



2019-2020 Annual Action Plan
Santa Barbara County HOME Consortium and
CDBG Urban County

2019

Executive Summary

AP-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

Each year the Santa Barbara County Urban County Partnership (consisting of the Cities of Buellton, Carpinteria, and Solvang and the unincorporated areas of Santa Barbara County) and the Santa Barbara County HOME Consortium (consisting of all jurisdictions in the Urban County Partnership, as well as the Cities of Goleta, Lompoc, and Santa Maria) are eligible to receive grant funds from the U.S. Department of Housing and Urban Development (HUD) under the Community Development Block Grants (CDBG), the Emergency Solutions Grant (ESG), and the HOME Investment Partnerships Program (HOME). As lead agency of both the Urban County Partnership and the HOME Consortium, the County of Santa Barbara is responsible for the creation and submission of the annual Action Plan.

2. Summarize the objectives and outcomes identified in the Plan

The 2019-20 Action Plan is the fifth and final program year covered by the Consortium's 2015-2020 Consolidated Plan. The Consortium's goals for the five year planning period focus on expanding affordable housing, assisting homeless and those at risk of homelessness with emergency and permanent housing services, assisting non-homeless special needs populations, building community infrastructure and service capacity, and promoting economic development. A summary of the objectives and outcomes identified in the County's FY 2019-20 Action Plan are shown in Table AP-20 – Annual Goals and Objectives.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects. A more detailed evaluation of past performance is documented in the County's FY 2018-19 Consolidated Annual Performance & Evaluation Report (or CAPER). Examples of CDBG capital development projects reported on last year include: (1) renovations of Good Samaritan's shelter, (2) installation of an HVAC system at Sarah House housing site, and (3) removal and replacement of beach access stairs in a low-moderate income area. Under the HOME Program, recent notable achievements include: (1) Good Samaritan School Street SROs; (2) Tenant Based Rental Housing Assistance (TBRA) funding for programs in the City of Santa Maria and PATH Homeless Shelter; and (3) Peoples Self Help Housing's Sierra Madre Cottages development.

The County of Santa Barbara's CDBG and HOME investments have been used to make long lasting improvements serving low and moderate income residents. The County's past programs have focused on community needs that continue to exist including affordable housing, neighborhood improvements, and social service support for low-income residents. The County believes the programs proposed for the 2019-20 Action Plan year and goals for the five- year planning period to be the most efficient and effective use of HUD block grant funds.

4. Summary of Citizen Participation Process and consultation process

The FY 2019-20 Action Plan was made available for a 30-day public comment period, beginning on May 3, 2019 and concluding after the public hearing before the County Board of Supervisors on June 4, 2019. A public notice was published in three newspapers of general circulation (the Santa Maria Times, the Lompoc Record, and the Santa Barbara News Press) providing information on the availability of the Action Plan for public review and notice of the public hearing. A copy of the Action Plan is available on the County of Santa Barbara Community Services Department, Housing and Community Development Division (HCD) webpage on the County's web site and was also posted in the County's offices in Santa Barbara and Santa Maria. The Action Plan was also provided to the member cities of the County's Urban County and HOME Consortium, which are the cities of Buellton, Carpinteria, Goleta, Lompoc, Santa Maria, and Solvang. Copies of the Action Plan were also made available to County public libraries in North County and South County.

A summary of the Board of Supervisors meeting will be added after it has occurred.

5. Summary of public comments

This section will be added after the public comment period has concluded.

6. Summary of comments or views not accepted and the reasons for not accepting them

This section will be added after the public comment period has concluded.

7. Summary

Please see above.

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	SANTA BARBARA COUNTY	Community Services Department
HOME Administrator	SANTA BARBARA COUNTY	Community Services Department
ESG Administrator	SANTA BARBARA COUNTY	Community Services Department

Table 1 – Responsible Agencies

Narrative

The County of Santa Barbara’s Community Services Department, Housing and Community Development Division (HCD) is the lead entity for both the Santa Barbara County HOME Consortium and the Santa Barbara County Urban County Partnership. The Urban County includes the County of Santa Barbara and the cities of Buellton, Carpinteria, and Solvang. The HOME Consortium is comprised of all members of the Urban County along with the cities of Goleta, Lompoc, and Santa Maria. As the lead agency, County HCD assumes overall responsibility for the development, management, administration, implementation, planning, and reporting pursuant to the 2015-2020 Consolidated Plan. Each member jurisdiction participates in strategic planning through participation on the Urban County/HOME Consortium Steering Committee.

