

# **Santa Barbara County HOME Consortium & Santa Barbara Urban County Partnership Draft Action Plan 2011**

## **Draft Action Plan 2011**

Santa Barbara County HOME Consortium – Second Program Year  
Santa Barbara Urban County Partnership – Second Program Year

Santa Barbara County's 2011 draft Annual Action Plan articulates its plans for expenditure and public benefit of federal entitlement funding provided to the County by the United States Department of Housing and Urban Development under the Community Development Block Grant (CDBG) Home Investments Partnerships Act (HOME) and Emergency Shelter Grant (ESG) programs. The 2010-15 Consolidated Plan contains Santa Barbara County's five-year goals and objectives for receipt and expenditure of this federal funding and the Annual Action Plan is the implementation and planning document setting forth the framework for accomplishing these goals and objectives over the next operating year.

County of Santa Barbara, CA  
Action Plan 2011

TABLE OF CONTENTS

Chapter I: Action Plan	1
Chapter II: Program Specific Requirements	71
Chapter III: Other Narratives & Attachments	81



# Chapter I: Action Plan

# Executive Summary

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

## Program Year 2011 Action Plan Executive Summary

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

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

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

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

The **Santa Barbara County HOME Consortium** has been a participating jurisdiction under the HOME Program since 1995, and has funded numerous affordable housing projects and programs during its 16 years of existence. In 2007, the County of Santa Barbara partnered with the cities of Lompoc, Buellton, Carpinteria and Solvang to qualify as an Urban County under the Community Development Block Grant (CDBG) Program, and became eligible to receive CDBG funds annually. The HOME Consortium and Urban County Partnership are discussed in detail throughout this Action Plan.

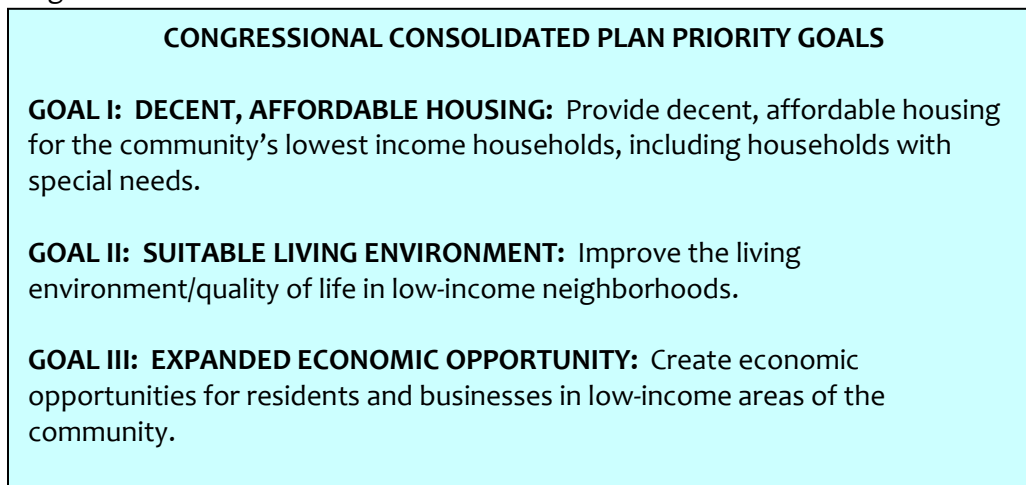
In addition to HOME and CDBG, the County of Santa Barbara has been awarded a variety of other funding, such as the Emergency Shelter Grants (ESG), and the McKinney-Vento Homeless Assistance Act funds. In November of 2010, Santa Barbara County issued a Notice of Funding Availability

(NOFA)\* which included the estimated amounts of HOME, CDBG, ESG, and other local funding sources that would be available for programs and projects advancing the Consolidated Plan and congressional goals. This Action Plan will address the proposed use of these funds for the 2011 Program Year.

### **Congressional Programmatic Goals:**

Under the 2010-2015 Consolidated Plan the HOME Consortium and Urban County Partnership have established funding priorities and objectives that will facilitate in meeting the Consolidated Plan priority goals established by Congress for the Federal grant programs discussed in this document (HOME, CDBG, and ESG). Figure I-1 provides a summary of the Congressional goals:

Figure I-1



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

---

\* A summary of the County funding cycle will be provided in the Appendix to the final 2011 Action Plan. **(The Appendix has not been included in the draft).**

## HOME Investment Partnerships Act (HOME) Program

---

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

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

### **HOME Consortium Funding Priorities:**

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

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

For Program Year 2011, the Santa Barbara County HOME Consortium anticipates receiving an entitlement allocation of approximately **\$1,707,771**, of which \$170,777 (10% of the 2010 HOME entitlement award) is to be retained by the County for program management, with an additional

