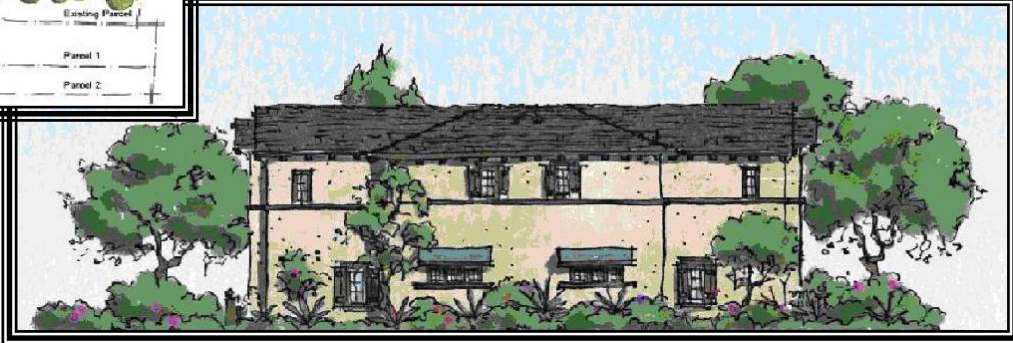


ATTACHMENT F
*Santa Barbara County HOME Consortium/
 CDBG Urban County Partnership
 2009-10 Action Plan*



*Santa Barbara County
 HOME Consortium*
Members:
 Buellton
 Carpinteria
 Goleta
 Lompoc
 Santa Maria
 Solvang
 County of Santa Barbara



*Santa Barbara Urban
 County Partnership*
Members:
 Buellton
 Carpinteria
 Lompoc
 Solvang
 County of Santa Barbara



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Jim
Richardson

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Mayor Pro Term
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Affordable Housing Loan Committee, Santa Barbara County
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Human Services Committee, City of Carpinteria
Human Services Committee, City of Goleta
Human Services Commission, City of Lompoc
Advisory Committee, City of Santa Maria
Human Services Committee, Santa Barbara County

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Action Plan 2009-2010

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Action Plan 2009-2010

Santa Barbara County HOME Consortium – Fifth Program Year
Santa Barbara Urban County Partnership – Third Program Year

This document consists of Narrative Responses to specific questions that the Santa Barbara County HOME Consortium and Santa Barbara Urban County Partnership must respond to in order to be compliant with the Consolidated Planning Regulations.

GENERAL

Executive Summary

This section can be translated into Spanish upon request to the Housing and Community Development Department of the County of Santa Barbara. 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 funds annually to participating jurisdictions and entitlement communities. The Santa Barbara County HOME Consortium has been a participating jurisdiction eligible to receive HOME funds since 1995, and has been funding affordable housing projects since its inception. Until recently, the HOME Investment Partnerships Program was the only federal program through which the County was eligible to receive funding; however, in 2007 the County of Santa Barbara and City of Lompoc entered into a cooperation agreement whereby Lompoc agreed to relinquish its longstanding status as CDBG Entitlement in order for their population to be included in the County's. This allowed the County of Santa Barbara to qualify as an Urban County and become eligible to receive Community Development Block Grant funds (CDBG) annually. Therefore, as of the 2007-2008 program year the Santa Barbara Urban County Partnership came into official existence. 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 2008, Santa Barbara County issued a Notice of Funding Availability (NOFA) which included the estimated amounts of HOME, CDBG, ESG, and other local funding sources. This Action Plan will address the proposed use of these funds for the 2009-2010 program year.

As this Action Plan details the implementation plans of two different partnerships – the HOME Consortium and CDBG Urban County – under two separate Consolidated Plans, this report will address the projects/programs of the partnerships to be carried out in 2009-2010 separately in most sections.

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. Since the City of Solvang exercised its option to not participate in this year's HOME program Notice of Funding Availability process, their allocation has been added to the amount of Unincorporated County funding available this year. Solvang's 2009 formula

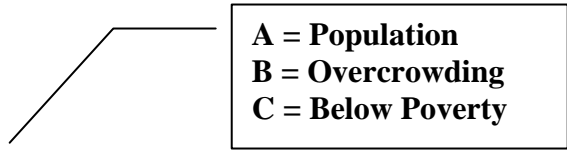
allocation will be made available to them in a future year. As a program requirement, entitlement jurisdictions such as the Santa Barbara County HOME Consortium are required to annually submit this document called the *Annual Action Plan*. All activities funded through the HOME Consortium are directed towards addressing long-term strategies, priorities, and performance goals identified in the Consortium's 2006-2010 Consolidated Plan. This will be the **fifth program year** of the current HOME Consolidated Plan period.

During the process of the 2006-2010 Consolidated Plan, the Santa Barbara County HOME Consortium used a combination of community forums, consultations with area experts on housing/community affairs, and a housing needs assessment based on the CHAS (Comprehensive Housing Affordability Strategy) data to determine housing priorities and strategies. Consequent to these deliberations, the following housing priorities were established for the 2006-2010 Consolidated Plan, including the upcoming Action Plan period:

- Rental housing opportunities for large extremely low, very low and low-income families.
- Rental housing opportunities for small, extremely low, very low, and low-income households including units for elderly and special needs households.
- Homeownership opportunities for low-income first time homebuyers.
- Permanent Supportive Housing / Transitional Homes / SROs to address the needs of the homeless and / or special needs clients and the extremely low, very low and low-income individuals and families who are at imminent risk of becoming homeless.

The Santa Barbara County HOME Consortium uses several selection criteria relevant to the programs/projects before making a final selection for funding. Each year's HOME allocation is distributed among the Consortium members based on the following formula:

$A + B + 2C$, where



A = Population B = Overcrowding C = Below Poverty
--

While Santa Barbara County is the lead agency for the Consortium, all member cities have autonomy over decisions regarding the choice of projects/activities within their respective jurisdiction. For the Santa Barbara County HOME Consortium, the highlights for the program year 2009-2010 are presented in the table on the following page:



For the Program Year 2009-10, the Santa Barbara County HOME Consortium received a HOME entitlement award of **\$1,781,867**. After a set-aside of 10 percent administration and 5 percent program implementation costs, a total of **\$1,523,496** will be made available to fund HOME projects in the area.



For the Program Year 2009-10, the Santa Barbara County HOME Consortium is considering reservation of HOME funds for the following projects:

- Project: Dahlia Court Expansion, City of Carpinteria
Sponsor: People's Self-Help Housing Corporation
Reserved: \$71,909 (City of Carpinteria HOME funds)
Type: Land Acquisition

- Project: Casa del Desarrollo, City of Lompoc
Sponsor: Lompoc Housing and Community Development Corporation
Reserved: \$388,000
\$200,000 (Unincorporated County HOME funds); \$188,000 (City of Lompoc HOME funds)
Type: Development of a 19-unit Single Room Occupancy complex

- Project: Braddock House, City of Goleta
Sponsor: Santa Barbara Housing Authority
Reserved: \$50,000 (Goleta HOME funds)
Type: New Construction

- Project: Creekside Village, Unincorporated County
Sponsor: Santa Barbara Housing Authority
Reserved: \$423,442 (Unincorporated County HOME funds)
Type: New Construction

- Project: Casa de Familia, City of Santa Maria
Sponsor: Good Samaritan Shelters, Inc.
Reserved: \$590,145
\$182,000 (Unincorporated County HOME funds); \$408,145 (City of Santa Maria HOME funds)
Type: New Construction



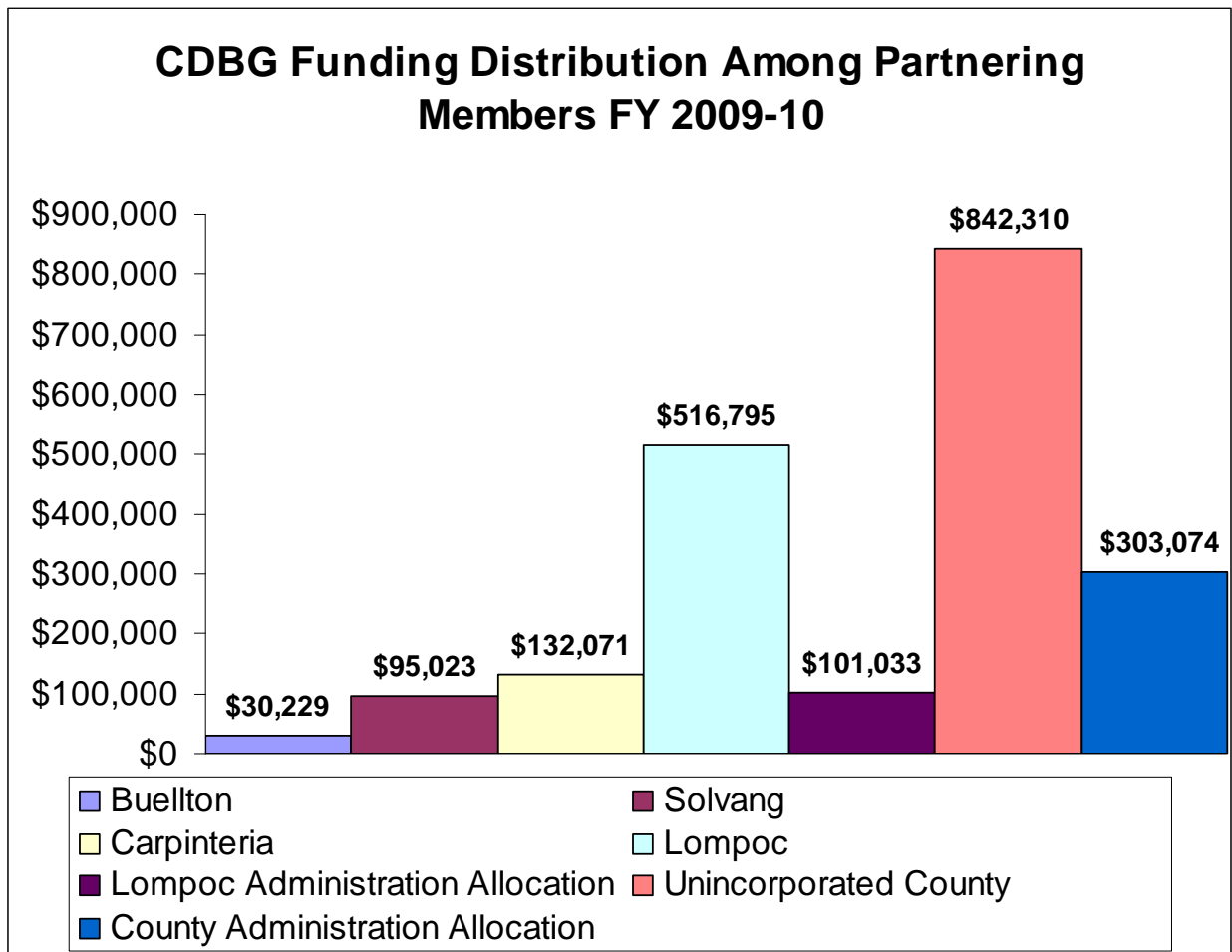
For the Program Year 2009-10, the County's Continuum of Care program was awarded **\$1,359,227** in federal McKinney-Vento Homeless Assistance Funds.

The **Santa Barbara Urban County Partnership** is comprised of Santa Barbara County 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 Community Development Block Grant (CDBG) program is a flexible source of funding for addressing the critical social, economic, and environmental problems in American cities all across the nation. Its primary objective is the development of viable urban communities, by providing *decent housing, suitable living environments, and expanded economic opportunities*, principally for low- and moderate-income persons. It must be noted that the cities of Goleta and Santa Maria are also entitlement jurisdictions for the federal Community Development Block Grant (CDBG) program. As a requirement for the CDBG program, these two cities submit separate Action Plan(s) detailing their CDBG and HOME resources as well. Activities funded with CDBG are directed towards addressing the housing and non-housing priorities identified in the Urban County 2007-2010 Consolidated Plan. This will be the **third program year** that the Urban County reports on activities under their Consolidated Plan.

CDBG funds are allocated to the Urban County members based primarily on a HUD formula, and are determined on an annual basis. However, there are additional terms of agreement applicable to the allocations of the City of Lompoc and the Unincorporated County. Since the Urban County was created as a result of Lompoc relinquishing its status as an entitlement jurisdiction, Lompoc receives a negotiated percentage of the Unincorporated County’s allocation, in addition to their HUD identified entitlement. These percentages are documented as follows:

- Year 1 – 50.4% plus and additional portion of Unincorporated County funds based upon 25.2% of Buellton, Carpinteria and Solvang allocations.
- Year 2 – 25.2% plus and additional portion of Unincorporated County funds based upon 12.6% of Buellton, Carpinteria and Solvang allocations.
- Year 3 – 10.1% plus and additional portion of Unincorporated County funds based upon 5.05% of Buellton, Carpinteria and Solvang allocations.

For the Program Year 2009-10, the Santa Barbara Urban County Partnership received a CDBG entitlement award of **\$2,020,535**. The following chart provides detail of the CDBG entitlement allocation among the partners:



The CDBG appropriations for the program year 2009-2010 include funding reservations for Capital Projects and Human Services programs. Any funds that are not utilized are reallocated and distributed to eligible projects / programs.