Consolidated Plan Public Contact Information

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AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

This section reviews the stakeholder consultation process conducted for the development of Santa Barbara County 2015-2020 Consolidated Plan and the current Action Plan.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The County of Santa Barbara Community Services Department, Housing and Community Development Division (HCD) serves as the collaborative applicant and HMIS Lead Agency for the Santa Maria/Santa Barbara County Continuum of Care (CoC), which includes representatives from homeless service providers, affordable housing providers, public housing agencies, mental health and service agencies, and local governments. In addition, HCD participates in a community-wide system to standardize and expedite the process by which people experiencing homelessness, or who are at risk of homelessness, access housing and homeless resources known as the Coordinated Entry System (CES). HCD also coordinates with the County of Santa Barbara Human Services Commission, a volunteer body appointed by the County Board of Supervisors that advises on the development and implementation of effective human service policies. The County may also use the Human Services Commission to make recommendations for the awarding of grants to non-profit agencies of specified state, federal, and local child abuse prevention funds.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

HCD serves as the collaborative applicant and Homeless Management Information System (HMIS) Lead Agency for the Santa Maria/Santa Barbara County Continuum of Care. Established in August of 2014, the role of the CoC is to increase county-wide participation, service coordination, and programmatic efficiencies in order to support a community-wide commitment to end and prevent homelessness. The CoC

Board maintains oversight over CoC operational and planning responsibilities, including project evaluation, written standards implementation, coordinated assessment entry system development, HMIS operations, and housing and service system implementation. The CoC established the Review and Rank Panel to conduct the evaluation and scoring of project applications for Continuum of Care Program funds, ESG funds, and any other funds that may be made available through the State of California.

The CoC has partnered with the United Way of Northern Santa Barbara County (United Way), specifically their Home For Good (HFG) Campaign to assist with the Coordinated Entry System and the annual Point in Time Count. Home For Good focuses on direct services specifically Street Outreach, convening regional coordination meetings between multiple stakeholders, and raising funds to address homelessness.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The Rank and Review Panel facilitates the strategic allocation of ESG funds and other local, state, and federal funds. The CoC Board maintains oversight over CoC operation and planning responsibilities, including the development of standards and evaluation of project outcomes as well as the operation of the HMIS. HCD and the CoC are in the process of developing performance goals and standards for CoC- and ESG-funded projects, establishing the data standards needed to measure performance, and creating required data collection tools and assessments to perform CoC-wide data analysis. In addition, HCD, as the HMIS Lead Agency, is working with the CoC to implement revised policies and procedures and security plan for HMIS and funding strategies to maintain its operations in light of continued expansion.

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	SANTA BARBARA COUNTY
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Lead Agency
2	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Santa Barbara County, Housing and Community Development Division is the lead agency for the preparation of the Consolidated Plan.
	Agency/Group/Organization	Housing Authority of Santa Barbara County
	Agency/Group/Organization Type	PHA
3	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The director of housing development was interviewed. Information was requested on the housing authority's self-sufficiency programs for residents, the perceived needs of public housing residents and voucher holders, and the status of the general public housing and Section 8 waiting lists.
	Agency/Group/Organization	Independent Living Resource Center
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs

	<p>Organization assisted in the recruitment of participants for the individuals with disabilities focus group. Organization representatives also participated in the stakeholder focus group. More detail is provided in the Consultation and Citizen Participation appendix of the Consolidated Plan.</p>
4	<p>Los Adobes de Maria II</p> <p>Services - Housing</p> <p>Housing Need Assessment</p> <p>Non-Homeless Special Needs</p> <p>Organization assisted in the recruitment of participants for the Hispanic focus group. Representatives of Peoples Self-Help Housing also participated in the stakeholder focus group. More detail is provided in the Consultation and Citizen Participation appendix of the Consolidated Plan.</p>
5	<p>DOMESTIC VIOLENCE SOLUTIONS FOR SANTA BARBARA COUNTY</p> <p>Services - Housing</p> <p>Services-Children</p> <p>Services-Victims of Domestic Violence</p> <p>Services-homeless</p> <p>Services - Victims</p> <p>Housing Need Assessment</p> <p>Non-Homeless Special Needs</p> <p>Interviewed organization executive director. Information was requested on the housing and supportive service needs of victims of domestic violence. More detail is provided in the Consultation and Citizen Participation appendix of the Consolidated Plan.</p>

6	<p>Agency/Group/Organization</p>	GOOD SAMARITAN SHELTER
	<p>Agency/Group/Organization Type</p>	<p>Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy</p>
	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Interviewed organization director of shelter operations. Organization is the largest homeless services provider in the area, serving families and individuals experiencing homelessness in the northern end of the county. Information was requested on the housing and supportive service needs of individuals and families experiencing homelessness. More detail is provided in the Consultation and Citizen Participation appendix of the Consolidated Plan.</p>
7	<p>Agency/Group/Organization</p>	TRANSITION HOUSE
	<p>Agency/Group/Organization Type</p>	<p>Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless</p>

<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy</p>
<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Interviewed organization executive director. Information was requested on the housing and supportive service needs of families experiencing homelessness in the southern part of the county. More detail is provided in the Consultation and Citizen Participation appendix of the Consolidated Plan.</p>
<p>8 Agency/Group/Organization</p>	<p>Casa Esperanza/PATH Homeless Center</p>
<p>Agency/Group/Organization Type</p>	<p>Services - Housing Services-Victims of Domestic Violence Services-homeless</p>
<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy</p>
<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Interviewed organization managing director. Information was requested on the housing and supportive service needs of individuals experiencing homelessness in the southern part of the county. More detail is provided in the Consultation and Citizen Participation appendix of the Consolidated Plan.</p>