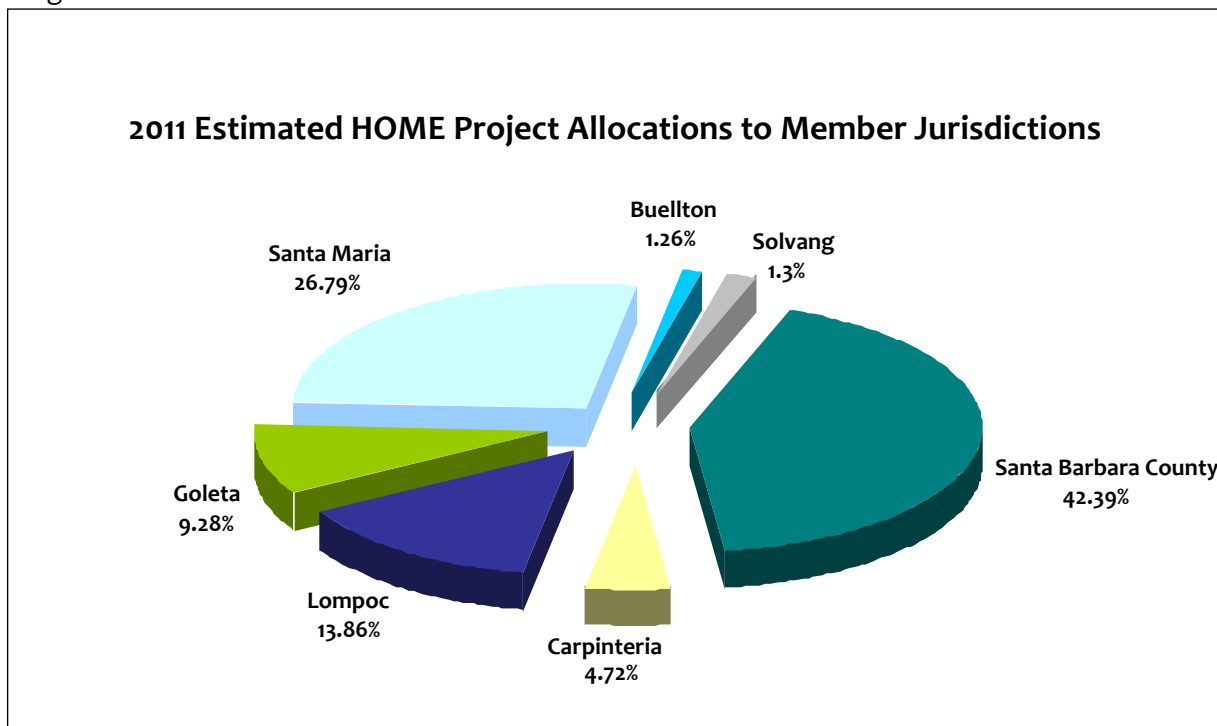
---

\* The 2010-2015 Consolidated Plan will be amended through the 2011 Action Plan to include this funding priority. Please refer to page 86 for more information on the 2010-2015 Consolidated Plan amendment.

\$76,850 being allocated for HOME project implementation costs. Of growing concern is the reality that current HUD allowance for HOME administration does not cover the actual cost of program management and administration, resulting from compliance with environmental reviews, contracting, monitoring, and reporting requirements. As a result, the CDBG program allows use of project funds to assist the local jurisdiction's cost burden of fulfilling HOME administration requirements. An additional \$292,191 in County HOME funds was reprogrammed into the 2011 NOFA bringing approximately **\$1,752,335** in total HOME entitlement funding estimated to be available to fund HOME projects in 2011, after allowances for program management are deducted.

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

Figure I-2\*



\* The total project distributions do not include administrative cost allocations.

### 2011 Participating Jurisdiction HOME Allocations

Partner cities that have not utilized all funds available in prior years have been accrued into the 2011 NOFA that reflected adjustments to the annual allocations. While the cities of Buellton and Solvang opted to participate in the 2011 HOME NOFA, no project applications sufficiently ready to move forward timely were received during the NOFA. Accordingly, formula allocations for these cities have been combined into the County's 2011 allocation and will be made available to those cities in future years. Additionally, the City of Goleta reserved a portion of its allocation to one project eligible for assistance with the remainder of its funds included into the County's 2011 allotment and will be made available to the City in the 2012 NOFA.

Table I-1 reflects the HOME funds available for Program Year 2011:

Table I-1

<b>2011 HOME Funds Estimated Available</b>	
<b>Jurisdiction</b>	<b>Amount</b>
County	\$1,026,335
Santa Maria	\$405,000
Goleta	\$35,000
Lompoc	\$210,000
Carpinteria	\$76,000
<b>Totals:</b>	<b>\$1,752,335*</b>

\*Final amounts to be determined. Funds available estimated based on 2010 allocations and anticipated reduction in entitlement amounts, and includes \$292,191 in County Reprogrammed funds.

### 2011 HOME Projects

While Santa Barbara County is the lead agency for the Consortium, each member jurisdiction generally has autonomy over identification of eligible projects within their respective jurisdictions consistent with the Consolidated Plan goals and priorities. For the Santa Barbara County HOME Consortium, affordable housing projects proposed for the 2011 Program Year are reflected in the tables below.

Table I-2

<b>2011 County of Santa Barbara HOME Project Funding Reservation</b>			
<b>Project</b>	<b>Location</b>	<b>Agency</b>	<b>Reservation</b>
Santa Rita Village	Lompoc	Santa Barbara County Housing Authority / Surf Development	\$946,059
Security Deposit Move-in Cost Program	Countywide	Coalition for Housing Accessibility	\$80,276
<b>Total County of Santa Barbara HOME Project Funds Reserved:</b>			<b>\$1,026,335</b>

Table I-3

<b>2011 City of Santa Maria HOME Project Funding Reservations</b>			
<b>Project</b>	<b>Location</b>	<b>Agency</b>	<b>Reservation</b>
Los Adobes de Maria III	Santa Maria	Peoples' Self-Help Housing Corporation	\$305,000
Tenant Based Rental Assistance Program	Santa Maria	City of Santa Maria	\$100,000
<b>Total City of Santa Maria HOME Project Funds Reserved:</b>			<b>\$405,000</b>