I. CDBG Capital Projects

The following Capital Projects have been chosen for reservation of 2009-2010 program year CDBG entitlement funds:

Santa Barbara Unincorporated County 2009 CDBG Capital Projects

Project	Project Location	Amount Reserved
New Cuyama Recreation Center	New Cuyama	\$353,766
Lompoc Veterans Memorial Building	Lompoc	\$309,545
North County Home Restoration and Rehabilitation	Northern Santa Barbara County	\$106,130
Bridgehouse Greenhouses	Lompoc	\$44,221
Self Employment Training Course	Santa Barbara County	\$22,110
Total CDBG Capital Project Funds Reserved:		\$835,772

City of Carpinteria 2009 CDBG Capital Projects Approved by City Council

Project	Project Location	Amount Reserved
Chapel Court Rehabilitation	Carpinteria	\$50,000
Dahlia Court Expansion	Carpinteria	\$49,000
Total CDBG Capital Project Funds Reserved:		\$99,000*

*The City of Carpinteria did not utilize its full allocation. The remaining funds were reallocated to eligible County projects.

City of Lompoc 2009 CDBG Capital Projects Approved by City Council

Project	Project Location	Amount Reserved
Code Enforcement	Lompoc	\$100,000
Housing Emergency Repair Grant Program (Catholic Charities)	Lompoc	\$40,000
Public Facilities Improvements Program	Lompoc	\$284,121
Total CDBG Capital Project Funds Reserved:		\$424,121

The Cities of Buellton and Solvang did not have any eligible projects for the 09/10 program year. Therefore, their funds were reallocated and distributed among County projects.

II. CDBG Human Services

City of Buellton 2009 Human Services Approved by City Council

Agency	Program	Amount Reserved
Legal Aid Foundation	Housing Advocacy Project	\$1,814
Santa Ynez Valley People Helping People	Family Support Program/Family Resource Center	\$2,720
Total CDBG Funds Reserved:		\$4,534

City of Solvang 2009 Human Services Approved by City Council

Agency	Program	Amount Reserved
Bethania Preschool and After-School	Childcare/Preschool Scholarships	\$4,751
Santa Ynez Valley People Helping People	Family Support Program/Family Resource Center	\$9,502
Total CDBG Funds Reserved:		\$14,253

City of Carpinteria 2009 Human Services Approved by City Council

Agency	Program	Amount Reserved
City of Santa Barbara	Rental Housing Mediation Task Force	\$7,500
Peoples' Self-Help Housing	Housing the Homeless	\$2,071
Peoples' Self-Help Housing	Youth Education Enhancement	\$5,000
Boys and Girls Club	Carpinteria Clubhouse Daycare Program	\$5,000
Total CDBG Funds Reserved:		\$19,571*

*The City of Carpinteria did not utilize its full allocation. The remaining funds were reallocated to eligible County Human Services programs.

City of Lompoc 2009 Human Services Approved by City Council

Agency	Program	Amount Reserved
Boys & Girls Club	Drop-in Scholarships	\$14,250
Catholic Charities	Community Services	\$14,100
Catholic Charities	Food Distribution Services	\$15,875
Community Action Commission	Senior Nutrition	\$12,215
Domestic Violence Solutions	Emergency domestic violence shelter	\$13,500
Legal Aid Foundation	Emergency Legal Services	\$11,100
North County Rape Crisis and Child Protection Center	Lompoc Program	\$5,834
Valley Haven	Senior Day Care	\$1,500
Transitional Mental Health	Lompoc Drop-in Program	\$4,300
Total CDBG Funds Reserved:		\$92,674

**Santa Barbara Unincorporated County
2009 CDBG Human Services Grant Applicants**

Agency	Program	Amount Reserved
St. Athanasius Orthodox Church	St. Brigid Fellowship Day Center	\$12,242
Willbridge of Santa Barbara	Peer Street Outreach Program	\$9,182
Lompoc Housing & Community Development Corporation	Mark's House	\$5,101
Lompoc Housing & Community Development Corporation	Bridgehouse	\$22,444
AIDS Housing	Sarah House	\$9,182
Bringing our Community Home	10-Year Plan to End Chronic Homelessness	\$15,303
Foodbank of Santa Barbara County	Warehouse Operations	\$12,242
Casa of Santa Barbara County	Advocacy Program	\$5,101
Community Partners in Caring	Volunteer Program	\$5,101
Legal Aid Foundation	Housing Advocacy Project	\$7,651
Pacific Pride Foundation	Necessities of Life	\$7,651
Santa Barbara Rape Crisis Center	Long Term Counseling	\$5,101
North County Rape Crisis Center	Santa Maria Program	\$5,101
North County Rape Crisis Center	Lompoc Program	\$5,101
CDBG Funds Reserved:		\$126,503

III. Emergency Shelter Grants (ESG)

The **Emergency Shelter Grants (ESG)** program provides homeless persons with basic shelter and essential supportive services. 2008-09 was the first year that the Santa Barbara Urban County received ESG entitlement funds. The Urban County received \$88,873 in ESG funds for 2009-2010, of which \$4,443 is allocated for administrative costs. \$84,430 in ESG funds will be made available for the 2009-2010 program year. Following is a summary table of the applicants and their funding reservations:

Santa Barbara Urban County 2009 Emergency Shelter Grants

Agency	Program	Amount Reserved
Good Samaritan Shelter/Casa Esperanza	Shelter Operations	\$52,500
Lompoc Housing & Community Development Corporation	Bridgehouse Shelter Operations	\$4,430
Lompoc Housing & Community Development Corporation	Marks House Transitional Shelter Operations	\$7,500
Willbridge of Santa Barbara, Inc.	Transitional Housing	\$7,500
Transition House	Homeless Prevention Program	\$12,500
ESG Funds Reserved:		\$84,430

General Questions

I. Geographic Distribution of Projects

Both the Santa Barbara County HOME Consortium and the Urban County allocate funding based on a wide variety of factors, including project location. However, projects intended for areas of low-income families and/or racial/minority concentration are always given highest priority. The projects chosen for this year's reservation are spread across the entire geography of the Consortium. For the program year 2009-2010, five (5) different projects have been approved for reservation of HOME funds.

List of 2009-2010 HOME Program Projects and Locations

Project	Location
Dahlia Court Expansion	City of Carpinteria
Braddock House	City of Goleta
Casa de Familia	City of Santa Maria
Casa del Desarrollo	City of Lompoc
Creekside Village	Unincorporated County

For the 2009-2010 program year, **ten (10)** Capital Projects are receiving CDBG entitlement funding reservations. The Capital Projects chosen this year are spread across the entire geography of the Urban County. The table on the following page maps the project to its geographical location:

List of 2009-10 CDBG Capital Projects and Location

Project	Location
Dahlia Court Expansion	City of Carpinteria
Chapel Court Rehabilitation	City of Carpinteria
Self Employment Training Course	Santa Barbara County
New Cuyama Recreation Center	New Cuyama
North County Home Restoration and Rehabilitation	North Santa Barbara County
Bridgehouse Greenhouses	Lompoc Valley
Lompoc Veterans Memorial Building Upgrade	City of Lompoc
Code Enforcement	City of Lompoc
Public Facilities Improvement Program	City of Lompoc
Housing Emergency Repair Grant Program	City of Lompoc

CDBG Human Services Grants have been awarded to programs that cover the entire geography of the Urban County, as the programs are spread all through the five Housing Market Areas of this jurisdiction.

The distribution of CDBG funds between the various Santa Barbara Urban County Partnership members is based on HUD formula allocation and the City-County Cooperation agreement that was signed on between Lompoc and Santa Barbara County. The subsequent section details the rationale for the allocation of funds.

II. Allocation of Resources

The Santa Barbara County HOME Consortium and the Santa Barbara Urban County Partnership geographically allocate available resources primarily based on the project’s *competitiveness* and *match* to the funding source’s relevant *Program Guidelines*. The selection criteria are structured upon federal and local funding guidelines that have been detailed in the County’s *Administration and Funding Guidelines*. The guidelines, procedures, and more specific funding criteria and process detailed in this document provide direction for use of all program funding, with the exception of housing rehabilitation and homebuyer assistance programs, which are not project based. It is noteworthy that, based on funding guidelines, the Local County trust fund money available through the Inclusionary Housing Program and the Socio-Economic Mitigation

Program must be expended in the market area from which they were exacted. The distribution of these local funds is based on area of economic impact rather than poverty, population, or housing need.

In addition to location, selection of projects is based upon the following principles:

- **HOME/CDBG/Local Funds eligibility**
- **Conformance with the priorities established in the Consolidated Plan**
- **Financial feasibility of the proposed project**
- **Cost Efficiency**
- **Project readiness (projects in construction phase are given priority)**
- **Geographic distribution**
- **Adequacy of County resources available to administer the proposed project**
- **Administrative capacity of the applicant**
- **Track record of performance in previous County-funded developments**
- **Probability of local approvals**
- **Demonstration of site control**
- **Relocation Potential**
- **Neighborhood Compatibility and Design**

As the lead agency of both the Consortium and the Urban County, Santa Barbara County's Housing and Community Development Department (HCD) will administer the allocation of HOME and CDBG funds for the Unincorporated County and its participating jurisdictions. Although the County HCD acts as the lead agency in determining funding allocations, the member cities have the final decision regarding project funding within their respective jurisdiction. Furthermore, the City of Lompoc will continue the same independent process of funds allocation that it practiced while being a CDBG entitlement City.

III. Addressing Obstacles to Meeting Underserved Needs

The following actions that are all currently underway and will be continuing through the 2009-2010 program year are intended to address obstacles to meeting underserved needs:

- The Revised 2003-2008 Housing Element, adopted by the Board on May 9, 2006, 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 planning cycle for the 2009-2014 Housing Element Update has recently commenced. 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:
 1. Permission for landowners to develop farm employee housing as a right.
 2. Increases in density allowances for developers who include affordable housing on site.
 3. Allowance of mixed use development which includes residential uses on commercially zoned properties.
 4. 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.
 5. 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.

6. 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.
 7. 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.
 - In partnership with the Cities of Buellton, Carpinteria, Lompoc, and Solvang, the County has formed an entity known as the Urban County, and now presently serves as a CDBG entitlement jurisdiction. This new source of funds is being utilized to help address obstacles to meeting community development needs.
 - The CDBG Partnership will strive to fund a variety of program eligible activities (public infrastructure/community facilities, etc.) all across the jurisdiction, in addition to affordable housing projects.
 - The Urban County will continue to look for 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 has been a substantial work effort that was coordinated and conducted under the County's leadership. The 10-Year Plan was approved by the Santa Barbara County Board of Supervisors in late 2006 and emphasizes garnering all public, private, and foundation resources to collectively address the problem of homelessness in the county.
 - As of 2008-2009, the County of Santa Barbara began receiving Emergency Shelter Grants (ESG). With this new funding source the County will seek to provide homeless persons with basic shelter and essential supportive services.

IV. Available Resources

The table on the following page identifies the Federal, State, and local resources which are available to address the housing and non-housing needs identified through this plan, and the projects/programs implemented to address those needs:

Funding Source	Amount
HOME	\$1,523,496
CDBG Capital Projects	\$1,358,893
CDBG Human Services	\$257,535
Local Funds	\$800,000
ESG	\$84,430
McKinney-Vento Homeless Assistance Act funds	\$1,359,227
Total Funds Available:	\$5,383,581*

* The total funds available do not include allocations for administration.

Managing the Process

I. Lead Agency

The County of Santa Barbara’s *Department of Housing and Community Development (HCD)* is the lead agency of both the Santa Barbara County HOME Consortium and the Santa Barbara Urban County Partnership. As previously mentioned, the Consortium has six (6) member cities including Buellton, Carpinteria, Goleta, Lompoc, Santa Maria, and Solvang. The Urban County Partnership includes four (4) member cities, consisting of Buellton, Carpinteria, Lompoc, and Solvang. The Housing Development and Grants Administration Division of the County HCD administers the HOME/CDBG grants and all other State, and locally-generated affordable housing resources. The County HCD is also responsible for the development of the Consolidated Plan and other reporting documents.

Although the development of the Consolidated Plan is undertaken by the County HCD, the member cities actively participate in the process itself. The participation is ensured by regular meetings of the HOME Steering Committee comprised of members from the County, the representative cities and the local Public Housing Authority. As Goleta and Santa Maria are also CDBG entitlement jurisdictions, they develop their own Consolidated Plan(s) as well.

II. Significant Aspects of the Process

The development of the HOME Consortium and Urban County Partnership’s Action Plan is an amalgam of consultations and citizen input forums. The most significant aspect of the plan is that it has been developed as a visionary document that reflects the diversity of needs of all its area

residents. For instance, while many residents dream of homeownership, there are others whose needs are better served by rental units or units that are associated with special services. To accommodate this diversity of needs, both the Consortium and the Urban County have made every effort to make the process all-inclusive. Extensive consultations were sought with member cities, local Housing Authorities, local agencies & departments, non-profit housing providers and other experts in the area of housing and community development. At the same time, a combination of community presentations, focus group sessions, and community needs assessment forums were held to reach out to residents across the County.

While the 2009-2010 Action Plan is the implementation plan for housing projects, Capital Projects, and other activities anticipated to be carried out using federal HOME and CDBG funds in the coming program year, the projects that have been chosen for funding have been determined based upon the priorities identified in the Consolidated Plan. These priorities, in turn, are a reflection of the communities' needs and subsequent strategies to address these needs.

III. Enhance Coordination

Santa Barbara County HCD works in close coordination with all the member cities in both its HOME Consortium and Urban County Partnership. The Department also works collaboratively with other area public 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 key projects chosen for funding have been in partnership with the 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. The Santa Barbara County Board of Supervisors appoints the Board of the Housing Authority of the County of Santa Barbara. The Housing Authority's Board appoints the Executive Director of the Housing Authority.

County HCD also provides valuable technical advice and guidance, as well as other forms of assistance to local CHDOs. As of the publication of this Plan, the HOME Consortium has reserved **\$1,050,054 for CHDOs**, which is approximately 69% of available HOME funds for the 2009-10 program year. It is noteworthy that the County works closely with seven local CHDOs to address affordable housing and community development needs in the County and local communities.