Identify any Agency Types not consulted and provide rationale for not consulting

N/A, the Santa Barbara County Consolidated Plan process provided an opportunity and invited participation and comments from all relevant organizations and agencies.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Santa Barbara County Housing and Community Development	Assist persons who are homeless and at risk of homelessness
Housing Element	Santa Barbara County Planning Department	Remove barriers to affordable housing development
Analysis of Impediments to Fair Housing Choice	Santa Barbara County Housing and Community Development	Affirmatively further fair housing

Table 3 – Other local / regional / federal planning efforts

Narrative

HCD participates in collaborative efforts and task forces. These include: 1) Home for Good focuses on direct services specifically Street Outreach, convening regional coordination meetings between multiple stakeholders, and raising funds to address homelessness; 2) The Joint Cities-County Affordable Housing Task Group, which brings together elected officials and government representatives to discuss affordable housing needs and policy initiatives; 3) The Santa Maria – Santa Barbara County Continuum of Care (CoC), which works on regional strategies to address and eliminate homelessness experienced by community members. HCD also consults with the representatives from the member cities of the Urban County and HOME Consortium on decision making regarding the use of jurisdictional funding allocations. The Capital Loan Committee, composed of representatives of local lenders, development experts, non-profit housing providers, County auditor and treasurer staff, and the City and County Public Housing Authorities, provides technical expertise to County HCD staff in the review of HOME affordable housing development projects and the use of CDBG capital development funds for infrastructure projects. When seeking input from a variety of

stakeholders, HCD employs outcome-oriented charrettes with key stakeholders, including (but not limited to): homeless service providers, local governments, housing and social service agencies, and formerly homeless persons to obtain comprehensive and diverse input.

AP-12 Participation - 91.401, 91.105, 91.200(c)

**1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting**

The FY 2019-20 Action Plan was made available for a 30-day public comment period, beginning on May 3, 2019 and concluding after the public hearing before the County Board of Supervisors on June 4, 2019. A public notice was published in three newspapers of general circulation (the Santa Maria Times, the Lompoc Record, and the Santa Barbara News Press) providing information on the availability of the Action Plan for public review and notice of the public hearing. A copy of the Action Plan is available on the County of Santa Barbara Community Services Department, Housing and Community Development Division (HCD) webpage on the County's web site and was also posted in the County's offices in Santa Barbara and Santa Maria. The Action Plan was also provided to the member cities of the County's Urban County and HOME Consortium, which are the cities of Buellton, Carpinteria, Goleta, Lompoc, Santa Maria, and Solvang. Copies of the Action Plan were also made available to County public libraries in North County and South County.

A summary of the Board of Supervisors hearing and any comments received will be added after the meeting is held.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Hearing	Non-targeted/ broad community				

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
2	Publication of public notice in newspapers of general circulation	Non-targeted/ broad community				
3	Distribution of Draft Action Plan to libraries and partner cities	Non-targeted/ broad community				
4	Publication of Draft Action Plan on County website	Non-targeted/ broad community				www.countyofsb.org/housing

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

This section discusses the resources that will be used to meet the goals of the 2015-2020 Five-year Consolidated Plan in program year 5. These resources are financial, involve partnership opportunities, and include ability to leverage additional funds.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5			Narrative Description	
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$		Total: \$
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,206,226	8,471	127,705	1,342,402	Federal funds prioritized to address capital improvements of public facilities and service providers, fund public services to low- and moderate-income residents, and improve affordable housing.
							Expected Amount Available Remainder of ConPlan \$

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,166,260	1,991,150	101,452	3,258,862	Federal funds used to create and preserve affordable housing.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5			Narrative Description		
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$		Total: \$	Expected Amount Available Remainder of ConPlan \$
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	0	0	0	0	0	Santa Barbara County was not allocated ESG funds for FY 2018-19

Table 2 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The Consortium's federal fund allocations will complement a number of other resources that impact community development (e.g., Capital Improvement budgets, transportation funding, Low Income Housing Tax Credits, and bank funding). Through its competitive fund rounds for

HOME and CDBG, the County seeks to use federal funds to leverage additional resources by encouraging applicants to pursue other funding and in-kind contributions from private and public sources to supplement County funding. The County also makes strategic investments to generate program income from both HOME and CDBG annual allocations when feasible. HCD staff also provides technical assistance and professional expertise to grantees/subrecipients to increase capacity and efficiency among institutional delivery partners. The Consortium works with Public Housing Authorities and HOME subrecipients to ensure the HOME match requirement is satisfied.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The County owns land and buildings that are used for public purposes. Examples include County-administered public services such as mental and public health, and non-profit administered public services such as the Bridgehouse homeless shelter in the unincorporated County and the Veterans' Memorial Building located in the City of Lompoc. The County will continue to evaluate the best uses of county-owned property to meet community needs.