Table I-4

2011 City of Lompoc HOME Project Funding Reservations			
Project	Location	Agency	Reservation
Santa Rita Village	Lompoc	Santa Barbara County Housing Authority / Surf Development	\$210,000
<b>Total City of Lompoc HOME Project Funds Reserved:</b>			<b>\$210,000</b>

Table I-5

2011 City of Carpinteria HOME Project Funding Reservations			
Project	Location	Agency	Reservation
Dahlia Court II (Expansion)	Carpinteria	Peoples' Self-Help Housing Corporation	\$76,000
<b>Total City of Carpinteria HOME Project Funds Reserved:</b>			<b>\$76,000</b>

Table I-6

2011 City of Goleta HOME Project Funding Reservations			
Project	Location	Agency	Reservation
Braddock House	Goleta	Santa Barbara County Housing Authority / Surf Development	\$35,000
<b>Total City of Carpinteria HOME Project Funds Reserved:</b>			<b>\$35,000</b>

## Community Development Block Grant (CDBG) Program

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

The Santa Barbara Urban County Partnership used a combination of community forums, community

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

### **Urban County Partnership Funding Priorities**

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

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

#### CDBG Public Services:

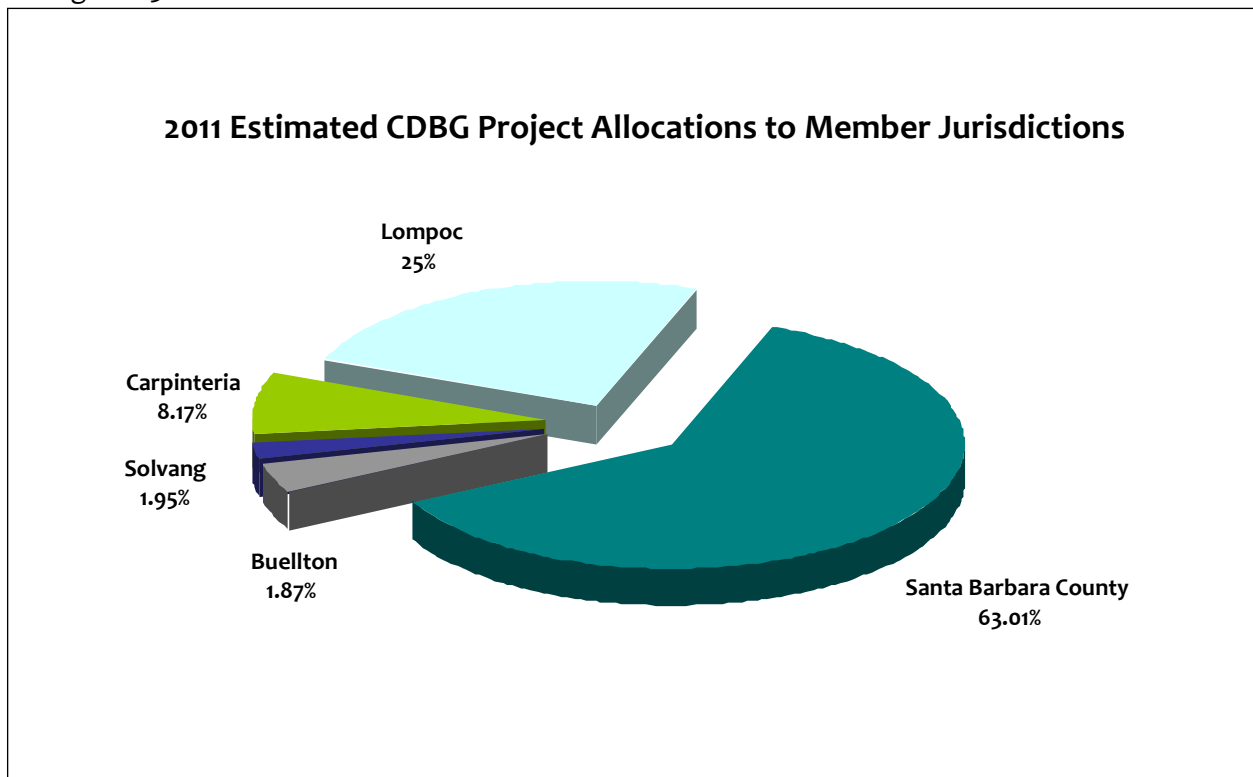
- Promote and provide services that assist persons with special needs
- Support public service programs for low- and moderate-income households including programs for housing and other community development needs
- Promote and provide services that prevent discrimination and eliminate barriers to housing

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

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

For Program Year 2011, the Santa Barbara Urban County Partnership estimates receiving a CDBG entitlement award of **\$2,187,842**, of which approximately \$437,568 (20% of the 2010 entitlement award) will be used for program administration and management. As with the HOME Program, the reality that current HUD allowance for CDBG administration does not cover the actual cost of program management and administration, resulting from compliance with environmental reviews, contracting, monitoring, and reporting requirements, is a growing concern. A total of **\$1,750,274** is estimated to be available to fund capital projects and public services programs. Figure I-3 provides detail of the distribution of the CDBG entitlement allocation among the Urban County members in Program Year 2011:

Figure I-3\*



\* The total project distributions do not include administrative cost allocations.