To address the needs of the County's homeless population, the HCD Department has assumed responsibility for the Continuum of Care annual strategic planning process and Supportive Housing Program (SHP) grant application, as well as associated administrative oversight responsibilities. The Department works collaboratively with area homeless service providers to evaluate and enhance the quality of service provision and resources available to homeless persons and households.

Moreover, as reflected in the narrative above, coordinated efforts between the HOME Consortium and Urban County are ongoing and are essential to the effective functioning and administration of federal programs. HCD works in collaboration and coordination with all the

member cities 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, each Partnership member takes up projects/programs that are specific to their City 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. The City has distinct committees that oversee funding allocation and adherence to CDBG program requirements.

Citizen Participation

I. Summary of the Citizen Participation Process

The Santa Barbara County HOME Consortium and the Urban County Partnership relies upon and values citizen participation. Consequently, extensive efforts were made to involve and secure input from area residents. A combination of community forums, presentations before neighborhood resident councils, and focus group meetings were used to seek citizen input. These forums were held at various geographic locations spread all across the county and geared for a wide variety of community residents. A summary of the various community forums/presentations (conducted for Phase I) is as follows:

- The City of Lompoc held a CDBG Needs Assessment Public Hearing for individuals and organizations with an interest in providing affordable housing and/or community development opportunities for low and very low-income persons. Over 34 people were in attendance, one of the largest attended forums in years. **The forum was held on Monday, November 10th, 2008 in the City of Lompoc.**
- The City of Santa Maria held a Community Needs Workshop for individuals and organizations to assess the community needs for low and very low-income persons. Over 40 people were in attendance, one of the largest attended forums in years. **The forum was held on Monday, November 10th, 2008 in the City of Santa Maria.**
- The County of Santa Barbara held two Community Needs Assessment Public Hearings for individuals and organizations to assess the community needs for low and very low-income persons, and provided public workshops regarding its annual Notice of Funding Availability (NOFA), for 2009-2010. **The hearings were held on September 17th, 2008 in the City of Santa Maria and on September 18th, 2008 in the City of Santa Barbara.**
- Three Community Development Hearings were held to discuss the 2009-10 Notice of Funding Availability. The purpose of these meetings were to inform the public of estimated 2009-10 HUD allocations by program, discuss eligible activities and funding priorities, notify the public of federal overlay program requirements, and alert the community of the application and funding review schedule. **The hearings were held on December 15th, 16th, and 17th, 2008 in Santa Maria, Solvang, and Santa Barbara.**

Copies of the public notice, agenda and sign-in sheet for each of the above public hearings are provided in the Appendix.

II. Public Review Period & Citizen Comments

A 30-day public notice was published on March 19th, 2009 in the Santa Barbara Newspress advertising the availability of the draft Annual Action Plan for public review and comment. The notice invited citizens to review the document and to present written comments to HCD for consideration prior to Board of Supervisors final approval of the Action Plan. The Action Plan was made available for review at the offices of the County HCD, the relevant departments of each consortium member, the Betteravia Government Center in Santa Maria, the Administration office of the HACSB, and at various public libraries throughout the County. A Spanish translation of the Executive Summary was also made available to accommodate Spanish speaking citizens. The public notice has been included in the Appendix.

The review period: March 20th – April 19th, 2009.

III. Summary of Efforts to Broaden Public Participation

The Santa Barbara County HOME Consortium and Urban County Partnership are constantly striving to enhance public participation in its Consolidated Plan/Action Plan process. In order to broaden public participation and to encourage the minority population to participate, the Community Forums were held in various geographic locations. Furthermore, HCD also has in-house bilingual staff that addresses the needs of the non-English speaking residents.

In July of 2007 the Santa Barbara County Board of Supervisors adopted an updated Citizen Participation Plan in compliance with the requirements of 24 CFR 91.105. The purpose of this update was to provide an expansion of the prior CPP to address the specific needs of the newly formed CDBG Urban County. The updated CPP is available for review in the public files of the County's Housing and Community Development Department.

New initiatives for outreach include:

- The County will locate and schedule citizen participation meetings so as to be convenient to potential or actual program beneficiaries. To the extent feasible, forums and hearings shall be scheduled after 5:00 p.m. on weekdays to accommodate persons whose employment would prevent them from attending during the day.
- The County shall provide for language translation for non-English speaking residents during public meetings and hearings where 20% or more of non-English speaking residents can be reasonably expected to participate, or upon request made prior to the hearing.
- Public hearings will be held during all phases of the community development process, as outlined herein, to assess public perceptions of housing and community development needs and to review the County's performance in meeting its goals as stated in the most recent Consolidated Plan.

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

- All member Cities were provided the Action Plan Draft 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 Action Plan Draft was posted on the Department's Website to ensure easy access.

Institutional Structure

I. Actions to Develop Institutional Structure.

The County of Santa Barbara created an independent Department of Housing & Community Development (HCD) in December 2002. Besides being a salient part of the institutional structure that administers the workings of the HOME Consortium and the Urban County, the creation of HCD is a resounding demonstration of the County's commitment to providing affordable housing in the region. Prior to the existence of a County HCD, the Affordable Housing Programs were administered and implemented by the County's Office of the Treasurer-Tax Collector. The formation of a separate Housing Department has added stature to the cause of affordable housing services in the County.

County HCD is the administrative lead in the two partnerships receiving federal funds to carry out affordable housing and community development activities. These Partnerships are the **Santa Barbara County HOME Consortium**, participating jurisdiction in the HOME Program; and the **Santa Barbara Urban County**, entitlement jurisdiction for the federal Community Development Block Grant (CDBG) Program. The table on the following page summarizes the difference between the two partnerships:

<i>Partnership:</i>	Santa Barbara Urban County (CDBG)	Santa Barbara County HOME Consortium
<i>Members:</i>	Buellton Carpinteria Lompoc Solvang County of Santa Barbara	Buellton Carpinteria Goleta* Lompoc Santa Maria* Solvang County of Santa Barbara

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

The **Santa Barbara County HOME Consortium** was created in 1994 and presently includes the member cities of Buellton, Carpinteria, Goleta, Lompoc, Santa Maria and Solvang, along with the County of Santa Barbara. As the lead agency, the County assumes the responsibility for HOME program administration, including regulatory compliance.

The **Santa Barbara Urban County Partnership** is comprised of the same members as the HOME Consortium *with the exception* of the Cities of Goleta and Santa Maria. As is the case with the HOME Consortium, the County acts as the administrative lead for the Urban County. The 2007-08 reporting period represents the first year of existence for the Urban County. The partnership is rather unique in that it was created as a consequence of the City of Lompoc relinquishing its long standing status as a CDBG entitlement jurisdiction. The cooperative agreement between the County and Lompoc facilitated meeting the CDBG threshold creating this entity called the Santa Barbara Urban County. As reflected in the table on the previous page, members include the cities of Buellton, Carpinteria, Lompoc, Solvang, and the County of Santa Barbara.

The institutional structure that provides the overall guidance for carrying out the HOME Consortium Consolidated Plan is the Steering Committee. The Steering Committee is made up of representatives from the member cities of each partnership. They review and adopt procedures for administration and serve to provide “checks and balances” with regard to the expenditure of CDBG and HOME funds. The Steering Committee must approve projects funded to ensure that the project meets federal requirements and is consistent with the relevant Consolidated Plan.

The County also has an Affordable Housing Loan Committee, which approves affordable housing loans and grants made under the HOME program. The committee is composed of six (6) voting members who represent affordable housing development interests. The composition consists of voting representatives without identified conflicts of interests and includes lenders from the northern and southern regions of the County. The committee also includes a professional (in architecture, engineering, or other related technical field) and a representative from a city public housing agency. County staff from the Treasurer-Tax Collectors’ and Auditor-Controllers’ offices were also added as voting members of the Loan Committee. The committee continues to operate as a technical review committee to help assure the County is funding loans

that have been properly underwritten and meet various local and federal requirements. Of course, the final approval for project funding is provided by local governing bodies of either the County Board of Supervisors or the respective City Council.

Affirmative Marketing; Minority Outreach Program

I. 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, updated in 2004, to ensure that all county residents are aware of affordable housing 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 Community Development Block Grant (CDBG), the HOME Investment Partnerships program (HOME), or other local funds. Generally, the requirements are applicable to developments of five or more units including mobile homes, apartments, and single family homes. Requirements of the plan include the following:

1. 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".
2. 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.
3. All signs announcing the development of new construction projects must have the equal housing opportunity logo and slogan prominently displayed.
4. Advertisement of available units must take place in a range of media including publications marketed to non-English speaking minorities.
5. 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).
6. 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 a file which demonstrates compliance with the County's Affirmative Marketing Plan. The County HCD staff makes annual or bi-annual monitoring visits which include the review of Affirmative Marketing records maintained by project managers.

II. Minority Outreach

The County Housing and Community Development Department maintains a Disadvantaged-

Minority and Women-Owned Business Enterprise 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 officials, 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 by 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".

For the 2009-2010 program year, the Santa Barbara County HOME Consortium and Urban County Partnership is pleased to be recommending funding six (6) proposed projects by sponsors who's Executive Directors are women. The County will continue to seek out and work with project sponsors, contractors, and subcontractors that are minority- and/or women-owned.

Monitoring

The Santa Barbara County HOME Consortium and CDBG Urban County place a high priority on "Program Compliance". Consequently, monitoring of projects/programs for compliance is conducted on a regular basis. As the lead agency in the HOME Consortium and Urban County, the County HCD has assumed the responsibility for monitoring. 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 revealed through monitoring, HCD monitors the troubled

agency/project frequently until the project management demonstrates that they have the administrative capacity to comply with the complex rules and regulations of the programs through which they received funding. HCD staff is available to provide technical assistance and guidance as needed and upon request for agencies managing programs and/or projects funded by programs that HCD administers.

I. Actions to Monitor Housing Projects

Monitoring of HOME funded projects generally includes extensive review of tenant files, which are arbitrarily chosen from the project rent roll by County 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 rents are reviewed to verify that the appropriate rents are charged to tenants, as dictated by HOME Regulations (High and Low HOME rents). Furthermore, the agency's standard lease is reviewed to insure that it does not contain any prohibited language, and occupancy requirements are reviewed to verify that appropriate actions are taken to remain in compliance with occupancy requirements when units are vacated or reclassified.

In addition to file reviews, Housing Quality Standards (HQS) 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 the 2009-2010 program year, HCD plans to **monitor eight of its local CHDO's**. This will include file reviews and unit inspections for approximately **30 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.

II. Actions to Monitor Community Development Projects

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

Lead-Based Paint

I. 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.

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.

*Please turn to next page for discussion on *Housing*

HOUSING

Specific Housing Objectives

I. Housing Priorities and Objectives for Program Year 2009-2010

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 program year are carefully selected on the basis of their match to the *strategic priorities of the Consolidated Plans*. Subsequent to this mandatory initial match, projects are further evaluated in terms of their match with the relevant program/resource *eligibility requirements* and their *competitiveness*. Based on the feedback from citizen forums, consultations, and CHAS data analysis, both the Consortium and the Urban County Partnership will keep and thereby reinforce the following four types of “Priority Housing Needs” established for the 2006-2010 time period by the Santa Barbara HOME Consortium:

Priorities of Cuyama, Santa Maria, Santa Ynez and South Coast HMAs:

- There is a serious need for rental housing opportunities for large, extremely low, very low and low-income families.
- There is a serious need for rental housing opportunities (either new units or acquisition and rehabilitation of existing units) for small, extremely low, very low-income and low-income households including units for the elderly and special needs households.
- There is a serious need to increase the opportunities for homeownership for low-income first time homebuyers.
- There is a serious need for Permanent Supportive Housing/Transitional Homes/ SROs (Single Room Occupancy) to address the needs of the homeless and/or special needs clients, and the extremely low, very low and low-income individuals and families who are at imminent risk of becoming homeless.

In addition to the four types of “Priority Housing Needs” established by the Consortium, the following are the added priorities of Lompoc Valley HMA:

- Maintain and upgrade existing low-income affordable housing stock.
- Develop and promote programs that create affordable housing for very low to moderate income persons.
- Promote and provide services that prevent discrimination and eliminate barriers to housing.