Discussion

See above.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Expand Affordable Housing	2019	2020	Affordable Housing Public Housing	countywide	Rental Housing Programs Home Buyer Programs Access to Community Assets	HOME: \$506,801	Rental units constructed: 50 Rental units rehab: 54 Rental Assistance: 98
2	Assist Non-Homeless Special Needs Populations	2019	2020	Non-Homeless Special Needs	countywide	Accessibility Programs Supportive Services Access to Community Assets	CDBG: \$270,614	Public service activities other than Low/Moderate Income Housing Benefit: 5,874 Persons Assisted
3	Build Community Infrastructure & Service Capacity	2019	2020	Non-Homeless Special Needs Non-Housing Community Development	countywide	Community Infrastructure and Service Capacity	CDBG: \$100,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5,390 Persons Assisted
4	Assist Homeless and At-Risk of Homeless	2019	2020	Homeless	countywide	Homeless and At-Risk of Homelessness	CDBG: \$561,621	Homelessness Prevention: 2,500 Persons Assisted
5	Promote Economic Development	2019	2020	Non-Housing Community Development	countywide	Economic Development	CDBG: \$75,000	Other: 37 Persons Assisted

Table 3 – Goals Summary

Annual Action Plan
2019

Goal Descriptions

1	Goal Name	Expand Affordable Housing
	Goal Description	The purpose of this goal is to increase the affordability, availability, accessibility and sustainability of renter and owner-occupied housing units.
2	Goal Name	Assist Non-Homeless Special Needs Populations
	Goal Description	This goal consists of activities to help non-homeless persons with special needs access needed supportive services and facilities, as well as to provide affordable and accessible housing.
3	Goal Name	Build Community Infrastructure & Service Capacity
	Goal Description	This goal strives to improve neighborhood infrastructure and access to basic services for low-income and special needs populations.
4	Goal Name	Assist Homeless and At-Risk of Homeless
	Goal Description	This goal includes activities targeted to persons and families experiencing and at-risk of homelessness.
5	Goal Name	Promote Economic Development
	Goal Description	This goal includes activities that create or retain jobs, foster entrepreneurship and increase access to employment centers, particularly for low and moderate income persons.

AP-35 Projects - 91.420, 91.220(d)

Introduction

This section details the projects proposed for the 2019-20 program year.

#	Project Name
1	2019 CDBG County Administration
2	2019 CDBG County Public Services
3	2019 CDBG County Capital Projects
4	2019 CDBG Micro-Enterprise Assistance
5	2019 CDBG Carpinteria Public Services
6	2019 HOME Program Administration
7	2019 HOME Housing Development
8	2019 HOME TBRA

Table 4 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The allocation of funds is closely aligned with the top housing and community development needs identified in the Consolidated Plan needs assessment, housing market analysis, and contributions by stakeholders and citizens who participated in the development of the Consolidated Plan. The primary obstacle to addressing underserved needs is a lack of funds.

AP-38 Project Summary

Project Summary Information

1	Project Name	2019 CDBG County Administration
	Target Area	
	Goals Supported	Assist Non-Homeless Special Needs Populations Build Community Infrastructure & Service Capacity Assist Homeless and At-Risk of Homeless Promote Economic Development
	Needs Addressed	Rental Housing Programs Accessibility Programs Supportive Services Community Infrastructure and Service Capacity Homeless and At-Risk of Homelessness Economic Development Access to Community Assets
	Funding	CDBG: \$241,245
	Description	Funds will be used by the County to cover the costs to administer CDBG and other federal programs
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	Funds will be used by the County to cover the costs to administer CDBG and other federal programs
	2	Project Name
Target Area		
Goals Supported		Assist Non-Homeless Special Needs Populations Assist Homeless and At-Risk of Homeless
Needs Addressed		Homeless and At-Risk of Homelessness Access to Community Assets
Funding		CDBG: \$180,933

	Description	Funds will be used to support the operations and program expenses of public services programs
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 3,799 persons will be assisted
	Location Description	
	Planned Activities	Community Action Commission – Healthy Senior Lunch \$15,000 Good Samaritan – Bridgehouse Emergency Shelter \$28,723 Legal Aid Foundation of Santa Barbara County – Family Violence Prevention \$15,000 NBCC d/b/a New Beginnings – Safe Parking Shelter & Rapid Rehousing Program \$16,096 PATH – Community Navigator Case Manager \$15,000 Santa Maria Valley FISH Meals on Wheels \$15,000 Santa Ynez Valley People Helping People - Basic Needs Services for Seniors \$16,096 STESA – Isla Vista Sexual Assault Counseling \$15,000 WillBridge of Santa Barbara, Inc. - \$15,000 YMCA – My Home Transitional Living \$15,000 People’s Self Help Housing Corporation – Carpinteria After School Education Program \$7,509 United Boys & Girls Clubs of Santa Barbara County – Carpinteria \$7,509
3	Project Name	2019 CDBG County Capital Projects
	Target Area	
	Goals Supported	Assist Non-Homeless Special Needs Populations Build Community Infrastructure & Service Capacity Assist Homeless and At-Risk of Homeless
	Needs Addressed	Accessibility Programs Supportive Services Community Infrastructure and Service Capacity Homeless and At-Risk of Homelessness Access to Community Assets
	Funding	CDBG: \$751,302