### 2011 Participating Jurisdiction CDBG Allocations

Santa Barbara Urban County partner cities that have not utilized all funds available in prior years have been accrued into the 2011 NOFA that reflected adjustments to the annual allocations. For the 2011 Program Year, the City of Solvang opted out of the CDBG Capital Project segment of the 2011 NOFA. Accordingly, these formula allocations have been combined into the County's 2011 allocation and will be made available to the City in the 2012 NOFA. The City of Buellton is participating in the CDBG Capital Project segment of the NOFA for the first time since the inception of the Urban County. As a result, the City of Buellton's formula allocations from program years 2007-2010 have been included with its 2011 allocation and deducted from the County's 2011 allocation.

Table I-7 reflects the CDBG funds available for Capital Project and Public Services for the 2011 Program Year:

Table I-7

<b>2011 CDBG Estimated Funds Available</b>		
<i>Jurisdiction</i>	<i>Capital Projects</i>	<i>Public Services</i>
County	\$839,598	\$191,884
Lompoc	\$360,000	\$80,000
Carpinteria	\$125,000	\$28,764
Buellton	\$100,000	\$12,252
Solvang	–	\$12,776
<b>Totals:</b>	<b>\$1,424,598*</b>	<b>\$325,676*</b>

\*Final amounts to be determined. Funds available estimated based on 2010 allocations.

### 2011 CDBG Capital Projects

The following tables provide a summary of CDBG Capital Project funding reservations for the 2011 Program Year:

Table I-8

<b>2011 County of Santa Barbara CDBG Capital Project Funding Reservations</b>		
<i>Project</i>	<i>Agency</i>	<i>Reservations</i>
New Cuyama Recreation Center Rehabilitation	Cuyama Valley Recreation District	\$350,000
Santa Barbara Veterans Memorial Building Elevator Installation	County of Santa Barbara	\$260,000
Luis Oasis Senior Center Construction	Orcutt Area Seniors in Service	\$107,598
Lompoc Animal Services Shelter ADA Accessibility Improvements	County of Santa Barbara	\$72,000
Microenterprise Development	Women's Economic Ventures	\$50,000
<b>Total County CDBG Capital Project Funds Reserved:</b>		<b>\$839,598</b>

Table I-9

<b>2011 City of Lompoc CDBG Capital Project Funding Reservations</b>		
<b>Project</b>	<b>Agency</b>	<b>Reservation</b>
Undesignated Public Facilities	City of Lompoc	\$281,090
Emergency Repair Grant Program	Catholic Charities	\$40,000
Code Enforcement	City of Lompoc	\$38,910
<b>Total City of Lompoc CDBG Capital Project Funds Reserved:</b>		<b>\$360,000</b>

Table I-10

<b>2011 City of Carpinteria CDBG Capital Project Funding Reservations</b>		
<b>Project</b>	<b>Agency</b>	<b>Reservation</b>
Dahlia Court II (Expansion)	Peoples' Self-Help Housing	\$125,000
<b>Total City of Carpinteria CDBG Capital Project Funds Reserved:</b>		<b>\$125,000</b>

Table I-11

<b>2011 City of Buellton CDBG Capital Project Funding Reservations</b>		
<b>Project</b>	<b>Agency</b>	<b>Reservation</b>
City of Buellton ADA Sidewalk Improvements	City of Buellton	\$100,000
<b>Total City of Buellton CDBG Capital Project Funds Reserved:</b>		<b>\$100,000</b>

## 2011 CDBG Public Services

The following tables provide a summary of CDBG Public Services funding reservations for the 2011 Program Year:

Table I-12

<b>2011 County of Santa Barbara CDBG Public Services Funding Reservations</b>		
<b>Program</b>	<b>Agency</b>	<b>Reservation</b>
Family Support & Strengthening Program	Santa Ynez Valley People Helping People	\$30,000
Warehouse Operations	Foodbank of Santa Barbara County	\$25,000
Senior Nutrition Program	Community Action Commission	\$25,000
Tenant Displacement Support Activities	County of Santa Barbara Dept. of Housing & Community Development	\$11,884
Rape Crisis & Child Protection Center	North County Rape Crisis Center	\$12,000
Homeless Outreach Program	Carrillo Counseling Services	\$12,000
Isla Vista Teen Center	Channel Islands YMCA	\$10,000
Necessities of Life	Pacific Pride Foundation	\$10,000
St. Brigid Fellowship Day Center	St. Athanasius Orthodox Church	\$10,000
Sarah House	AIDS Housing	\$9,200
Peer Street Outreach Program	Willbridge of Santa Barbara	\$7,500
Santa Barbara Emergency Shelter	Domestic Violence Solutions	\$7,500
Long Term Counseling	Santa Barbara Rape Crisis Center	\$6,000
Santa Barbara Street Medicine & Wrap Around Care Program	Doctors Without Walls	\$5,800
Housing Advocacy Project	Legal Aid Foundation	\$5,000
Volunteer Program	Community Partners in Caring	\$5,000
<b>Total County CDBG Public Services Funds Reserved:</b>		<b>\$191,884</b>

Table I-13

<b>2011 City of Lompoc CDBG Public Services Funding Reservations</b>		
<b>Program</b>	<b>Agency</b>	<b>Reservation</b>
Lompoc Public Services TBD	City of Lompoc	\$80,000
<b>Total City of Lompoc CDBG Public Services Funds Reserved:</b>		<b>\$80,000*</b>

\* The City of Lompoc will have Public Services recommendations on April 8 and City Council will determine reservations for CDBG Public Services funding on May 3, 2011.