The specific objectives that the jurisdiction is hoping to achieve are highlighted by the unique housing projects that have been reserved **HOME** and **CDBG** funding. Following are the details:

Santa Barbara County HOME Consortium and Urban County Partnership Linkage Chart: Proposed Projects 2009-2010 to Consolidated Plan Priority Needs
<p><u>Project Title and Description:</u> <i>Casa del Desarrollo</i> This project entails the development of a 19 unit Single Room Occupancy (SRO) complex for transitioning youth with an emphasis on those that have just left the foster care system. 11 of these units will be HOME-assisted allocated to low-income residents earning below 50-60% of AMI.</p>
<p>Applicant's Name: Lompoc Housing and Community Development Corporation</p>
<p>Project Match: Priority Need Category #4 of Consolidated Plan 2006-2010: There is a serious need for Permanent Supportive Housing/Transitional Homes/SROs (Single Room Occupancy) to address the needs of the homeless and/or special needs clients, and the extremely low, very low and low-income individuals and families who are at imminent risk of becoming homeless.</p>
<p><u>Project Title and Description:</u> <i>Braddock House</i> The Braddock House project proposes new construction of 4 affordable units to provide permanent housing for special needs individuals. All 4 of these units will be HOME-assisted allocated to low-income residents earning below 50-60% of AMI.</p>
<p>Applicant's Name: The Housing Authority of the County of Santa Barbara</p>
<p>Project Match: Priority Need Category #4 of Consolidated Plan 2006-2010: There is a serious need for Permanent Supportive Housing/Transitional Homes/SROs (Single Room Occupancy) to address the needs of the homeless and/or special needs clients, and the extremely low, very low and low-income individuals and families who are at imminent risk of becoming homeless.</p>
<p><u>Project Title and Description:</u> <i>Creekside Village</i> 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.</p>
<p>Applicant's Name: Housing Authority of the County of Santa Barbara</p>
<p>Project Match: Priority Need Category #1 of Consolidated Plan 2006-2010 There is a serious need for rental housing opportunities for large, extremely low, very low and low-income families.</p>
<p><u>Project Title and Description:</u> <i>Dahlia Court Expansion</i> This project includes the use of CDBG and HOME funds for the acquisition of a land parcel adjacent to the Dahlia Court Apartments. Once acquired, the expansion will consist of the construction of a new complex that will provide 35 apartment units, 11 of which will be HOME-assisted units allocated to low-income residents earning below 50-60% of AMI.</p>
<p>Applicant's Name: Peoples' Self-Help Housing Corporation (PSHHC)</p>
<p>Project Match: Priority Need Category #1 of Consolidated Plan 2006-2010: There is a serious need for rental housing opportunities for large, extremely low, very low and low-income families.</p>

<p>Project Title and Description: <i>Casa de Familia</i> This project involves the development of 16 new units of affordable housing for low-income families in Santa Maria.</p>
<p>Applicant's Name: Good Samaritan Shelters, Inc.</p>
<p>Project Match: Priority Need Category #2 of Consolidated Plan 2006-2010: There is a serious need for rental housing opportunities (either new units or acquisition and rehabilitation of existing units) for small, extremely low, very low-income and low-income households including units for the elderly and special needs households.</p>
<p>Project Title and Description: <i>Chapel Court Rehabilitation</i> Chapel Court is a 28 unit low-income housing complex in Carpinteria that is in dire need of rehabilitation. This project involves the use of CDBG funding to perform mold remediation, as well as prepare specifications for the rehabilitation of the complex.</p>
<p>Applicant's Name: Peoples' Self-Help Housing Corporation (PSHHC)</p>
<p>Project Match: Priority Need Category #1 of Consolidated Plan 2006-2010 There is a serious need for rental housing opportunities for large, extremely low, very low and low-income families.</p>
<p>Project Title and Description: <i>North County Home Restoration and Rehabilitation Program</i> This project involves the rehabilitation and restoration of homes owned and inhabited by low-income families in Northern Santa Barbara County to provide the home owners with safe and healthy living conditions.</p>
<p>Applicant's Name: Habitat for Humanity of Northern Santa Barbara County</p>
<p>Project Match: Priority Need Category #2 of Consolidated Plan 2006-2010: There is a serious need for rental housing opportunities (either new units or acquisition and rehabilitation of existing units) for small, extremely low, very low-income and low-income households including units for the elderly and special needs households.</p>
<p>Project Title and Description: <i>Housing Emergency Repair Grant Program</i> This project involves the emergency repairs of mobile home or frame construction dwelling units. Emergency repairs are necessary to safeguard against imminent danger to human life, health, or safety, or to protect the property from further structural damage due to natural disaster, fire, or structural collapse.</p>
<p>Applicant's Name: City of Lompoc</p>
<p>Project Match: Priority Need Category #1 of Lompoc HMA under the Consolidated Plan 2006-2010: Maintain and upgrade existing low-income affordable housing stock.</p>

As mentioned, at the present time these projects have been chosen for *reservation of funds* and it is the County's objective to continue working with the respective developers as the projects continue to evolve and are ready for final commitment and subsequent disbursement of funds.

In addition to provision of gap financing, the following are the added objectives for the Consortium and Urban County Partnership's 2009-2010 program year:

- Update of the Integrated Disbursement Information System (IDIS) to include completion of the Activity Set-up Screen, Project Financial Costs, Beneficiary Data and Project Status will continue as an ongoing initiative of 2009-2010.
- As a significant incentive to enhance accountability, the HOME Consortium and CDBG Urban County Partnership have been involved in the development of a comprehensive Performance Measurement System. This system allows for simplified data collection through IDIS, and enables the grantees to evaluate outputs in order to determine outcome measures of various projects/programs. As the lead agency of the Consortium and Urban County, the County HCD will continue to work on integrating current data into the system resulting in the demonstration of program results on a local and national level.

II. Resources Available

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. Keeping in perspective the current financially challenging climate, the County uses a variety of resources to implement its strategic plans. This section summarizes the major sources of funding that are reasonably expected to be available to address identified needs for the program year 2009-2010.

While the Santa Barbara Consortium largely uses resources from the HOME Consortium entitlement program to address the affordable housing needs of area residents, the County recently achieved Urban County status and, as of 2007-08, is now receiving CDBG entitlement funds.

In December of 2008, Santa Barbara County issued a Notice of Funding Availability (NOFA) which included funds from HOME, CDBG, ESG, and other local funding sources. 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. The following are the HOME formula allocations for those two cities:

- **\$211,157 in Lompoc HOME formula allocation**
- **\$408,145 in Santa Maria HOME formula allocation**

As a consequence of the three separate NOFAs in the Santa Barbara HOME Consortium, a total of **\$1,523,496** in HOME funds will be made available to fund affordable housing projects. For the CDBG Urban County Partnership, the sum of **\$1,358,893** will be made available to fund Capital Projects, which include funding eligible activities for affordable housing projects. A total of **\$800,000** from Santa Ynez HMA local funds was also made available to fund affordable

housing projects through an ‘open window’ process. However, since no other applicants came forward with a ‘shovel ready’ project, these funds remain reserved for Creekside Village, pursuant to the 2008 NOFA. The following table provides a breakdown of the separate HOME, and CDBG allocations, along with other local funding sources anticipated to be made available for **affordable housing projects** under the 2009 NOFAs:

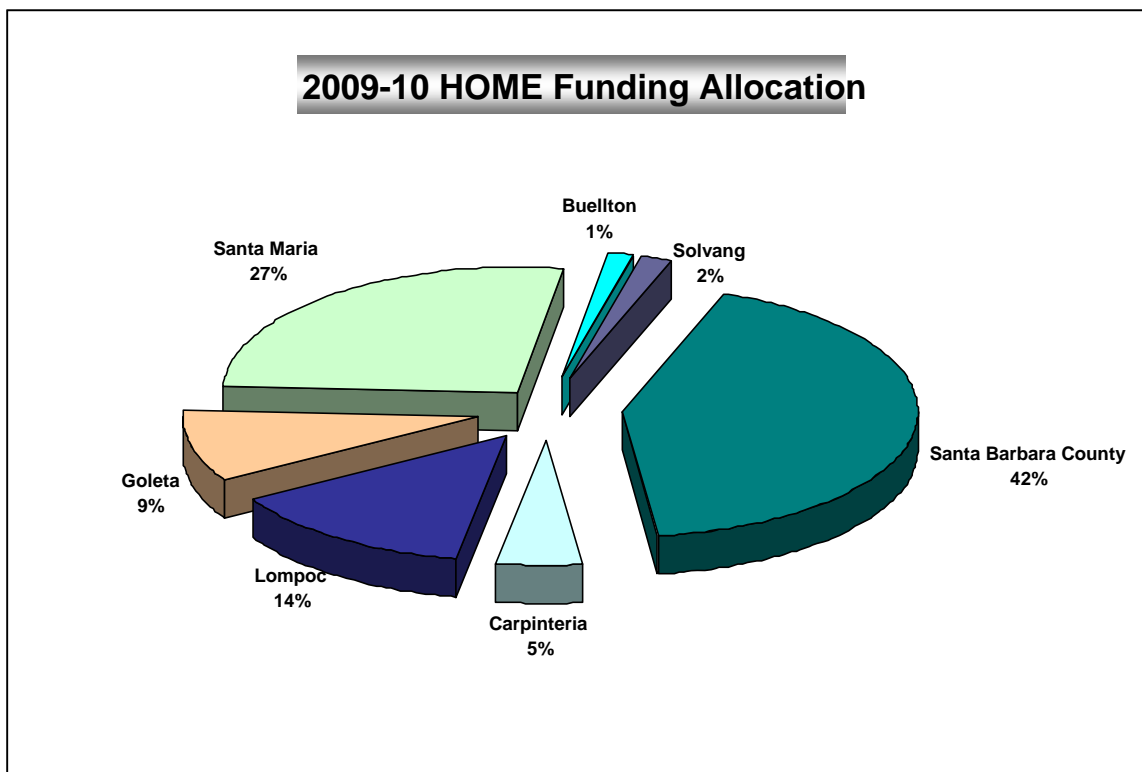
Funding Source	Amount
Unincorporated County HOME funds (Including Solvang’s allocation)	\$671,709
Santa Maria HOME Funds	\$408,145
Lompoc HOME Funds	\$211,157
Goleta HOME Funds	\$141,380
Carpinteria HOME Funds	\$71,909
Buellton HOME Funds	\$19,196
Unincorporated County CDBG Capital Project Funds	\$716,047
Lompoc CDBG Capital Project Funds	\$424,121
Carpinteria CDBG Capital Project Funds	\$112,260
Solvang CDBG Capital Project Funds	\$80,770
Buellton CDBG Capital Project Funds	\$25,695
Santa Ynez Valley HMA Local Funds	\$800,000
Total HOME, CDBG, and other Local Funds Available for Affordable Housing in Program Year 2009-2010:	\$3,682,389

It should be noted that the City of Solvang chose not to participate in the HOME program under this year’s NOFA in order to accumulate their allocations for future projects. Their allocation has been added to the Unincorporated County funding available through this year’s NOFA.

The subsequent sections elaborate the HOME, CDBG, and Local Resources, that have been received by the Santa Barbara County HOME Consortium, the Unincorporated County, and the Santa Barbara Urban County, respectively.

A. 2009-2010 HOME Allocation: Santa Barbara Consortium

The current HOME Consortium agreement between the cities of Buellton, Carpinteria, Lompoc, Santa Maria, Goleta, Solvang, and the County specifies the distribution of HOME funds to each city and then breaks the Unincorporated County allocation down by market area. The distribution formula is based on 2000 Census data for population, overcrowding, and poverty (that is weighted at 200%). The formula breaks down the HOME grant as follows: Unincorporated County 42.39%, Buellton 1.26%, Carpinteria 4.72%, Lompoc 13.86%, Goleta 9.28%, Santa Maria 26.79%, and Solvang 1.7%. The following chart provides an illustration of the HOME funding breakdown:



The HOME Consortium has received an allocation of \$ 1,781,867 by HUD for the program year 2009-2010. This allocation varies each program year depending on annual federal appropriations for the HOME program. Ninety percent of the Consortium’s annual HOME allocation (\$1,603,680) is available for affordable housing projects. The table on the following page provides a summary of the funding breakdown among the Consortium members:

Grant Award	\$1,781,867
10% Administrative Costs	\$178,187
Subtotal	\$1,603,680
5% Implementation Costs	\$80,184
Project Funds	\$1,523,496

Distribution = A+B+2C

Jurisdiction	Population (A)	Overcrowding (B)	Below Poverty (C)	A+B+2C	Distribution	Allocation
County	130,808	4,534	1,776	138,894	42.39%	645,810
Goleta	28,810	971	319	30,419	9.28%	141,380
Carpinteria	14,914	788	239	15,460	4.72%	71,909
Lompoc	41,103	1,946	1,176	45,401	13.86%	211,157
Buellton	3,828	155	66	4,115	1.26%	19,196
Solvang	5,332	146	39	5,556	1.70%	25,899
Santa Maria	77,423	5,159	2,596	87,774	26.79%	408,145
Total	301,498	13,699	6,211	327,619	100.00%	\$ 1,523,496

The Consortium member cities of Goleta and Santa Maria are Community Development Block Grant (CDBG) entitlement jurisdictions and, consequently, they prepare their distinct Consolidated/Action Plans updates that detail their HOME as well as CDBG resources. However, this Action Plan does include the HOME resources available to and housing projects/activities to be undertaken by all Consortium member Cities as well as the County.

B. 2009-2010 CDBG Allocation: Urban County Partnership

The County of Santa Barbara recently achieved Urban County status, and became a Community Development Block Grant (CDBG) entitlement jurisdiction as of federal fiscal year 2007-08. CDBG funds provide a major source of funding that allows the County to effectively expand the availability of affordable housing. The distribution of funds allocated between participating members in the Urban County Partnership is determined annually. After the 20% administration costs are deducted from the allocation, 15% of the remaining allocation will be set aside for Human Services projects as is allowed by CDBG regulations. 85% of the remaining allocation will be dedicated to Capital Projects, which includes funding for affordable housing. For the 2009-2010 Program Year, a total of **\$1,358,893** in CDBG funds has been allocated to fund *Capital Projects*, which meet CDBG Program guidelines and the Urban County Partnership’s CDBG housing and non-housing priorities. The table on the following page outlines the CDBG funds available to Capital Projects, which include affordable housing projects for the 2009-2010 program year.

Jurisdiction	Available Funding Allocations
Unincorporated County Capital Projects Allocation	\$716,047
Lompoc Capital Projects Allocation	\$424,121
Carpinteria Capital Projects Allocation	\$112,260
Solvang Capital Projects Allocation	\$80,770
Buellton Capital Projects Allocation	\$25,695
Total CDBG Funds Allocated for Capital Projects:	\$1,358,893

C. Local Resources Available for Affordable Housing

In addition to HOME and CDBG funds, a variety of local funds often provide leveraging for affordable housing projects. The subsequent section details various local resources that the *Unincorporated County* utilizes for affordable housing projects.