	Description	Funds will be used for improvements to public facilities and infrastructure
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 20,237 persons will be assisted
	Location Description	
	Planned Activities	County - Calle Real Street \$100,000 Domestic Violence Solutions – Shelter \$35,000 Good Samaritan Shelter - Shelter rehab \$414,769 PATH – Capital improvements \$57,033 Santa Ynez Valley People Helping People – Food Pantry Remodel \$144,500
4	Project Name	2019 CDBG Micro-Enterprise Assistance
	Target Area	
	Goals Supported	Promote Economic Development
	Needs Addressed	Economic Development
	Funding	CDBG: \$75,000
	Description	Funds will be used to support training and technical assistance to owners of existing and proposed micro-enterprise businesses
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that training and technical assistance will be provided to 37 persons.
	Location Description	
	Planned Activities	Women's Economic Ventures – SET \$75,000
5	Project Name	2019 HOME Program Administration
	Target Area	
	Goals Supported	Expand Affordable Housing Assist Non-Homeless Special Needs Populations Assist Homeless and At-Risk of Homeless
	Needs Addressed	Rental Housing Programs Homeless and At-Risk of Homelessness

	Needs Addressed	Rental Housing Programs Homeless and At-Risk of Homelessness
	Funding	HOME: \$116,626
	Description	Funds will be used by the County to cover the costs to administer the HOME program
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	Funds will be used by the County to cover the costs to administer the federal HOME program
6	Project Name	2019 HOME Housing Development
	Target Area	
	Goals Supported	Expand Affordable Housing Assist Non-Homeless Special Needs Populations Assist Homeless and At-Risk of Homeless
	Needs Addressed	Rental Housing Programs Accessibility Programs Supportive Services Homeless and At-Risk of Homelessness Access to Community Assets
	Funding	HOME: \$292,000
	Description	Funds will be used to finance the acquisition, construction and/or rehab of affordable housing.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Permanent affordable housing unit for a large homeless family currently in shelter. The home will include 4 bedrooms, 3 bathrooms, kitchen, living area, laundry room, and a new garage.
	Location Description	
	Planned Activities	Good Samaritan Shelter – Pine Street Bungalows \$292,000
	Project Name	2019 HOME TBRA

7	Target Area	
	Goals Supported	Expand Affordable Housing Assist Non-Homeless Special Needs Populations Assist Homeless and At-Risk of Homeless
	Needs Addressed	Rental Housing Programs Accessibility Programs Supportive Services Homeless and At-Risk of Homelessness Access to Community Assets
	Funding	HOME: \$214,801
	Description	Funds will be used for tenant based rental assistance
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	City of Santa Maria; City of Lompoc
	Planned Activities	City of Santa Maria and City of Lompoc tenant based rental assistance

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The County of Santa Barbara's Department of Community Services, Division of HCD is the lead entity for both the Santa Barbara County HOME Consortium and the Santa Barbara CDBG Urban County Partnership. The Urban County includes the County of Santa Barbara (including the unincorporated communities of Isla Vista and Cuyama) and the cities of Buellton, Carpinteria, and Solvang. The HOME Consortium is comprised of all members of the Urban County along with the cities of Goleta and Santa Maria and, beginning in FY 2019, the City of Lompoc. HOME and CDBG funds received by the County are spent in non-entitlement areas.

Geographic Distribution

Target Area	Percentage of Funds

Table 5 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

HOME funds received by the HOME Consortium have historically been distributed based on an allocation formula that incorporates both population and need (defined by poverty and over-crowded households or families). CDBG funds received by the Urban County have historically been distributed based on population.

In February 2015, the Santa Barbara County Board of Supervisors adopted an amendment to the Land Use Element of the County Comprehensive Plan that encourages the extension and/or upgrading of public water, sewer, storm water drainage, and structural fire protection services to identified Disadvantaged Unincorporated communities. A Disadvantaged Unincorporated Community is a community where the median household income is 80 percent or less than the statewide median household income, is located outside the sphere of influence of a city, has no less than 10 dwellings in close proximity or adjacent to one another, and has been established for at least 50 years. The amendment will be implemented by County Planning and Development Department. HCD will consider proximity to employment centers, access to opportunities and transportation when allocating HOME funds for housing programs.

Discussion

Please see above.