Table I-14

<b>2011 City of Carpinteria CDBG Public Services Funding Reservations</b>		
<b>Program</b>	<b>Agency</b>	<b>Reservation</b>
Youth Education Enhancement	Peoples' Self-Help Housing	\$9,632
Carpinteria Club	United Boys & Girls Club of Santa Barbara County	\$9,632
Housing the Homeless	Peoples' Self-Help Housing	\$8,000
Homeless Inmate Jail Discharge Planning Program	Bringing our Community Home	\$1,500
<b>Total City of Carpinteria CDBG Public Services Funds Reserved:</b>		<b>\$28,764</b>

Table I-15

<b>2011 City of Buellton CDBG Public Services Funding Reservations</b>		
<b>Project</b>	<b>Agency</b>	<b>Reservation</b>
Jonata After School Program	Santa Ynez Valley People Helping People	\$5,758
Family Support & Strengthening Program / Family Resource Center	Santa Ynez Valley People Helping People	\$3,798
Child Care / Preschool Assistance	Bethania Preschool & After School	\$2,696
<b>Total City of Buellton CDBG Public Services Funds Reserved:</b>		<b>\$12,252</b>

Table I-16

<b>2011 City of Solvang CDBG Public Services Funding Reservations</b>		
<b>Project</b>	<b>Agency</b>	<b>Reservation</b>
Family Support & Strengthening Program / Family Resource Center	Santa Ynez Valley People Helping People	\$9,574
Child Care / Preschool Assistance	Bethania Preschool & After School	\$3,192
<b>Total City of Solvang CDBG Public Services Funds Reserved:</b>		<b>\$12,766</b>

## Emergency Shelter Grants

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

### Emergency Shelter Grant Funding Priorities

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

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

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

For the 2011 Program Year, the County estimates receiving \$88,765 in ESG funds, of which 5% will be allocated for program administration and management costs. Approximately \$84,327 in ESG funds is anticipated to be available for projects and programs. Table I-17 provides a summary of ESG funding reservations for the 2011 Program Year:



Table I-17

<b>2011 County of Santa Barbara ESG Funding Reservations</b>		
<b>Program</b>	<b>Activity</b>	<b>Reservation</b>
Good Samaritan & Casa Esperanza Emergency Shelters	Operational Costs	\$50,000
Bridgehouse Emergency Shelter	Operational Costs	\$15,000
Domestic Violence Solutions Santa Barbara Emergency Shelter	Essential Services	\$7,327
Willbridge Emergency Shelter	Shelter Operational Costs – Staff Salaries	\$7,000
Marks House Transitional Shelter	Essential Services	\$5,000
<b>Total County ESG Funds Reserved:</b>		<b>\$84,327</b>

## McKinney-Vento Homeless Assistance Act Funds

The County of Santa Barbara Department of Housing and Community Development is the lead agency under HUD's **Continuum of Care (CoC) Homeless Assistance Program**. McKinney-Vento Homeless funds are intended to address the needs of homeless persons and households. For 2011 Program Year, the Santa Barbara County CoC received funding in the aggregate amount of **\$1,342,677**. Below is a summary of grants awarded by HUD in 2011 to programs through Continuum of Care. These grants are not subject to the local review process of the 2011 Annual Action Plan, as the CoC Homeless Assistance Program operates on a separate funding cycle. The Santa Barbara County CoC application was submitted in November 2010 and the grant awards determined by HUD in January 2011.

Table I-18

<b>2011 County of Santa Barbara Continuum of Care Awards</b>		
<b>Program</b>	<b>Agency</b>	<b>Awards</b>
Shelter Plus Care Rental Assistance Vouchers	Housing Authority of the City of Santa Barbara	\$566,460
Casa Esperanza – Day Center	Casa Esperanza Homeless Center	\$160,585
Casa del Mural	County of Santa Barbara – Alcohol, Drug & Mental Health Services (ADMHS)	\$115,315
Homeless Management Information System (HMIS)	County of Santa Barbara – Department of Housing and Community Development	\$102,809
Hotel de Riviera	Santa Barbara Community Housing Corporation	\$99,444
2nd Stage Transitional Housing	Domestic Violence Solutions	\$76,219
HOMES Program	Transition House	\$61,763
Transition House	Transition House	\$55,792
Bridgehouse	Lompoc Housing & Community Development Corporation	\$49,875
Marks House	Lompoc Housing & Community Development Corporation	\$36,565
Clean and Sober Living	Good Samaritan Shelters, Inc.	\$17,850
<b>Total CoC Grants:</b>		<b>\$1,342,677</b>

## Total 2011 Entitlement Funds Estimated Available

The table on the following page provides a summary of all entitlement funds estimated to be available through the Santa Barbara County HOME Consortium and Urban County Partnership.

Table I-19

<b>2011 Entitlement Funds Estimated Available</b>		
<b>Funding Source</b>	<b>Jurisdiction</b>	<b>Amount</b>
HOME Project Funds	County of Santa Barbara	\$1,026,335
HOME Project Funds	Santa Maria	\$405,000
HOME Project Funds	Lompoc	\$210,000
HOME Project Funds	Carpinteria	\$76,000
HOME Project Funds	Goleta	\$35,000
HOME Administration	County of Santa Barbara	\$170,777
HOME Implementation	County of Santa Barbara	\$76,850
CDBG Capital Project Funds	County of Santa Barbara	\$839,598
CDBG Capital Project Funds	Lompoc	\$360,000
CDBG Capital Project Funds	Carpinteria	\$125,000
CDBG Capital Project Funds	Buellton	\$100,000
CDBG Public Services	County of Santa Barbara	\$191,884
CDBG Public Services	Lompoc	\$80,000
CDBG Public Services	Carpinteria	\$28,764
CDBG Public Services	Solvang	\$12,776
CDBG Public Services	Buellton	\$12,252
CDBG Administration	County of Santa Barbara	\$328,378
CDBG Administration	Lompoc	\$109,190
ESG	Countywide	\$84,327
McKinney-Vento Homeless Assistance Act funds	Countywide	\$1,342,677
<b>Total Funds Estimated Available:</b>		<b>\$5,614,808</b>