Local funds: Local funds for affordable housing are deposited into the local affordable housing funds. Funds have been garnered through in-lieu fees collected from the Inclusionary Zoning Program, the Socio – Economic Mitigation Program (SEMP), and are sometimes collected as a result of development – based lawsuits.

The affordable housing inclusionary requirement for developments in Santa Barbara County is generally 25% for developments of 5 or more units. In some cases, developers may opt to pay an *in-lieu fee* into the County affordable housing funds rather than construct affordable units.

Locally generated funds available in fiscal year 2009-2010 under the December, 2008 NOFA are as follows:

Housing Market Area	Funds Available
Santa Ynez Valley	\$800,000

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 the Isla Vista 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.

III. Proposed 2009-2010 Affordable Housing Projects

Projects that were recommended for *reservation of funding* in the competitive 2009-2010 “Notice of Funding Availability (NOFA)” process were identified as those most effective in meeting the specific objectives identified in the Santa Barbara County HOME Consortium and Urban County Partnership Consolidated Plans. The subsequent section provides relevant details on the projects chosen for reservation of funds through this year’s NOFA.

Projects Chosen for Reservation of 2009-2010 HOME, CDBG, or Local Funds

1. Casa del Desarrollo

Sponsor:	Lompoc Housing & Community Development Corporation
Location:	City of Lompoc
Affordable Units:	19
Key Financial Information:	
	\$ 6,952,970 Total Project Cost
	\$ 365,946 Development Cost per Unit
	\$ 105,111 Funds Reserved per “Assisted” Unit (11)*
	6:1 Ratio of Leveraged Funds*
Requested:	\$ 388,000
Reserved:	\$ 388,000
Source:	\$ 200,000 in Unincorporated County HOME Funds
	\$ 188,000 in City of Lompoc HOME Funds

***Includes 2006-07 reservation in the amount of \$384,120, a 2007-08 reservation in the amount of \$195,431, and 2008-09 reservation in the amount of \$188,673, in addition to the 2009-10 staff**

recommendation of \$200,000, and the City of Lompoc’s 2009-10 reservation of \$188,000 for an aggregate amount of \$1,156,224 in total potential city/county funds.

Summary and Analysis:

Lompoc Housing and Community Development Corporation (LHCDC) is requesting an additional \$388,000 in funding for the development of Casa del Desarrollo. This is a proposed 19 unit Single Room Occupancy (SRO) complex for transitioning youth with an emphasis on those that have just left the foster care system. The project will also include an on-site community room and offer extensive case management services. The Santa Barbara County HOME Consortium Consolidated Plan has identified a serious need for transitional homes/SRO’s. Transitioning foster care youth is an underserved population, and there is dearth of facilities of this kind in the County that focus on emancipated youth.

This project has received reservations under prior NOFAs in an aggregate amount of \$768,224, with City of Lompoc HOME funds already committed. Other funding sources for the project will include State MHP funds, 9% Low Income Housing Tax Credits, and Affordable Housing Program (AHP) funds. LHCDC will apply for tax credits in the 2nd Round 2009, MHP funds under the 2009 NOFA, and AHP funds in Fall 2009. The City of Lompoc RDA has already provided short term financing for the purchase of the site.

2. Braddock House

Sponsor: Housing Authority of the County of Santa Barbara / Surf Development Corporation

Location: City of Goleta

Affordable Units: 4

Key Financial Information:

\$ 575,000 Total Project Cost
\$ 143,750 Development Cost per Unit
\$ 50,000 Funds Reserved per “Assisted” Unit (4)*
3:1 Ratio of Leveraged Funds*

Requested: \$ 50,000

Reserved: \$ 50,000

Source: City of Goleta HOME Funds

*** Includes 2007-08 funding reservation in the amount of \$150,000 in addition to the 2009-10 staff reservation of \$50,000 for an aggregate of \$200,000 in total potential city/county funds.**

Summary and Analysis:

The Braddock House project proposes new construction of a 2,400 square foot four-bedroom home on a land parcel located in the City of Goleta. The site is an undeveloped 10,000 square foot +/- parcel owned by the County Housing Authority, adjacent to its 14-unit public housing

development and its Goleta Administrative offices on Armitos Street in Old Town. Once completed, it will provide permanent supportive housing for four individuals with special needs. Tri-Counties Regional Center (TCRC) has agreed to serve as a supportive services/operations contractor to ensure that residents' needs are addressed and that site operations and management are consistent with the project's specific administrative requirements.

In terms of project readiness, the Housing Authority has set an estimated start date for construction of May 2009, with completion estimated for March 2010. Final approval has already been obtained from the City of Goleta Design Review Board, as well as from HUD for disposition of the land to Surf Development Corporation. TCRC has committed to providing approximately \$200,000 at the permanent financing stage, and the Housing Authority will seek HUD's approval for project-basing Section 8 to serve both residents' needs and maximize rental income and the potential first mortgage. By virtue of the population being served, it is anticipated that all future residents will be at or below 50% of area median income.

3. Creekside Village

Sponsor: Housing Authority of the County of Santa Barbara / Surf Development Corporation

Location: North County, Los Alamos

Affordable Units: 39

Key Financial Information:

\$13,430,534	Total Project Cost
\$ 344,373	Development Cost per Unit
\$ 111,222	Funds Reserved per "Assisted" Unit (11)*
11:1	Ratio of Leveraged Funds*

Requested: \$ 800,000

Reserved: \$ 423,442

Source: Unincorporated County HOME Funds

* Includes 2007-08 funding reservation in the amount of \$800,000 (Santa Ynez Valley Affordable Housing In-Lieu Fees) in addition to the 2009-10 staff reservation of \$423,442 for an aggregate amount of \$1,223,442.

Summary and Analysis:

The Santa Barbara County Housing Authority has requested an additional \$800,000 in funding for the proposed Creekside Village development. This project will incorporate 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. Although past AHO site development has largely provided inclusionary, affordable for-sale homes, this is one of the first projects to propose a completely affordable rental development on such an AHO site. Once constructed, the project will provide inventory that assists the County in meeting state-mandated Regional Housing Needs Assessment (RHNA), numbers pursuant to the Housing

Element of its General Plan.

The Loan Committee reserved \$800,000 in Santa Ynez Valley Housing Market Area In-Lieu Fees under the 2008-09 NOFA. Due to the open-window process involving local funds, these resources were included in the 2009-2010 NOFA. The Housing Authority has already received \$1,144,000 in Joe Serna Jr. Funds committed to this project, and anticipates submitting an application to TCAC in this year’s 2nd round, with their “fall-back” position being 4% tax credits. 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 the HOME Consortium’s Consolidated Plan goals of providing larger rental units affordable to very-low and low-income residents. 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 September 2009, with completion estimated for late fall 2010.

4. Dahlia Court Expansion

Sponsor: Peoples’ Self-Help Housing Corporation
Affordable Units: Approximately 33
Location: City of Carpinteria

Key Financial Information:

	\$12,082,478	Total Project Cost
	\$ 366,136	Development Cost per Unit
	\$ 87,140	Funds Reserved per “Assisted” Unit (11)
	12.6:1	Ratio of Leveraged Funds
Requested:	\$ 400,000	City of Carpinteria / Unincorporated County HOME
	\$ 49,000	City of Carpinteria CDBG
Reserved:	\$ 71,909	City of Carpinteria HOME
	\$ 49,000	City of Carpinteria CDBG
CDBG Qualifying Category		Acquisition of Real Property
CDBG Qualifying National Objective		Low/Moderate Income Housing (LMH)

***Includes 2007-08 CDBG reservation in the amount of \$166,027, a 2008-09 CDBG reservation in the amount of \$110,902, a 2007-08 HOME reservation in the amount of \$519,168, and a 2008-09 HOME reservation in the amount of \$41,530, in addition to the 2009-10 reservation of \$71,909 of HOME funds, and \$49,000 of CDBG funds, for an aggregate of \$958,536 in total potential city/county funds.**

Summary and Analysis:

Peoples Self-Help Housing Corporation (PSHHC) has requested \$49,000 of CDBG funds for the purchase of a land parcel adjacent to the Dahlia Court Apartments that is currently owns. Additionally, PSHHC has requested an additional \$400,000 in HOME funding to continue preliminary planning, purchase negotiations, and financing work related to the future development of this land parcel for the expansion of the Dahlia Court Apartments. This land

parcel is adjacent to Highway 101 in the City of Carpinteria, and owned by three separate entities: the City of Carpinteria owns a fraction, Peoples' owns a fraction and a private owner the remaining parcel. Peoples' has reached agreement with the current owner under a letter of intent and intends to enter into a purchase agreement to acquire this parcel in order to utilize the site in its entirety.

As noted, this project has received prior reservations totaling \$837,627. 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 the HOME Consortium's Consolidated Plan identified goal/need of providing affordable rental housing for larger households. In terms of project readiness, Peoples' has indicated that, once financing, land use, zoning and public review process has been completed, construction activities may commence in October 2009, with a projected completion date of March 2011.

5. Casa de Familia

Sponsor: Good Samaritan Shelters, Incorporated
Location: City of Santa Maria
Affordable Units: 16

Key Financial Information:

	\$ 3,377,220	Total Project Cost
	\$ 211,076	Development Cost per Unit
	2.4:1	Ratio of Leveraged Funds*
Requested:	\$ 728,000	
Reserved:	\$ 590,145	
Source:	\$ 182,000 in Unincorporated County HOME Funds	
	\$ 408,145 in City of Santa Maria HOME Funds	

* Includes 2007-08 funding reservation of \$778,201, as well as a \$50,000 pre-development loan (2006-07), the deliverables of which have been provided. These funds are in addition to 2009-10 reservation of \$590,145, for an aggregate of \$1,418,346 in total potential city/county funds.

Summary and Analysis:

Good Samaritan Shelters, Inc. (GSSI) has requested an additional \$364,000 in Unincorporated County HOME funds for new construction of a 16,672 square foot apartment structure located at a site owned by the organization at 412 West Morrison Street in the City of Santa Maria. 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, but who 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 \$3,377,220, of which \$2,552,297 is construction-related. Other proposed sources of project funding include City of Santa Maria CDBG and HOME funds, and State of California Multi-Family Housing Program funds. GSSI has obtained all of the necessary building permits, and construction is projected to start in September 2009, with project completion and occupancy projected for June 2010.

6. Chapel Court Rehabilitation

Sponsor: Peoples' Self Help Housing Corporation
Location: City of Carpinteria
Affordable Units: 28

Key Financial Information:

	\$ 1,102,000	Total Project Cost
	\$ 39,357	Rehabilitation Cost per Unit
	22:1	Ratio of Leveraged Funds
Requested:	\$ 50,000	
Reserved:	\$ 50,000	City of Carpinteria CDBG Funds
CDBG Qualifying Category		Rehabilitation
CDBG Qualifying National Objective		Low/Moderate Income Housing (LMH)

Summary and Analysis:

Chapel Court is a 28 unit low-income housing complex in Carpinteria. Originally built in 1983, the complex is in a state of disrepair and in dire need of rehabilitation. There are concerns of health hazards on site, which need to be addressed. Peoples' Self Help Housing Corporation, on behalf of the Chapel Court Housing Corporation, is requesting \$50,000 from Carpinteria's CDBG funds to perform mold remediation. The funds will also be used to prepare specifications for the rehabilitation of the project, and provide plans to add additional low-income housing units and a community center. Peoples Self-Help Housing Corporation (PSHHC) is acting as the managing agent to coordinate and oversee the rehabilitation and potential addition to the project.

Due to the shortage of low-income affordable housing in the Carpinteria area, there is a need for the Chapel Court complex to be rehabilitated. Because the City of Carpinteria is a member of the Urban County Partnership, projects located in their jurisdiction remain a priority. The project has a conditional approval for a \$526,000 loan from USDA, which must be matched by other funds. To comply with this matching requirement, PSHHC has applied for a Joe Serna Jr. Farmworker grant.

7. North County Home Restoration and Rehabilitation

Sponsor:	Habitat for Humanity of Northern Santa Barbara County	
Location:	Northern Santa Barbara County	
Key Financial Information:		
	\$ 138,000	Total Project Cost
	\$ 18,000	Additional Funding (Donations)
Requested:	\$ 120,000	Unincorporated County CDBG Funds
Reserved:	\$ 106,130	Unincorporated County CDBG Funds
CDBG Qualifying Category	Homeowner Rehabilitation	
CDBG Qualifying National Objective	Low/Moderate Income Housing (LMH)	

Summary and Analysis:

The Home Restoration and Rehabilitation project, proposed by Habitat for Humanity, will rehabilitate and restore homes owned and inhabited by low-income families in Northern Santa Barbara County. Habitat for Humanity is requesting \$120,000 in CDBG funding for the 2009-2010 program year. This funding will be used to rehabilitate homes and provide the home owners with safe and healthy living conditions. In order to qualify for assistance from Habitat for Humanity, a home owner must reside in the home and be certified as low-income.

As the County does not currently have a housing rehabilitation program, the Home Restoration and Rehabilitation project provides an opportunity to build capacity for the sponsor to administer this program. The Home Restoration and Rehabilitation project classifies as **Homeowner Rehabilitation** under CDBG guidelines, and eligible for the rehabilitation of, "Privately owned buildings and improvements for residential purposes." 24 CFR § 570.202 (a)(1). Due to Habitat for Humanity's criteria for assisting low-income home owners, the Home Restoration and Rehabilitation project meets the national objective of **Low/Moderate Housing (LMH)**.