Affordable Housing

AP-55 Affordable Housing - 91.420, 91.220(g)

Introduction

Applications for housing development are accepted by HCD on a year-round basis to allow for fluctuations in the housing market, the availability of real property, development costs, and timing of other revenue sources. However, in order that the HOME Consortium may plan accordingly, HCD strongly encouraged potential applicants to submit Letters of Intent to Apply (LOI) if they anticipate applying for housing development funds within the next year. HCD staff will return to the Board at such time that HCD receives a full application for funding and the project is in a state of readiness to receive either a time-limited funding reservation or funding commitment (contract). At such time that the Board approves a contract for HOME funds, the project will be added to the Action Plan. The County charges an annual monitoring fee to multi-family housing projects to cover the costs of long-term monitoring.

Buellton, Carpinteria, Goleta, and Solvang will pool their pro rata shares with the County's to be made available for affordable housing development throughout the County.

One Year Goals for the Number of Households to be Supported	
Homeless	
Non-Homeless	152
Special-Needs	50
Total	202

Table 6 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	98
The Production of New Units	50
Rehab of Existing Units	54
Acquisition of Existing Units	0
Total	202

Table 7 - One Year Goals for Affordable Housing by Support Type

Discussion

The County's Housing and Community Development (HCD) Division, in partnership with participating cities in the County HOME Consortium, are working with affordable housing development organizations on several affordable housing projects in the pipeline for FY 2019-20. These development organizations include People's Self Help Housing Corporation and Cabrillo Economic Development Corp. These

projects, if they are fully realized, include housing units which will help address the needs of low income and senior households. These household types have been identified in the County's Five Year 2015-2020 Consolidated Plan as "high priority." As these projects move forward to a funding commitment status, the Action Plan will be amended at that time to reflect the use of federal HOME funds.

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AP-60 Public Housing - 91.420, 91.220(h)

Introduction

This section summarizes actions related to public housing for the upcoming program year.

Actions planned during the next year to address the needs to public housing

The Consortium has provided funding on a project-by-project basis to the Housing Authority of the County of Santa Barbara (HASBARCO). The County approved an award of HOME funds to The Residences at Depot Street, new construction of an 80-unit affordable rental housing project. Upon HASBARCO being awarded Low Income Housing Tax Credits (LIHTC) and tax-exempt bond authority in 2018, the County entered into a contract and HOME funds are currently being used towards the construction costs. Construction is expected to be completed by the end of 2019. HASBARCO has several additional affordable rental housing projects in its development pipeline. The County will continue to work in conjunction with HASBARCO to address the needs of low, very low, and extremely low-income residents.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

HASBARCO offers a number of resident programs and supportive services designed to foster self-sufficiency and improve quality of life. HASBARCO also partners with a number of community organizations that provide resources to assist HASBARCO clients, including homeownership education. These community partners are part of the HASBARCO Program Coordinating Committee (PCC) and meet regularly with HASBARCO to review progress and address issues. HASBARCO encourages residents to become more involved in programs and management by holding meetings in each local housing area and producing regular "Information Bulletins" with important news, opportunities, and events.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

N/A

Discussion

Please see above.

AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

Introduction

This section summarizes the homeless and other special needs goals for the FY2019-20 Action Plan.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

One of the strategies of the Ten Year Plan to End Chronic Homelessness (TYP) is “reaching out to individuals on the streets and providing them with the services and treatment they need and want to support their transition from homelessness into permanent supportive housing.” Outreach to persons experiencing homelessness is done through the Consortium’s partners. On the night of January 23rd, 2019, the CA-603 Santa Maria/ Santa Barbara County Continuum of Care (CoC) partnered with Home for Good to conduct the annual Point in Time Count. With the help of services providers, outreach workers, and hundreds of volunteers throughout the county, the 2019 Point in Time Count identified 1,803 persons experiencing homelessness. Information collected can be used to inform service provision and goal setting.

Addressing the emergency shelter and transitional housing needs of homeless persons

The County has funded a number of projects that address emergency shelter and housing needs of homeless persons including rental assistance, housing relocation and stabilization services, essential services and shelter operations with Emergency Solutions Grants (ESG) Program funds administered by the State of California (State) for FY 2017-19 as well as the allocation of Homeless Emergency Aid Program funds, California Emergency Solutions and Housing funds, and Community corrections Partnership funds. In 2016, the County was designated by the State as an Administrative Entity for ESG funds for the Santa Maria/Santa Barbara County Continuum of Care Service Area, which is the geographic area located within the boundaries of Santa Barbara County. As AE, the County is eligible to receive an annual allocation of ESG funds from the State.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were

recently homeless from becoming homeless again

In FY 2019-20, the County is funding a number of projects that help homeless persons transition to permanent housing including rental assistance, rapid rehousing, Family Unification Program vouchers, and a variety of community support and mental health services. There are also several permanent housing projects for individuals or families experiencing homelessness slated to begin construction by the end of 2019-20. In addition, Consortium HOME funds will be used to improve access to affordable housing, which should contribute to shorter periods of homelessness for individuals and families. The County uses HOME funds for Tenant-Based Rental Assistance (TBRA) and for new construction (for example, the Depot Street Project in Santa Maria).

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Homeless prevention efforts include a mix of emergency, transitional, and affordable housing along with social services supports. All activities discussed above will contribute to homeless prevention.

