven (7) member Public Service Commission on allocating financial resources, including federal CDBG funds. For the 2010 Program Year, \$81,892 of Lompoc CDBG funds will be made available to finance Public Services. Table IV-13 provides a summary of the Public Services programs that have requested funding for the 2010 Program Year:

Table IV-13

<b>2010 City of Lompoc CDBG Public Services Funds Requested</b>		
<b>Program</b>	<b>Agency</b>	<b>Requested</b>
Summer Childcare Playground Program	City of Lompoc Parks and Recreation	\$37,809
Legal Counseling and Representation for Low Income Individuals	Legal Aid Foundation	\$36,001
Childcare Program	Boys & Girls Club	\$34,000
Affordable Dental Services	Community Health Centers of Central Coast	\$25,000
Community Services	Catholic Charities	\$20,000
Food Distribution Services	Catholic Charities	\$20,000

This table is continued on the following page.

Table IV-13

<b>2010 City of Lompoc CDBG Public Services Funds Requested</b>		
<b>Program</b>	<b>Agency</b>	<b>Requested</b>
Emergency Domestic Violence Shelter	Domestic Violence Solutions	\$20,000
Bridgehouse Shelter	Lompoc Housing & Community Development Corporation	\$20,000
Lompoc Program	North County Rape Crisis Center	\$20,000
Senior Nutrition	Community Action Commission	\$18,000
Food Distribution Program	Foodbank of Santa Barbara County	\$15,000
211 Crisis Hotline	Family Service Agency	\$10,000
Big Brothers & Big Sisters	Family Service Agency	\$10,000
Family Services	Family Service Agency	\$10,000
Substance Abuse Recovery Home	Good Samaritan Shelters, Inc.	\$10,000
Marks House	Lompoc Housing & Community Development Corporation	\$10,000
Sexual Assault Response Team	Santa Barbara County District Attorney's Office	\$8,010
After School Program	Lompoc Valley Police Activities League	\$8,010
Homemaker Program	Visiting Nurses & Hospice	\$8,010
Recovery Learning Center	Transitions Mental Health	\$8,010
Adult Literacy Program	Lompoc Public Library	\$8,010
Senior and Disabled Food Distribution	Meals on Wheels	\$8,010
Before and After School Program	Lompoc Family YMCA	\$8,010
Senior Day Care	Valley Haven	\$8,010
Community Services	Community Partners in Caring	\$8,010
Homeless Inmate Jail Discharge Prog.	Transitional Mental Health	\$8,010
<b>Total City of Lompoc CDBG Public Services Funds Requested:</b>		<b>\$371,353</b>
<b>Total City of Lompoc CDBG Public Services Funds Available:</b>		<b>\$81,892</b>



## Chapter V: Non-Homeless Special Needs

# Non-Homeless Special Needs Housing

1. *Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.*
2. *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 this Action Plan.*

## 1. Non-Homeless Special Needs Priorities and Specific 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

## 2. Use of Resources

The Santa Barbara County HOME Consortium prioritizes the use HOME funds for projects that involve the acquisition, rehabilitation and new construction of rental units for the elderly and special needs group. As examples of the HOME Consortium's commitment to addressing these priorities, the following projects which recently received funding through the HOME Consortium will meet the housing and service expectations of special needs households:

- Braddock House – The Santa Barbara County HOME Consortium provided \$200,000 in HOME



entitlement funding for the new construction of 4 affordable units to provide permanent housing for special needs individuals.

- Homebase on G – The Santa Barbara HOME Consortium has provided \$200,000 in HOME funding for the new construction of 39 studio units, 19 of which are reserved for mentally ill and disabled individuals, and 18 will be for very low income individuals. On-site mental health counseling is provided.

In addition to the HOME funds, the Consortium and Urban County Partnership use other state and local funds to complement funding of Special Needs Housing Projects. The following efforts highlight the Consortium and Partnership's commitment to the cause of housing for area Special Needs:

- Rancho Hermosa – The HOME Consortium and Urban County have provided a total of \$1,022,170 in HOME, CDBG and Local Funds for new construction of 47 units, 41 of which are dedicated as affordable housing for very low-income homeless households, and households at risk of homelessness who are diagnosed with substance abuse. Twelve of these units are specifically for those dually-diagnosed with substance abuse and/or severe mental illness.
- Provide assistance to CHANCE, Inc. for the continuation of an existing program that provides direct financial assistance to low-income disabled persons to acquire rental housing in the open market. Low-income persons with disabilities lack the financial resources to accumulate sufficient savings for rental deposits, and this program addresses this issue by providing the needed resources. This program is funded with CDBG Program Income earned from a previous CDBG grant provided by the State of California.
- Casa de Familia – It is the intent of both the Consortium and Urban County Partnership to continue making efforts similar to those above through the upcoming Plan period. During the next five years, the Consortium and Partnership will continue to use a combination of HOME, CDBG, other relevant federal funds, state and local funds to address the needs of its Special Needs Clients.\*

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\* Casa de Familia is the only project identified in this section receiving funding under this 2010 Action Plan.