# Citizen Participation

1. *Provide a summary of the citizen participation and consultation process including efforts to broaden public participation in the development of the plan.*
2. *Provide a summary of citizen comments or views of the plan.*
3. *Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.*

## 1. Summary of the Citizen Participation Process

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

- The City of Lompoc held a CDBG Needs Assessment Public Hearing **on Monday, November 8, 2010 in the City of Lompoc**
- The City of Santa Maria held a Community Needs Workshops **on October 25, 2010 in the City of Santa Maria**
- The County of Santa Barbara also held two Housing and Community Development Workshops to inform and discuss the 2011 Notice of Funding Availability. **The workshops were held on December 8, 2010 in the City of Santa Barbara and on December 9, 2010 in the City of Santa Maria**
- County HCD will hold two Public Workshops to discuss the 2011 draft Action Plan, one **on April 11, 2011 in the City of Santa Barbara and another on April 15, 2011 in the City of Santa Maria**
- HCD staff also conducted extensive outreach to private contractors and other community groups to assess ongoing planning and development related to the County's various community sustainability, revitalization and redevelopment initiatives

Copies of the public notice, agenda and sign-in sheet for each of the above public hearings are provided in the Appendix to the final 2011 Action Plan. **(The Appendix has not been included in the draft Action Plan).**

## Summary of Efforts to Broaden Public Participation

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

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

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

- All member cities were provided a copy of the draft Action Plan to facilitate public review and comments at respective locations
- The Housing Authority of the County of Santa Barbara was provided the draft Action Plan for their review and comment, and to make available to the public
- Various countywide public libraries were supplied with the draft Action Plan to make it easily accessible to the public
- The draft Action Plan was made available at County offices in both North County (Santa Maria) and South County (Santa Barbara)
- The draft Action Plan was posted on County HCD's Website to ensure easy access. Electronic mailing lists are continually updated and enhanced to improve real-time communications with interested community members, groups and participating jurisdictions

## 2. Public Review Period & Citizen Comments

A 30-day public notice was published in seven (7) newspapers of regional circulation announcing the availability of the draft 2011 Action Plan for public review. The notice invited the public to review the document and to provide comments to HCD for consideration. The Action Plan was made available for review at HCD offices, County administration buildings in Santa Maria and Santa Barbara, relevant departments of each consortium member, the administrative offices of the Housing Authority of the County of Santa Barbara, and 12 public libraries throughout the County. A Spanish translation of the Executive Summary was also made available upon request to accommodate Spanish speaking individuals. The public notice will be included in the Appendix to the final 2011 Action Plan. **(The Appendix has not been included in the draft Action Plan).**

The public review period will commence April 9 and extend through May 8, 2011.

County HCD will hold two public workshops to discuss the 2011 draft Action Plan; one in South County (Santa Barbara) on April 11 and one in North County (Santa Maria) on April 19. Additionally, the County Board of Supervisors will hold a hearing in Santa Barbara on the draft Action Plan on April 19, 2011.

### **3. Comments Not Accepted**

---

The draft Action Plan is currently undergoing public review. Comments not accepted will be provided in the final 2011 Action Plan.

# Resources

1. Identify the federal, state, and local resources expected to be made available to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.
2. Explain how federal funds will leverage resources from private and non-federal public sources.

## 1. Available Resources

Table I-20 identifies federal, state, and local resources available under the 2010-2015 Consolidated Plan in 2011 Program Year to address the housing and non-housing needs identified in this plan.

Table I-20

<b>2011 Entitlement Funds Available for Projects and Programs</b>	
<b>Funding Source</b>	<b>Amount</b>
HOME Project Funds	\$1,752,335
CDBG Capital Projects	\$1,424,598
CDBG Public Services	\$325,676
ESG	\$84,327
McKinney-Vento Homeless Assistance Act funds	\$1,342,677
<b>Total Funds Available:</b>	<b>\$4,929,613*</b>

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

### Low-income Housing Tax Credit (LIHTC) Program

The LIHTC Program provides a major source of equity for the construction and rehabilitation of low-income housing. This federal subsidy is allocated through the State of California on a competitive basis. Developers in the County may apply for LIHTC in projects that the County will be supporting. It is difficult to know the exact amount of LIHTC that will be available for the upcoming planning period.

## 2. Leveraged Resources

---

The County of Santa Barbara leverages its federal entitlement funds to enlist a variety of private and non-federal public resources to provide decent housing, suitable living environments, and expanded economic opportunities for its residents. The following summarizes the major sources of funding that are reasonably expected to be available to address identified needs for Program Year 2011:

### *Local Affordable Housing Funds*

Local funds for affordable housing have been garnered through in-lieu fees collected from the Inclusionary Zoning Program and the Socio – Economic Mitigation Program (SEMP).

The affordable housing inclusionary requirement for developments in Santa Barbara County is generally 20 to 30% for developments of 5 or more units. In some cases, developers may opt to pay an in-lieu fee to the County’s Local Affordable Housing Trust Fund rather than construct affordable units.