Discussion

The Consortium actively participates in the collaborative efforts of the CoC and Coordinated Entry System (CES) to standardize and expedite the process by which people experiencing homelessness, or who are at risk of homelessness, access housing and homeless resources. The Consortium did not receive a direct allocation of ESG funds from HUD for FY 2019-20. As previously discussed, the County received an allocation of ESG funds from the State (State ESG funds); contracts were effective on July 1, 2019 and will run through June 30, 2020. These projects will be renewed for the 2019 program year as the allocation was within the guidelines set by the Board of Supervisors. These projects will help satisfy the annual goal to assist homeless and at-risk of homelessness with emergency and permanent housing and services. Funded projects include:

- Carrillo Counseling Services, Inc. dba New Beginnings Counseling Center -- Safe Parking and Rapid Re-housing
- Good Samaritan Shelter -- Emergency Shelter, Rapid Re-housing, and HMIS Components
- PATH (People Assisting the Homeless) -- Emergency Shelter, Rapid Re-housing, and HMIS Components

AP-75 Barriers to affordable housing - 91.420, 91.220(j)

Introduction

The most prevalent barrier to affordable housing in the Consortium is limited supply of affordable housing and low vacancy rates. Lack of availability of housing in general continues to put upward pressure on already high prices to own and to rent in the County.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The County's 2015-2023 Housing Element Update (Housing Element) identifies land use and zoning regulations that constrain new affordable housing development and contains several programs to help reduce these regulatory barriers. For example, Housing Element Program 1.4 directs the County to "... adopt/apply ... land-use tools ... to encourage the development of unit types that are affordable by design ..." including accessory dwelling units (ADUs) and farm employee dwellings. In 2018, the County's Planning and Development Department (P&D) implemented this program by adopting zoning ordinance amendments that reduced the permit regulations and fees for ADUs and agricultural employee dwellings. As a result, the number of permits issued for ADUs increased from 10 permits in 2017 to 57 permits in 2018.

To continue implementation of the Housing Element, P&D plans to update its zoning ordinances in 2019 and 2020 to (1) expand and streamline the application of the County's density bonus program, consistent with State Density Bonus Law (Government Code Section 65915), (2) create objective zoning and design review standards for qualifying multifamily housing developments, consistent with Senate Bill 35 streamlining requirements (Government Code Section 65913.4), and (3) allow affordable supportive housing developments with a ministerial permit in zones where residential and/or mixed (residential and non-residential) uses are allowed, consistent with Assembly Bill 2162. These changes will provide new incentives for residential housing investment and development.

In February 2019, the County Executive Office assembled a working group comprised of department representatives to coordinate County efforts to reduce homelessness, develop housing solutions, track pending legislation, and provide input on County lobbying efforts regarding State and Federal homelessness and housing legislation.

In addition, an Analysis of Impediments to Fair Housing Choice completed in 2015 contains recommended actions to expand affordable housing opportunities in the County. The County will consider and implement as funding permits the following actions included in the Fair Housing Action

Plan:

- Continue to use federal and other County administered funds to support affordable housing and explore opportunities to increase funding for affordable housing creation;
- Support opportunities to reduce barriers to affordable housing development discussed in the County's Housing Element;
- Encourage the production/preservation of larger units for families (e.g., units with at least two bedrooms);
- Proactively monitor the loss of existing affordable housing units, particularly in "high opportunity" areas.

Discussion

Please see above.

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AP-85 Other Actions - 91.420, 91.220(k)

Introduction

This section reports additional efforts the Consortium will undertake during the 2019-20 program year to address residents' housing and community development needs.

Actions planned to address obstacles to meeting underserved needs

Despite the Consortium's targeted use of federal and local resources to meet the underserved needs of the community, obstacles to meeting these needs persist. The goals set forth in this plan position the Consortium to continue its focus on meeting needs in the areas of rental housing, supportive services, accessibility, homelessness assistance, homeownership, community infrastructure, access to community assets, and economic development. The Consortium will continue to allocate federal and local resources to meet these needs and work with partners to identify and address underserved needs.

Actions planned to foster and maintain affordable housing

Housing actions will primarily be accomplished through the administration of HOME funds. Applications for housing development are accepted by HCD on a year-round basis to allow for fluctuations in the housing market, the availability of real property, development costs, and timing of other revenue sources. However, in order that the HOME Consortium may plan accordingly, HCD strongly encourages potential applicants to submit Letters of Intent to Apply (LOI) if they anticipate applying for housing development funds within the next year. HCD staff will return to the Board at such time that HCD receives a full application for funding and the project is in a state of readiness to receive either a time-limited funding reservation or funding commitment (contract). At such time that the Board approves a contract for HOME funds, the project will be added to the Action Plan. Federal HOME funds will be leveraged with LIHTC, local in-lieu funds, and State funding such as No Place Like Home.