# Housing Opportunities for People with AIDS (HOPWA)

1. *Provide a Brief description of the organization, the area of service, the name of the program contacts, and a broad overview of the range/ type of housing activities to be done during the next year.*
2. *Report on the actions taken during the year that addressed the special needs of persons who are not homeless but require supportive housing, and assistance for persons who are homeless.*
3. *Evaluate the progress in meeting its specific objective of providing affordable housing, including a comparison of actual outputs and outcomes to proposed goals and progress made on the other planned actions indicated in the strategic and action plans. The evaluation can address any related program adjustments or future plans.*
4. *Report on annual HOPWA output goals for the number of households 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. Include any assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.*
5. *Report on the use of committed leveraging from other public and private resources that helped to address needs identified in the plan.*
6. *Provide an analysis of the extent to which HOPWA funds were distributed among different categories of housing needs consistent with the geographic distribution plans identified in its approved Consolidated Plan.*
7. *Describe any barriers (including non-regulatory) encountered, actions in response to barriers, and recommendations for program improvement.*
8. *Please describe the expected trends facing the community in meeting the needs of persons living with HIV/AIDS and provide additional information regarding the administration of services to people with HIV/AIDS.*
9. *Please note any evaluations, studies or other assessments that will be conducted on the local HOPWA program during the next year.*

## Santa Barbara County HOPWA Program Summary

Santa Barbara County's Public Health Department administers the small cities HOPWA program. Public Health submits competitive HOPWA funding applications to the State of California, and is allocated federal HOPWA funds through the California Department of Health Services Office of AIDS. Public Health subsequently allocates funds to community organizations, and for the 2010-11 fiscal year, anticipates funding Santa Barbara County's two HIV/AIDS housing and/or service providers,

Pacific Pride Foundation and Sarah House: AIDS Housing Santa Barbara, along with Casa Esperanza, a HOPWA program pilot project.

## **I. 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.

### **Case Management Services**

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, North and South, provide free food and personal care products to low-income HIV+ 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.

### **HIV Education & Prevention Services**

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.

## **II. Sarah House**

Sarah House is the heart of AIDS Housing in the Santa Barbara area. The facility, built in 1994, has 8 single rooms in the main house and three two-bedroom 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. 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. More than a few have also spent time in jail or prison. In general, it is accurate to say that almost all of Sarah House's HIV/AIDS residents are the disenfranchised, those who have been disadvantaged and grown up underprivileged without adequate health care, education, and employment opportunities.

### ***Scattered Site Housing***

Just over four years ago, a few of the Sarah House residents who had enjoyed increasingly improved health asked for help in finding their own housing. For the first time, these persons with HIV/AIDS were able to live on their own. The *Scattered Site Housing* 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 the landlords, it is a very positive relationship because Sarah House finds the tenants, pays the rent, and serves as liaison between the two. The residents have been able to pay the rent through the Section 8 voucher program. There are 30 residents in apartments throughout the city and their housing is a primary element in their health care. In fact, it has served as a safety net that has led to lower demand for 24-hour care.

### ***Sarah House: a Social Model***

It is interesting to note that Sarah House has become the first "social model" hospice in the state or even the nation. All other hospices are "medical models" meaning they must be staffed by RN's or LVN's and the other positions are discrete so that only cooks can cook, cleaners clean, and caregivers give care. This results in much higher daily costs in the medical model. Additionally, and perhaps equally important, the atmosphere of a social model is more like a home and not so impersonal as a hospital wing or institution. Sarah House is known for its warm family setting and the feeling of a home that can house the residents as well as accommodate family members and loved ones during the intense times of the final days. As many caregivers will attest, hospice care is not just about the person who is dying but also about consideration and respect for family and friends. Sarah House has the capacity to provide for this most personal and intimate experience.

In order to serve as a prototype hospice model for the rest of the nation, Sarah House continues to work towards improving its services.

## ***III. Casa Esperanza***

In 2008-2009, Casa Esperanza was included in the County of Santa Barbara's HOPWA program as a pilot project. Casa Esperanza's mission is to assist homeless individuals and families access the

services they need to transition to stable employment and housing opportunities. Many of the County's homeless persons are HIV positive, and Casa Esperanza provides outreach and housing case management services for those HIV positive individuals.

## Funding Needs

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Local organizations such as the Pacific Pride Foundation, Sarah House, and Casa Esperanza provide valuable services to the community, and are supported by an array of funding. The Santa Barbara CDBG Urban County has funded activities of the Sarah House, Pacific Pride Foundation, and Casa Esperanza and efforts are underway to collaboratively work with them to address the growing needs and priorities of persons with HIV/AIDS in the County. Local jurisdictions, such as the County of Santa Barbara and the City of Santa Barbara provide much needed funding through competitive state grants and entitlement grants, as well as local Human Services Grants. These organizations also raise funds through private sources.