8. Housing Emergency Repair Grant Program

Sponsor:	City of Lompoc	
Location:	City of Lompoc	
Key Financial Information:		
	\$ 40,000	Total Project Cost
Requested:	\$ 40,000	City of Lompoc CDBG Funds
Reserved:	\$ 40,000	City of Lompoc CDBG Funds
CDBG Qualifying Category	Homeowner Rehabilitation	
CDBG Qualifying National Objective	Low/Moderate Income Housing (LMH)	

Summary and Analysis:

The City of Lompoc contracts with Catholic Charities to administer the Emergency Repair Grant

Program to owners of mobile home or frame construction dwelling units. Most of the households assisted are either elderly and/or disabled. Emergency repairs are defined as repairs to the property which will safeguard against imminent danger to human life, health, or safety, or to protect the property from further structural damage due to natural disaster, fire, or structural collapse. Catholic Charities does an initial assessment of the extent of the emergency housing repair, oversees contractors or repair personnel to make repairs, and does a follow up visit with the homeowner to ensure that the repair was made and all needs were met. The goal for the Program is for 10 low and very low-income households to have emergency repairs completed in 2009-10.

Needs of Public Housing

I. 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 publishes its distinct Annual Plan that contains a detailed review of its goals and strategies for each year. To provide a succinct glimpse of some of the activities that are in progress at the HACSB, a section entitled *Progress Statements* has been reproduced in the Appendix.

HACSB is a political subdivision of the State of California responsible for providing affordable housing for thousands of low-income households in Santa Barbara County through rent subsidy programs or by occupancy in one of its housing developments. The Housing Authority also provides a variety of housing related services. The following table summarizes the low-income housing inventory managed and/or owned by the County Housing Authority:

Assisted Units (units owned and/or managed by the HA):

Goleta	298
Guadalupe	56
Lompoc	305
Orcutt	16
Santa Maria	286
TOTAL	961

Section 8 Rental Assistance (in privately-owned units):

County-Wide	3396
GRAND TOTAL	4357

While the Housing Authority is striving to meet the need for low-income housing, the extreme cost of housing in the Santa Barbara area places an added burden on the Agency's mission. The table on the following page, which has been reproduced from the Housing Authority's *Annual Plan 2009*, highlights the housing needs of area residents:

Note: The Housing Authority is basing the table on data from their waiting lists. The “Overall” Needs column provides the estimated number of renter families that have housing needs. For the remaining characteristics a “rating scale” has been used. The factor is listed on top and an appropriate rating is provided for that factor. The scale essentially rates the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being “no impact” and 5 being “severe impact.”

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Location
Income <= 30% of AMI	6,857	5	5	4	3	3	4
Income >30% but <=50% of AMI	1,506	5	5	4	4	3	4
Income >50% but <80% of AMI	396	4	4	2	2	2	2
Elderly	673	5	4	3	4	2	2
Families with Disabilities	1,364	5	5	3	5	3	2
Hispanic	4,710	3	4	3	2	3	4

II. Assistance to “Troubled Public Housing Agencies”

Housing Authority of Santa Barbara County is a high performing Public Housing Agency and does not, therefore, require assistance to address problems. It is noteworthy that the management team of the Housing Authority continually considers the following four major areas for refinements in its asset management systems:

- Profiling and performance measurement of each property
- Financial viability of each property
- Accomplishment of social objectives (i.e., Housing Authority’s mission)
- Evaluation of options for each property

The Housing Authority remains apprised of changes occurring at the federal level related to project-based asset management and will continue to incorporate priorities and procedures into its business model and agency plan.

Barriers to Affordable Housing

Santa Barbara County is among the most expensive housing markets in the country. A combination of the high cost of housing and dwindling financial resources acts as a prime obstacle to meeting underserved needs in the county. Constraints to developing affordable housing in Santa Barbara County include a limited amount of land for residential uses, conflicting governmental regulations intended to protect and preserve agricultural land, Coastal resources, air quality and also a limited water supply.

Although Santa Barbara County is a geographically large County, the land that is available to be developed is relatively small: approximately 17 percent of the land is available for residential/commercial and industrial uses while the rest of the area is governed by a various government regulations including the Williamson Act. These regulations, while meant to preserve the natural resources and agriculturally productive land, also serve to increase the value of buildable land and lengthen the development process.

In addition to the limitations posed by availability of land to build, the water supply in the region remains rather unpredictable. The region traditionally gets low amounts of rainfall and, despite periodic heavy rains and additional water purchase from the State; the provision of water to new developments is a definite concern for the County. However, in juxtaposition to these barriers, significant efforts also exist to overcome the same.

The following actions that are all currently underway and will be continuing through the Program Year 2009-2010 are intended to ameliorate barriers to affordable housing:

- The County’s planning cycle for the 2009-2014 *Housing Element* has recently commenced. The update includes provisions that will lead to expansion and preservation of existing affordable units.
- The following are regulatory reforms initiated in Santa Barbara County within the past 5 years:
 1. Permission for landowners to develop farm employee housing as a right.
 2. Increases in density allowances for developers who include affordable housing on site.
 3. Allowance of mixed use development which includes residential uses on commercially zoned properties.
 4. 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.
 5. 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.
 6. 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.
 7. 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 (ADDI)

I. Recapture of HOME Investment Option

The Santa Barbara County HOME Consortium has historically administered the Homebuyers Assistance Program (HAP) in collaboration with the City of Santa Maria (consortium member).

However, there are current efforts to modify the program in order to match current housing market conditions. Since the HAP is designed as a **shared equity program**, there are no Resale Guidelines for the same.

Families purchasing a home utilizing the County's HOME-funded down payment assistance sign an Equity Share Agreement. The Agreement details how, if the family sells or rents their home, the County's share of the equity in the home must be repaid to the County's HOME Account. Any funds received as program income are then loaned out again to qualified families who can purchase any home within their price range in the program area.

II. 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.

III. 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 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.

IV. Match

The HOME Program requires that participating jurisdictions, such as the Santa Barbara County HOME Consortium, provide *match* in an amount equal to no less than 25 percent of the total HOME funds spent on projects in a given year. Match is the Consortium's contribution to affordable housing, which may include any local, non-federal funds.

The HOME Consortium maintains an excellent match record by regularly contributing eligible funds to HOME funded projects. As of the 2009-10 reporting period, the Consortium has *excess match* in the amount of \$6,346,339.

V. The use of ADDI funds

The Santa Barbara County HOME Consortium is working with HUD's relatively new initiative, appropriately titled ADDI. ADDI aims to increase the homeownership rate, especially among lower income and minority households. This initiative seeks to provide a dedicated stream of funding to cover the upfront costs of buying a home by offsetting downpayment and closing costs for low-income families. The ultimate goals of the ADDI as identified by HUD are:

- Increase the overall homeownership rate.
- Create greater opportunity for homeownership among lower income and minority households.
- Revitalize and stabilize communities.

The Consortium has an existing first time Homebuyers Assistance Program (HAP), which the

ADDI funds have been used to compliment over the last few years. The Consortium's 2006-2007 CAPER showed that three loans have been made since the Board of Supervisors adopted new HAP Guidelines increasing the maximum loan amount to \$150,000. However, as a result of increasing housing prices in the area, the County has found it increasingly difficult to administer the HAP, and is currently discussing alternate methods of addressing homeownership. One of the proposals being considered is to allocate funding through the Notice of Funding Availability process, emphasizing a priority for homeownership programs. The Consortium ultimately seeks to encourage not-for-profit groups to pursue homeownership projects, thus meeting the Federal and local homeownership goals by working with local non-profit developers.

Until plans for future use of ADDI funds are finalized, the Consortium will continue to administer the HAP to the extent that funding will allow. Existing Consortium HAP guidelines include mandatory assistance to an educational seminar/counseling that all prospective applicants need to attend. The participants receive a certificate of completion for attending the required educational seminar. The certificate authorizes participation in the program for two years from the date of the seminar. It is envisioned that the ADDI program guidelines will include the aforementioned program procedure to ensure the suitability of families receiving ADDI funds to undertake and maintain homeownership.

HOMELESS

Specific Homeless Prevention Elements

I. Source of Funds

A. Continuum of Care Homeless Assistance Program

The County’s Housing and Community Development Department is the lead agency responsible for the application to HUD’s **Continuum of Care Homeless (CoC) Assistance Program**. In sum, a combination of the McKinney-Vento Homeless funds, other relevant federal, state and local funds are devoted to address the needs of the area homeless population. For the program year 2009-2010, the Santa Barbara CoC received funding amounting to **\$1,359,227**. The following table provides details of projects that have been funded:

Projects Receiving CoC 2009 Funding:		
Santa Barbara County - Alcohol, Drug & Mental Health Services (ADMHS)	SHPR	
Casa del Mural		\$115,315.00
Good Samaritan Shelters, Inc.	SHPR	
Clean and Sober Living		\$17,850.00
Domestic Violence Solutions for Santa Barbara County	SHPR	
2nd Stage Transitional Housing		\$76,219.00
Lompoc Housing Assistance Corporation	SHPR	
Mark's House		\$49,875.00
Lompoc Housing Assistance Corporation	SHPR	
Bridge House		\$36,565.00
Santa Barbara Community Housing Corporation	SHPR	
Hotel de Riviera		\$99,444.00
Transition House	SHPR	
Transition House		\$55,792.00
Casa Esperanza Homeless Center	SHPR	
Casa Esperanza - Day Center		\$160,586.00
Transition House	SHPR	
HOMES Program		\$61,763.00
Santa Barbara County Housing and Community Development	SHPR	
HMIS		\$102,810.00
Housing Authority of the City of Santa Barbara	SPCR	
Shelter Plus Care Grants		\$583,008.00
Total CoC Grants 2009-2010:		\$1,359,227.00

Most of the permanent and transitional housing, along with supportive services are administered by local service providers rather than the County. The main reason for this is that such service delivery is found to be more cost effective without compromising program quality when done by agencies other than the County. Additionally, local agencies are able to leverage private, in-kind and volunteer resources better than the County. However, the County continues to remain apprised of the state of all projects receiving federal Homeless funding through timely, periodic meetings with staff as well as site visits, and annual review through the Homeless NOFA process. For 2009-10, the above HUD grants were able to leverage \$1,044,060 of other local funds.

B. Emergency Shelter Grants

The **Emergency Shelter Grants (ESG)** program provides homeless persons with basic shelter and essential supportive services. 2008-09 was the first year that the Santa Barbara County received ESG entitlement funds. ESG funds were included in the 2009-10 NOFA, along with CDBG and HOME funds. The County’s ESG entitlement for 2009-10 was \$88,873, \$4,443 of which is retained for administrative costs. The remaining ESG funds were awarded by a three member volunteer committee, who convened from Friday, March 20, 2009 through Thursday, March 26, 2009. Under the ESG program, no more than 30 percent of funds should be spent for essential services and homeless prevention, while up to 100 percent of funds may be used for shelter operations. Following is a summary table of the program sponsors and their funding reservations:

Agency	Program	Amount Reserved
Good Samaritan Shelter/Casa Esperanza	Shelter Operations	\$52,500
Lompoc Housing & Community Development Corporation	Bridgehouse Shelter Operations	\$4,430
Lompoc Housing & Community Development Corporation	Marks House Transitional Shelter Operations	\$7,500
Willbridge of Santa Barbara, Inc.	Transitional Housing	\$7,500
Transition House	Homeless Prevention Program	\$12,500
ESG Funds Reserved:		\$84,430

The match requirement for the ESG Program is 1:1, so the match amount is equal to the grant amounts. Thus, the minimum match requirement for the 2009-2010 program year is \$84,430. Each of the programs funded with the 2009 ESG money leverages hundreds of thousands of dollars from private foundations and, in some cases, fundraising activities, which can be counted towards match, in addition to ‘in-kind’ contributions. Therefore, the County anticipates exceeding match requirements for the program year.

II. Homelessness

Santa Barbara County’s Continuum of Care has made several noteworthy accomplishments during the last program year by providing opportunities for homeless people to obtain and

remain in permanent housing, increase skills and income to become more self sufficient, and to help them build a greater sense of self determination. These accomplishments include:

- Volunteers from various parts of the community completed a Point In Time Count of the Homeless Population on January 27, 2009. Those participating developed a plan to cover as much of the vast area of Santa Barbara County as possible in a manner which would avoid duplicate counting. The number of people who are homeless counted that morning was higher than counts conducted in the past. It is unclear whether this population is growing in the area or the increase is due to an improvement in counting technique.
- Implementation of the 10-Year Plan to End Chronic Homelessness continued in the 2008-2009 program year. Implementation of the plan is overseen by a Board of Governors which employs an Executive Director and support staff. To date, over \$200,000 has been raised to implement the plan, with several other funding sources pending. The majority of these funds have come from private, local foundations and also local cities and the County. There are currently several projects under development which will create approximately 200 new permanent supportive housing units in Santa Barbara County. Local housing providers creating these new projects include: Mental Health Association, Transitions Mental Health, Lompoc Housing and Community Development Corporation, Good Samaritan Shelters, Inc., and the City and County Housing Authorities.

III. Chronic Homelessness: Strategy and Goals

Santa Barbara County completed its 10-Year Plan to End Chronic Homelessness in September of 2006. Since then, the Plan has been approved by the County Board of Supervisors and the City Councils of Santa Maria, Lompoc, Santa Barbara, Goleta, and Carpinteria.

The Plan was created under the supervision of a Leadership Council made up of local elected officials, community leaders, member of local non-profits providing emergency shelter, transitional housing, and permanent supportive housing, along with advocates for the homeless and those experiencing homelessness. Six strategies were identified to end chronic homelessness through the planning process:

- 1. Supportive Housing***
- 2. Prevention***
- 3. Outreach***
- 4. Increasing Incomes***
- 5. Financing***
- 6. Implementation***

While several noteworthy accomplishments in addressing the needs of the homeless have been made, significant obstacles still remain. These include a lack of developable land and extremely high real estate value. These factors have not only limited the amount of housing development for the chronically homeless, but for nearly every income level making up the population of Santa Barbara County as well.