### *Redevelopment Agency*

The County has established a redevelopment authority in the community of Isla Vista. A certain percentage of the tax revenue from that redevelopment authority will be allocated to affordable housing.

Similarly, the City of Lompoc has a Redevelopment Agency (Lompoc RDA) that works to eliminate blighting conditions and provide development benefits to the central area of Lompoc known as the “Old Town Lompoc Redevelopment Area.” One of the Lompoc RDA goals is to develop housing programs to meet the needs of residents in the entire City, in particular those with very-low, low, and moderate incomes.

### *California Housing Finance Agency HELP Program*

The California Housing Finance Agency (CalHFA) initiated the Housing Enabled by Local Partnerships (HELP) program in 1998 in order to provide affordable housing opportunities through program partnerships with local government entities consistent with local affordable housing priorities. HELP funds are available to a local government entity as an unsecured loan from CalHFA for up to 10 years at 3% simple interest per annum, and carry minimal restrictions and conditions. Repayment in full is required no later than 10 years from the date of the initial loan agreement.

### *Private Sources*

Santa Barbara County has obtained funding from private resources in the past. Due to its very nature, the exact amounts of such funding in the future cannot be known. However, the County will continue working cooperatively with the private sector to obtain additional resources for affordable housing in the County.



# Annual Objectives

1. Provide a summary of specific objectives that will be addressed during the program year.

## 1. Summary of Specific Objectives

Table I-21 highlights the specific objectives to be carried out during the action plan period which are indicated by the following checked boxes:

Table I-21

<b>Summary of Specific Annual Objectives</b>					
<input checked="" type="checkbox"/>	<b>Objective Category: Decent Housing</b>	<input checked="" type="checkbox"/>	<b>Objective Category: Suitable Living Environment</b>	<input checked="" type="checkbox"/>	<b>Objective Category: Expanded Economic Opportunities</b>
	Which includes:		Which includes:		Which includes:
<input checked="" type="checkbox"/>	assisting homeless persons obtain affordable housing	<input checked="" type="checkbox"/>	improving the safety and livability of neighborhoods	<input type="checkbox"/>	job creation and retention
<input checked="" type="checkbox"/>	assisting persons at risk of becoming homeless	<input type="checkbox"/>	eliminating blighting influences and the deterioration of property and facilities	<input checked="" type="checkbox"/>	establishment, stabilization and expansion of small business (including micro-businesses)
<input type="checkbox"/>	retaining the affordable housing stock	<input checked="" type="checkbox"/>	increasing the access to quality public and private facilities	<input type="checkbox"/>	the provision of public services concerned with employment
<input checked="" type="checkbox"/>	increasing the availability of affordable permanent housing in standard condition to low-income and moderate-income families, particularly to members of disadvantaged minorities without discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability	<input type="checkbox"/>	reducing the isolation of income groups within areas through spatial deconcentration of housing opportunities for lower income persons and the revitalization of deteriorating neighborhoods	<input type="checkbox"/>	the provision of jobs to low-income persons living in areas affected by those programs and activities under programs covered by the plan
<input checked="" type="checkbox"/>	increasing the supply of supportive housing which includes structural features and services to enable persons with special needs (including persons with HIV/AIDS) to live in dignity and independence	<input type="checkbox"/>	restoring and preserving properties of special historic, architectural, or aesthetic value	<input type="checkbox"/>	availability of mortgage financing for low income persons at reasonable rates using non-discriminatory lending practices
<input checked="" type="checkbox"/>	providing affordable housing that is accessible to job opportunities	<input checked="" type="checkbox"/>	conserving energy resources and use of renewable energy sources	<input checked="" type="checkbox"/>	access to capital and credit for development activities that promote the long-term economic social viability of the community

# Description of Activities

1. Provide a summary of the eligible programs or activities that will take place during the program year to address the priority needs and specific objectives identified in the strategic plan.

## 2011 Affordable Housing Activities

A total of seven (7) applications for HOME funding were received under the County's NOFA\* totaling \$3,829,894 in funding requests. HCD staff developed a project evaluation matrix in which each application was evaluated based on the following Consortium and Urban County affordable housing project rating and ranking criteria stated in the 2010-2015 Consolidated Plan:

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

On March 3, 2010 a Technical Review Committee comprised of City of Santa Maria HOME and CDBG program manager, City of Lompoc HOME and CDBG program manager, County of Santa Barbara Public Works Deputy Director and HCD staff evaluated the HOME and CDBG Capital project applicants and provided an analysis and subsequent funding recommendations to the Capital Loan Committee (Loan Committee), a Board approved Brown Act Committee. The Capital Loan Committee approved the HOME and CDBG Capital project funding recommendations at their March 23, 2011 meeting. The projects that were recommended for *reservation of funding* in the competitive 2011 NOFA process were identified as those most effective in meeting the specific objectives identified in the 2010-2015 Consolidated Plan. The subsequent section provides relevant details on the housing projects recommended for reservation of funds through this year's NOFA.

## 2011 Affordable Housing Priorities

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 2011 Program Year are carefully selected based on specific funding

---

\* A summary of the County funding cycle will be provided in the Appendix to the final 2011 Action Plan. **(The Appendix has not been included in the draft).**

criteria to advance the goals and objectives identified in the Consolidated Plan.