Actions planned to reduce lead-based paint hazards

The County will include lead testing and abatement procedures in all applicable rehabilitation activities and require an analysis of lead based paint if a project involves acquisition of pre-1978 housing projects. The County will also provide educational brochures published by the Environmental Protection Agency to residents on the health hazards of lead based paint and encourage screening children for elevated blood lead levels when the housing in which they reside was built prior to 1978.

Actions planned to reduce the number of poverty-level families

The Consortium's anti-poverty efforts that will be undertaken during the 2015-2020 Consolidated Plan period are detailed in the Consolidated Plan Strategic Plan (SP-70). Projects proposed for FY2019-20

intended to help reduce the number of poverty-level families include assistance to micro-enterprise businesses, shelter operations, supportive housing services and transitional housing, access to nutritional meals, case management, and other support services. Specific projects are listed in AP-35 and AP-38.

Actions planned to develop institutional structure

The County will contribute to capacity building in the institutional structure by continuing to encourage coordination among service agencies, participating in cooperative efforts such as Joint Cities-County Affordable Housing Task Group, the CoC and Home For Good Santa Barbara County, encouraging Coordinated Entry Services and the management of homeless information to better serve the homeless population, and by providing technical assistance and guidance to grantees. The County will also develop an update to the Fair Housing Plan.

Actions planned to enhance coordination between public and private housing and social service agencies

The County will promote and emphasize the need for coordination between all agencies active in the Consortium so as to minimize the duplication of efforts. The County will continue to participate in cooperative efforts such as the Joint Cities-County Affordable Housing Task Group, the CoC and Home for Good, Santa Barbara County. Efforts to enhance coordination between the public and private sector will ensure that needs are being properly addressed and that resources are being maximized. The County will work with the Continuum of Care to initiate Phase II of the Regional Homeless Strategic Plan.

Discussion

Please see above.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	8,471
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	27,021.60
5. The amount of income from float-funded activities	0
Total Program Income:	8,471

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is

as follows:

Some housing developers pay fees to the County in-lieu of building affordable units under the County's Inclusionary Housing Ordinance. The County uses the funds to finance the development of affordable housing in the County. The funds carry similar restrictions to the HOME program.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The County does not expect to fund homeowner activities that require resale or recapture guidelines. The County's Consolidated Plan will be amended to include the guidelines if the County funds homeowner activities.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The County does not expect to fund homeowner activities that require resale or recapture guidelines. The County's Consolidated Plan will be amended to include the guidelines if the County funds homeowner activities.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The County does not anticipate refinancing existing debt. Should the County refinance existing debt, it will follow the requirements at 24 CFR 92.206(b)

24 CFR 92.206(b) Refinancing costs. The cost to refinance existing debt secured by a housing project that is being rehabilitated with HOME funds. These costs include the following:

(1) For single-family (one- to four- family) owner-occupied housing, when loaning HOME funds to rehabilitate the housing, if the refinancing is necessary to reduce the overall housing costs to the borrower and make the housing more affordable and if the rehabilitation cost is greater than the amount of debt that is refinanced.

(2) For single family or multifamily projects, when loaning HOME funds to rehabilitate the units if refinancing is necessary to permit or continue affordability under §92.252. The participating jurisdiction must establish refinancing guidelines and state them in its consolidated plan described in 24 CFR part 91. Regardless of the amount of HOME funds invested, the minimum affordability period shall be 15 years. The guidelines shall describe the conditions under which the participating

jurisdictions will refinance existing debt. At minimum, the guidelines must:

- (i) Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing;
- (ii) Require a review of management practices to demonstrate that disinvestment in the property has not occurred, that the long term needs of the project can be met and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated;
- (iii) State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both;
- (iv) Specify the required period of affordability, whether it is the minimum 15 years or longer;
- (v) Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 91.215(e)(2) or a Federally designated Empowerment Zone or Enterprise Community; and
- (vi) State that HOME funds cannot be used to refinance single family or multifamily housing loans made or insured by any Federal program, including CDBG.

Emergency Solutions Grant (ESG)

1. Include written standards for providing ESG assistance (may include as attachment)

The County was not eligible to receive a Federal allocation of ESG funds for 2019-20

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

Homeless Management and Information System (HMIS)

Coordinated Entry System (CES)

All CoC agencies are required to utilize the HMIS system for inputting and tracking client data, including VI-SPDAT scores. A Coordinated Entry list is generated and prioritized from the data entered into HMIS. This list is reviewed by housing providers as bi-weekly Coordinated Entry meetings where referrals and placements are made.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The County was not eligible to receive a Federal allocation of ESG funds for 2019-20

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The County was not eligible to receive a Federal allocation of ESG funds for 2019-20

5. Describe performance standards for evaluating ESG.

The County was not eligible to receive a Federal allocation of ESG funds for 2019-20

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Attachments

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Citizen Participation Comments

**Santa Barbara County HOME Consortium and CDBG Urban County
2019-20 Annual Action Plan**



To be added after completion of the public comment period.

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Grantee SF-424's and Certifications

To be added after the Board of Supervisors hearing.

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