IV. Homelessness Prevention

Prevention of homelessness especially of the “at-risk” individuals and families is a high priority for the Urban County jurisdiction. The 10-Year Plan to End Chronic Homelessness includes the following goal statement that captures the essence of the prevention initiative:

The following is reproduction from the County 10-Year Plan to Address Chronic Homelessness:

Goal 1: Intervention in chronic homelessness before it repeats and in homelessness before it become chronic.

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.

A. 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 a project intended to prevent homelessness. Since approximately 50% of foster kids end up homeless once they reach the age of 18, this project will be a way to prevent this specific source of homelessness. The project was funded by California’s Small Cities CDBG grant, and was recently completed. Residents at La Morada receive the services necessary to ensure they avoid homelessness, including counseling, job training, and enrollment at Santa Barbara City College.

B. Discharge Coordination Policy

Publicly Funded Institution(s) or System(s) of Care in CoC Geographic Area	Initial Discussion	Protocol in Development	Formal Protocol Finalized*	Formal Protocol Implemented*
Foster Care	<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
Health Care	<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
Mental Health	<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
Corrections	<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

Foster Care: The Santa Barbara County Department of Social Services takes the lead role in ensuring that foster children are prepared to leave foster care and achieve a housed situation rather than become homeless. Staff offers assistance to foster children to plan the transition out of the foster care system, and work with transitional/permanent housing providers to locate housing units which fit the needs of young adults transitioning out of the foster care system. The Special Needs Housing Subcommittee of the County Housing Advisory Committee is currently conducting a survey of associated people to determine how discharge planning for transitioning youth can be improved in Santa Barbara County.

Health Care: Discharge planning from the aspect of Health Care is facilitated mainly by the Cottage Hospital Discharge Planning committee. This committee meets weekly, and includes street outreach workers, hospital staff, representatives of homeless shelters, and the public health department, among other organizations. The committee focuses upon individuals who are homeless, and are currently in the hospital. The committee ensures that individuals who are homeless are not simply released out into the streets without any sort of discharge plan.

Mental Health: The County Alcohol, Drug and Mental Health Services Department (ADMHS) coordinates discharge planning for homeless people with mental illness. This is accomplished by ADMHS staff working with agencies inside and outside of the County to assure that patients are not released into homelessness. ADMHS staff consults with permanent and transitional housing providers to locate a bed/unit for discharged clients. By working directly with facility staff ADMHS coordinates discharge for County clients from secure facilities such as State Hospitals, Institutes of Mental Disease (IMDs), Prisons, and the local Psychiatric Health Facility (PHF) and jail. Similarly, ADMHS assists clients moving out of transitional housing units or aging out of the juvenile justice or foster care system to secure new housing and avoid homelessness.

Corrections: 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.

COMMUNITY DEVELOPMENT

Community Development

I. Non-Housing Priorities and Objectives for Program Year 2009-2010

Community Development activities are undertaken by the Santa Barbara County Urban County Partnership as it administers Community Development Block Grant funds. Members of the CDBG Urban County Partnership vary slightly from the HOME Consortium as the County of Santa Barbara joined with the cities of Buellton, Carpinteria, Lompoc, and Solvang to achieve Urban County status with Community Development Block Grant Entitlement.

Since the Urban County Partnership was created by the combination of one existing entitlement community (Lompoc) and several other new non-entitlement communities, the Urban County Partnership's community development needs are two sets of priority needs: 1) Lompoc's previously established non-housing prioritization of needs and 2) non-housing needs applicable to four other Housing Market Areas (*South Coast, Santa Maria, Santa Ynez, and Cuyama*). The priorities have been determined based on public hearings, needs survey and consultations.

The Urban County Community Development Priorities

Cuyama, Santa Maria, Santa Ynez, and South Coast HMA Priorities (non-housing)

- Public Infrastructure Priority: provide assistance for revitalization and enhancement of low-income neighborhoods and communities by improving their physical character including infrastructure, streets and sidewalk improvements, parks and other community improvements.
- Community Facilities Priority: provide assistance to low-income neighborhoods by funding critical community facilities like neighborhood centers or libraries.
- Public Services Priority: provide assistance to low-income neighborhoods by funding critical public services like health services or services for special needs population.
- Economic Development Priority: 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.

Lompoc HMA priorities (non-housing):

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

- Support economic development proposals that leverage financial resources to create or retain jobs for low and moderate-income persons.
- Address gaps in Community infrastructure, such as streets, sidewalks, eligible fire fighting equipment and other public structures. Address architectural barriers and other barriers to community services to persons with mobility and other impairments as promoted under the Americans with Disabilities Act (ADA).

The specific objectives that the jurisdiction is hoping to achieve are highlighted by the unique Capital Projects that have been reserved **CDBG** funding. Following are the details:

Santa Barbara Urban County Linkage Chart: Proposed Projects 2009-2010 to Consolidated Plan Priority Needs
<p>Project Title and Description: <i>New Cuyama Recreation Center</i>. This project involves the rehabilitation of a public facility in the impoverished 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>Project Match: Community Facilities Priority of the Urban County Provide assistance to low-income neighborhoods by funding critical community facilities like neighborhood centers or libraries.</p>
<p>Specific Objective: Suitable Living Environment</p>
<p>Project Title and Description: <i>Lompoc Veterans Memorial Building Upgrade</i>. This project involves the rehabilitation of a public facility in the community of Lompoc. The use of CDBG funds for rehabilitation of a public facility is eligible under the code of Federal Regulations 570.201(c).</p>
<p>Project Match: Priority Need Category #7 of Lompoc HMA of Consolidated Plan 2007-2010 Address gaps in Community infrastructure, such as streets, sidewalks, eligible fire fighting equipment and other public structures. Address architectural barriers and other barriers to community services to persons with mobility and other impairments as promoted under the American Disabilities Act (ADA).</p>
<p>Specific Objective: Suitable Living Environment</p>
<p>Project Title and Description: <i>Bridgehouse Greenhouses</i>. This project involves the rehabilitation of three (3) greenhouses to support a functional horticultural economic development program. The use of CDBG funds for this purpose is eligible under the code of Federal Regulations 570.203(a)</p>
<p>Project Match: Priority Need Category #6 of Lompoc HMA of Consolidated Plan 2007-2010 Support economic development proposals that leverage financial resources to create or retain jobs for low and moderate-income persons.</p>
<p>Specific Objective: Expand Economic Opportunity</p>
<p>Project Title and Description: <i>Self Employment Training Course</i>. 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>Project Match: Economic Development Priority of the Urban County 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.</p>
<p>Specific Objective: Expand Economic Opportunity</p>

Project Title and Description: *Code Enforcement.* This project includes costs incurred for alleged code violations and enforcement of building and safety code requirements. This program is classified as Code Enforcement and eligible for CDBG funds under the code of Federal Regulations 570.202(c).

Project Match: Priority Need Category #5 of Lompoc HMA of Consolidated Plan 2007-2010
Support public service programs for low and moderate-income persons including programs for housing and other community development needs.

Specific Objective: Suitable Living Environment

Project Title and Description: *Public Facilities Improvement Program.* This project will make infrastructure improvements to neighbor in low and moderate-income areas of Lompoc. This program is classified as Public Facilities and Improvements and eligible for CDBG funds under the code of Federal Regulations 570.201(c).

Project Match: Priority Need Category #7 of Lompoc HMA of Consolidated Plan 2007-2010
Address gaps in Community infrastructure, such as streets, sidewalks, eligible fire fighting equipment and other public structures. Address architectural barriers and other barriers to community services to persons with mobility and other impairments as promoted under the American Disabilities Act (ADA).

Specific Objective: Suitable Living Environment

II. Resources Available

Under the 2009-2010 CDBG program year, a total of \$1,358,893 in CDBG funds will be allocated to fund *Capital Projects* that meet CDBG Program guidelines and the Urban County Partnership's CDBG housing and non-housing priorities. Additionally, the Urban County Partnership will allocate a total of \$257,535 to fund Human Services during the 2009-2010 program year. The table on the following page describes the funds available for both CDBG Capital Projects and Human Services for the 2009-2010 program year:

Jurisdiction	Funds Available
Unincorporated County CDBG Allocation	\$716,047 for Capital Projects \$126,263 for Human Services
Carpinteria CDBG Allocation	\$112,260 for Capital Projects \$19,811 for Human Services
Solvang CDBG Allocation	\$80,770 for Capital Projects \$14,253 for Human Services
Buellton CDBG Allocation	\$25,695 for Capital Projects \$4,534 for Human Services
Lompoc CDBG Allocation	\$424,121 for Capital Projects \$92,674 for Human Services
Total CDBG Funds Available for Capital Projects:	1,358,893
Total CDBG Funds Available for Human Services:	\$257,535
Total CDBG Funds Available for the 2009-2010 Program Year:	\$1,616,428

As a reflection of the above described community development priorities, the Urban County Partnership is reserving allocation of resources for six (6) Capital Projects. On the following page are the proposed Community Development Capital Projects for the program year 2009-2010:

III. Proposed 2009-2010 Community Development Capital Projects

1. New Cuyama Recreation Center

Sponsor:	Santa Barbara County General Services Dept.
Location:	New Cuyama
Total Project Cost:	\$624,015
Requested CDBG Funds:	\$400,000 Unincorporated County CDBG funds
Additional Project Funding:	\$220,000 Local government funds \$4,015 Existing Funds
CDBG Qualifying Category:	Public Facilities and Improvements
CDBG Qualifying National Objective:	Low/Moderate Income Area Benefit (LMA)
CDBG Reservation:	\$353,766 Unincorporated County CDBG funds

Summary and Analysis:

The scope of this project involves rehabilitating an existing building into a functional public facility for the community of New Cuyama, and eligible for CDBG funding under *24 CFR §570.201(c)* New Cuyama is an impoverished area, located in the most isolated vicinity of Santa Barbara County. The community is located in a low-income census tract, and consists of approximately 800 citizens, 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 reserved for funding the rehabilitation of the facility. As there is a dearth of recreational and community facilities available within reasonable proximity to the 800 residents of New Cuyama and adjoining areas, the County has identified the potential to develop resources meeting this need on County-owned land within New Cuyama.

2. Lompoc Veterans Memorial Building Upgrade

Sponsor:	Santa Barbara County General Services Dpt.
Location:	Lompoc
Total Project Cost:	\$496,506 Electrical Rewiring of Building, minus East Wing.
Requested CDBG Funds:	\$350,000 Unincorporated County CDBG funds
Additional Funding:	\$807,500 HUD EDI Grant \$186,961 of this grant will be used in addition to CDBG funds. The remaining EDI funds will be used for additional rehabilitation to the facility.
CDBG Qualifying Category:	Public Facilities and Improvements
CDBG Qualifying National Objective:	Low/Moderate Income Area Benefit (LMA)
CDBG Reservation:	\$309,545 Unincorporated County CDBG funds

Summary and Analysis:

The Lompoc Veterans Memorial Building serves as a community resource for the area’s veterans, non-profit groups, and other residents. The building is a historic landmark of the City of Lompoc. This project will involve the rehabilitation of the building to serve the community of Lompoc. According to *24 CFR §570.201(c)*, the Veterans Memorial Building is classified as a public facility and eligible for rehabilitation. Due to over 51% of the City of Lompoc’s population classifying as low-income, the project meets the national objective of Low/Moderate Income Area Benefit. \$309,545 is being reserved to fund the rewiring of the building, minus the East Wing.

3. Bridgehouse Greenhouses

Sponsor:	Lompoc Housing & Community Development Corporation
Location:	Lompoc
Total Project Cost:	\$94,500
Requested CDBG Funds:	\$50,000 Unincorporated County CDBG funds
Additional Project Funding:	\$37,000 Foundation Grants \$7,500 LHCDC owner contribution
CDBG Qualifying Category:	Economic Development
CDBG Qualifying National Objective:	Low/Moderate Income Limited Clientele (LMC)
CDBG Reservation:	\$44,221 Unincorporated County CDBG funds

Summary and Analysis:

The Bridgehouse Greenhouses project involves the rehabilitation of three existing greenhouses into functional on-site greenhouses for the Bridgehouse Shelter program. The greenhouses will provide vocational training to homeless and other very-low income individuals. The proposal states that the greenhouses will provide opportunities for a horticultural economic development program. According CDBG regulations, the Bridgehouse Greenhouses are categorized as special economic development, and eligible for rehabilitation under *24 CFR §570.203(a)*. Due to the Bridgehouse Greenhouses serving the homeless and other very-low income persons, this project would meet the national objective of benefiting Low/Moderate Income Clientele (LMC). \$44,221 has been reserved to fund hard costs associated with the rehabilitation of the three greenhouses and running new water lines from the well to the greenhouses.

4. Self Employment Training Course

Sponsor:	Women’s Economic Ventures
Location:	Santa Barbara County
Total Project Cost:	\$642,648
Requested CDBG Funds:	\$50,000 Unincorporated County CDBG funds
Additional Project Funding:	\$50,000 City of Santa Barbara CDBG funds \$100,000 Other Federal funds \$337,648 Private funds (Donations) \$105,000 Program Income
CDBG Qualifying Category:	Economic Development
CDBG Qualifying National Objective:	Low/Moderate Income Limited Clientele (LMC)
CDBG Reservation:	\$22,110 Unincorporated County CDBG funds

Summary and Analysis:

The Women’s Economic Ventures (WEV) Self Employment Training Course (SET) is designed to help women overcome barriers to entrepreneurship. This project involves the training of self-assessment, business feasibility, marketing, finance, operational and personnel management, and business planning. WEV proposes to hold a total of eight (8) SET courses (6 English and 2 Spanish) throughout Santa Barbara County during 2009-2010, to serve an estimated 100 clients, the majority of whom are of low-moderate income. \$22,110 of Unincorporated 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.

The following chart provides connection between the selected community project and the Urban County Partnership’s Consolidated Plan “non-housing” priorities:

5. Code Enforcement

Sponsor:	City of Lompoc
Location:	City of Lompoc
Total Project Cost:	\$100,000
Requested CDBG Funds:	\$100,000
Additional Project Funding:	\$0
CDBG Qualifying Category:	Code Enforcement
CDBG Qualifying National Objective:	Low/Moderate Income Area Benefit (LMA)
CDBG Reservation:	\$100,000 City of Lompoc CDBG funds

Summary and Analysis:

The Code Enforcement Program will include costs incurred for inspections for alleged code violations (including salaries and overhead) and enforcement of building and safety code requirements. The Code Enforcement Program meets the Low/Mod National Objective under the Area Benefit Criteria because the program is implemented within a delineated area containing at least 51% percent low- and moderate-income persons. The area is also residential in nature.

6. Public Facilities Improvement Program

Sponsor:	City of Lompoc
Location:	City of Lompoc
Total Project Cost:	\$284,121
Requested CDBG Funds:	\$284,121
Additional Project Funding:	\$0
CDBG Qualifying Category:	Public Facilities
CDBG Qualifying National Objective:	Low/Moderate Income Areas
CDBG Reservation:	\$284,121 City of Lompoc CDBG funds

Summary and Analysis:

The Public Facilities Improvement Program will make infrastructure improvements in low and moderate-income areas of Lompoc. Improvements may include neighborhood facilities and facilities for residents who are “presumed beneficiaries” as defined by HUD. The City Council will review its public facilities projects list and determine priorities for 2009-2010.

Antipoverty Strategy

I. 2009-2010 CDBG Human Services Programs

The Urban County Partnership will be striving to better the lives of the poor and underserved residents in the jurisdiction through a variety of housing and non-housing and public service programs. The strategy to address anti-poverty is essentially two-pronged:

- An attempt at providing basic life necessities of food, clothing and shelter.
- Provide empowerment through personal and professional skill development.

While the CDBG Partnership’s message is unanimous, the City of Lompoc has an existing four-fold strategy:

- 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.

This strategy attempts to address in small incremental ways large societal forces which impact on a great majority of families. Poverty levels have risen throughout Santa Barbara County since, 1980, due to a loss of manufacturing jobs and an increase in service industry jobs, which generally pay less. There is also a large component of the county and local workforce involved with part-time and seasonal employment, primarily in the agricultural industry. In the City of Lompoc, the poverty level has increased from 12.4% in 1980, to 14.0% in 1990, to 15.4% in 2000. Nearly 21% of Lompoc’s children under 18 years of age are living below poverty level. Given that the City’s anti-poverty strategy is limited to matters over which the City has control, the City will pursue several successful programs that are helping individuals and families improve their economic circumstances.

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. The following table details the reserved human service spending for the program year 2009-10:

CDBG Human Services Allocation for the Urban County Partnership

Member	Human Services Allocation
Unincorporated County	\$126,263
Lompoc	\$92,674
Carpinteria	\$19,811
Solvang	\$14,253
Buellton	\$4,534
Total	\$257,535

A. Unincorporated County CDBG Human Services Programs

The Unincorporated County’s CDBG allocation for Human Service grants is \$126,263. As the City of Carpinteria did not utilize its entire allocation, a total of \$126,503 has been reserved for Unincorporated County Human Services programs. The County received applications totaling \$364,072 for this source of funds. Final funding recommendations were determined by a three member Human Services review committee, which evaluated applications and interviewed applicants over three day period. Following is a summary table of the applicants for the Unincorporated County of Santa Barbara’s CDBG Human Services Grants and their funding requests:

**Santa Barbara Unincorporated County
2009 CDBG Human Services Grant Reservations**

Agency	Program	Amount Reserved
St. Athanasius Orthodox Church	St. Brigid Fellowship Day Center	\$12,242
Willbridge of Santa Barbara	Peer Street Outreach Program	\$9,182
Lompoc Housing & Community Development Corporation	Mark's House	\$5,101
Lompoc Housing & Community Development Corporation	Bridgehouse	\$22,444
AIDS Housing	Sarah House	\$9,182
Bringing our Community Home	10-Year Plan to End Chronic Homelessness	\$15,303
Foodbank of Santa Barbara County	Warehouse Operations	\$12,242
Casa of Santa Barbara County	Advocacy Program	\$5,101
Community Partners in Caring	Volunteer Program	\$5,101
Legal Aid Foundation	Housing Advocacy Project	\$7,651
Pacific Pride Foundation	Necessities of Life	\$7,651
Santa Barbara Rape Crisis Center	Long Term Counseling	\$5,101
North County Rape Crisis Center	Santa Maria Program	\$5,101
North County Rape Crisis Center	Lompoc Program	\$5,101
CDBG Funds Reserved:		\$126,503*

*The City of Carpinteria did not utilize its full allocation. The remaining funds were reallocated to eligible County Human Services programs.

B. Carpinteria CDBG Human Services Programs

On March 23, 2009 the City Council of Carpinteria acted unanimously to approve the reservations of CDBG Human Services for four programs. Following is a summary table of the funding allocation for the City of Carpinteria’s Human Services programs for the 2009-2010 program year:

City of Carpinteria 2009 Human Services Grants Approved by City Council

Agency	Program	Amount Reserved
City of Santa Barbara	Rental Housing Mediation Task Force	\$7,500
Boys and Girls Club	Carpinteria Clubhouse Daycare Program	\$5,000
Peoples’ Self-Help Housing	Youth Education Enhancement	\$5,000
Peoples’ Self-Help Housing	Housing the Homeless	\$2,071
Estimated Funds Available:		\$19,571*

*The City of Carpinteria did not utilize its full allocation. The remaining funds were reallocated to eligible County Human Services programs.

C. City of Solvang CDBG Human Services Programs

Solvang’s human service applications were reviewed by a three member committee during a public hearing on January 29, 2009. Two programs that were unanimously recommended by the committee were approved by the City Council on February 23, 2009. Following is a summary table of the funding allocation for the City of Solvang’s Human Services programs for the 2009-2010 program year:

City of Solvang 2009 Human Services Grants Approved by City Council

Agency	Program	Allocated
Bethania Preschool and After-School	Childcare/Preschool Scholarships	\$4,751
Santa Ynez Valley People Helping People	Family Support Program/Family Resource Center	\$9,502
Total Funds Reserved:		\$14,253

D. City of Buellton CDBG Human Services Programs

Buellton’s human service applications were reviewed by a three member committee during a public meeting on February 2nd, 2009. Two programs that were unanimously recommended by the committee were approved by the City Council at a public hearing on March 12th, 2009. On the following page is a summary table of the funding allocation for the City of Buellton’s Human Services programs for the 2009-2010 program year:

City of Buellton 2009 Human Services Grants Approved by City Council

Agency	Program	Amount Reserved
Legal Aid Foundation	Housing Advocacy Project	\$1,814
Santa Ynez Valley People Helping People	Family Support Program/Family Resource Center	\$2,720
Total CDBG Funds Reserved:		\$4,534

E. Lompoc CDBG Human Services Programs

The City of Lompoc works with a seven (7) member Human Service Commission on allocating financial resources, which come from *three (3) sources*: federal CDBG funds, Comcast corporate donations, or the City’s utility billing donation fund. **\$160,000** (\$92,674 in 2009-2010 CDBG funds, \$27,326 in CDBG Program Income, and \$40,000 in donations) will be made available to fund Human Services Programs in 2009-2010. The following table provides a summary of *all* the human service programs that have been reserved funding for the 2009-2010 program year.

City of Lompoc 2009 Human Services Grants Approved by City Council

Agency	Program/Description	Allocated	Sources of Funds
Boys & Girls Club	Childcare program	\$14,250	2009 CDBG Funds
Catholic Charities	I.d’s, utility aid, emergency rent, counseling	\$14,100	2009 CDBG Funds
Catholic Charities	Community food pantry	\$15,875	2009 CDBG Funds
Court Appointed Special Advocate	Child advocacy in legal system	\$4,750	Program Income
City of Lompoc Parks & Recreation	Summer childcare playground program	\$13,750	Donations
Community Action Commission	Lunch program for seniors	\$12,215	2009 CDBG Funds
Community Partners in Caring	Community services for low income/homebound	\$2,517	Program Income / Donations
Domestic Violence Solutions	Emergency domestic violence shelter	\$13,500	2009 CDBG Funds
Family Service Agency	211 Crisis hotline	\$1,000	Program Income
Family Service Agency	Homemaker in home assistance for seniors	\$3,888	Program Income
Family Service Agency	Family social service center located at Clarence Ruth School on V St.	\$7,000	Donations
Food Bank of Santa Barbara County	Food Distribution Program	\$7,750	Donations

Good Samaritan Shelters, Inc.	Substance abuse recovery home	\$4,500	Program Income
Legal Aid Foundation	Legal counsel and court representation for low-income individuals	\$11,100	2009 CDBG Funds
Lompoc Family YMCA	Before and After-School	\$2,075	Program Income
LHCDC	Bridgehouse Emergency shelter for homeless persons	\$2,875	Program Income
LHCDC	Marks House Family shelter (transitional housing)	\$2,875	Program Income
Lompoc Valley Police Activities League	After-School boxing program for kids	\$2,725	Donations
Meals on Wheels	Meal delivery for low income seniors and disabled	\$3,930	Program Income
North County Rape Crisis and Child Protection Center	Personal protection education for children and adults	\$5,834	2009 CDBG Funds
		\$6,916	Donations
Santa Barbara Co District Attorney's Office	Sexual Assault Response Team (SART) treatment and advocacy program	\$775	Program Income
Valley Haven	Day program activities for fragile senior adults	\$1,500	2009 CDBG Funds
Transitional Mental Health	Drop in center	\$4,300	2009 CDBG Funds
Total Human Services Funds Reserved		\$160,000	
Total CDBG Funds Reserved:		\$92,674	

The Housing and Community Development Department of the County of Santa Barbara previously housed an Economic Development Division, but a decision made by the Board of Supervisors resulted in the elimination of this division. Therefore, antipoverty strategies are limited to those programs designed to mitigate the health, child care, job training, and transportation challenges faced by its low-income population. Provision of Health and Public Assistance is primarily handled by the following departments:

- Alcohol, Drug and Mental Health Services
- Child Support Services
- Public Health
- Social Services

NON-HOMELESS SPECIAL NEEDS HOUSING

Non-homeless Special Needs

The Santa Barbara County HOME Consortium and the Urban County Partnership prioritizes the housing needs of all its Special Needs population to be “*High*”. The rationale for assigning high priority is that the extremely high cost of housing in Santa Barbara accentuates the needs of this subpopulation. Consequently, making available affordable housing units to area Special Needs residents assumes top priority for the HOME Consortium and Urban County Partnership. This position is reflected in both the Consortium and Partnership’s *Priority Housing Needs* as:

- There is a serious need for rental housing opportunities (either new units or acquisition and rehabilitation of existing units) for small, extremely low, very low-income and low-income households including units for the elderly and special needs households.
- There is a serious need for Permanent Supportive Housing/Transitional Homes/ SROs (Single Room Occupancy) to address the needs of the homeless and/or special needs clients, and the extremely low, very low and low-income individuals and families who are at imminent risk of becoming homeless.

Based upon the above described priority needs, it is the intent of both the Santa Barbara Consortium and Urban County Partnership to add to the supply of affordable units available for the Special Needs clients either through construction of new units or through acquisition and rehabilitation of existing units. Also, effort will be made to encourage projects that provide on-site supportive services to residents needing the same.

I. Use of Resources

The Santa Barbara County HOME Consortium intends to use HOME funds for projects that involve new construction of rental units for the elderly and special needs group. HOME funds may also be used for acquisition and rehabilitation of existing units. It is also the intent of the Consortium to use HOME funds for Permanent Supportive Housing or Transitional Housing for persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families). Additionally, the Consortium will aim to use the HOME funds to leverage other applicable sources of funds to enhance existing stock of affordable units and to combine housing with support services.

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

- An on-going rehabilitation and retrofit program for persons with disabilities. This **two-year program** was funded by the State CDBG grant in 2005-2006 to assist persons with disabilities by providing them with the necessary equipment and modifications to their living space to function

normally. The program sponsor has partnered with HACSB to fund the installation of an elevator at a property where there is limited access to the second floor by disabled residents.

- The County utilized Small Cities CDBG money to help fund the La Morada project, a facility that serves as a residential crisis center for adolescents who are aging out of the foster care system, many of which have no housing plan upon exit. This project has filled a tremendous need in the Santa Barbara County since no facility of its type existed locally.
- HOME funds 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.

It is the intent of both the Consortium and Urban County Partnership to continue making efforts similar to the ones narrated above, all 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.

Housing Opportunities for People with AIDS (HOPWA)

While Santa Barbara County is not a HOPWA Entitlement community, the 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. Public Health subsequently allocates funds to community organizations, which have historically included Santa Barbara County's two HIV/AIDS housing and/or service providers, Pacific Pride Foundation and Sarah House: AIDS Housing Santa Barbara.

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.

A. 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.

B. 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.

A. 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.

B. 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.

IV. Funding Needs

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. 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. While the Santa Barbara County HOME Consortium has not yet been able to fund activities of the Sarah House or the Pacific Pride Foundation, efforts are underway to collaboratively work with them to address the growing needs and priorities of persons with HIV/AIDS in the County.