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

HOME Consortium Priorities:

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

The Urban County Partnership has established a separate set of priorities to be addressed with CDBG funds, which includes the following housing-related priorities:

- Maintain and upgrade existing low-income affordable housing stock
- Develop and promote programs that create and sustain long term affordable housing for extremely low to low-income persons
- Support rehabilitation of public facilities and affordable housing that incorporate energy efficiency and conservation design measures
- Promote and provide services that prevent discrimination and eliminate barriers to housing

---

\* The 2010-2015 Consolidated Plan will be amended through the 2011 Action Plan to include this funding priority. Please refer to page 86 for more information on the 2010-2015 Consolidated Plan amendment.

## 2011 Affordable Housing Projects

### 1. Santa Rita Village

Table I-22

Project Summary Santa Rita Village	
Sponsor:	Housing Authority of the County of Santa Barbara / Surf Development Corporation
Location:	Lompoc, North County
Affordable Units:	55
Total Project Cost:	\$ 24,260,323
Development Cost per Unit:	\$ 441,097
Funds Reserved per "Assisted" Unit (11):	\$ 150,551*
Ratio of Leveraged Funds:	13.7:1*
Prior HOME Funds Reservations:	\$ 500,000
<i>2011 Recommended Funding Reservations</i>	
Lompoc HOME Funds:	\$ 210,000
County HOME Funds:	<u>946,059</u>
Total 2011 Recommended Funding Reservations:	\$ 1,156,059
Total Funding Reservations to Date:	\$ 1,656,059

\* Includes prior years' reservations and 2011 recommended reservation amounts.

The Santa Rita Village project involves demolition of 10 public housing units and new construction of a 55 unit affordable housing complex (net production of 45 units) on an infill site in the City of Lompoc. The project would provide a mix of two, three and four bedroom units, advancing one of the 2010-2015 Consolidated Plan objectives of providing larger rental units affordable to very low and low income residents. The bedroom sizes and unit design is specifically intended to serve large families, seniors and persons with disabilities.

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

This project is applying to the State Tax Credit Allocation Committee (TCAC) for 9% Tax Credit financing in late March and, if awarded funds, will break ground in December 2011, with completion estimated for late December 2012.

## 2. Los Adobes de Maria III

Table I-23

Project Summary Los Adobes de Maria III	
Sponsor:	Peoples' Self-Help Housing Corporation
Location:	Santa Maria, North County
Affordable Units:	40
Total Project Cost:	\$ 13,029,410
Development Cost per Unit:	\$ 325,735
Funds Reserved per "Assisted" Unit (11):	\$ 27,727
Ratio of Leveraged Funds:	41.7:1
Prior HOME Funding Reservations:	\$ 0
<i>2011 Recommended Funding Reservations</i>	
Santa Maria HOME Funds:	\$ 305,000
Total Funding Reservations to Date:	\$ 305,000

Los Adobes de Maria III involves the new construction of 40 affordable housing units on a proposed site adjacent to two other affordable housing projects currently owned by Peoples' Self-Help Housing Corporation.

This project has received a Planned Development permit, has a Phase I Environmental Site Assessment and has completed environmental review under the California Environmental Quality Act. The Los Adobes de Maria III project proposes to be built to exceed Title 24 standards by 30%.

The project is anticipated to begin construction, contingent on receipt of equity from the State of California Tax Credit Allocation Committee, in October 2011 and be completed by December 2012.

### 3. Dahlia Court II – Expansion

Table I-24

Project Summary Dahlia Court II - Expansion	
Sponsor:	Peoples' Self-Help Housing Corporation
Location:	Carpinteria, South Coast
Affordable Units:	33
Total Project Cost:	\$ 14,623,278
Development Cost per Unit:	\$ 443,130
Funds Reserved per Assisted Unit (11):	\$ 144,503*
Ratio of Leveraged Funds:	8.2:1*
CDBG Qualifying Activity:	Public improvements (Off-site improvements)
CDBG Qualifying National Objective:	Low/Moderate Income Housing (LMH)
Prior HOME and CDBG Funding Reservations:	\$ 1,388,536
<i>2011 Recommended Funding Reservations</i>	
Carpinteria HOME Funds:	76,000
Carpinteria CDBG Funds:	125,000
Total 2011 Recommended Funding Reservations:	\$ 201,000
Total Funding Reservations to Date:	\$ 1,589,536

\* Includes prior reservations and 2011 recommended reservation amounts.

The Dahlia Court II Expansion project involves the construction and development of 33 new affordable rental housing units in the City of Carpinteria, 11 of which will be HOME-assisted units allocated to low income residents earning below 50-60% of AMI. The Dahlia Court Apartments are currently owned and operated by Peoples' Self-Help Housing Corporation (PSHHC), and this project involves the expansion of the existing housing complex.

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

CDBG funds will be used for off-site improvements that serve the new affordable housing complex, and the additional HOME funds will be used for development soft costs related to the expansion of the Dahlia Court Apartments. As noted, this project has received prior reservations totaling \$1,388,536 that assisted the acquisition of two land parcels, one privately owned and one donated by the City of Carpinteria after the private parcel was acquired, and for development soft costs.

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

#### 4. Braddock House

Table I-25

Project Summary Braddock House	
Sponsor:	Housing Authority of the County of Santa Barbara / Surf Development Corporation
Location:	Goleta, South Coast
Affordable Units:	4
Total Project Cost:	\$ 912,000
Development Cost per Unit:	\$ 228,000
Funds Reserved per Assisted Unit (4):	\$ 58,750*
Ratio of Leveraged Funds:	2.9:1*
Prior HOME Reservations:	\$ 200,000
<i>2011 Recommended Funding Reservations</i>	
Goleta HOME Funds:	35,000
Total 2011 Recommended Funding Reservations:	\$ 35,000
Total Funding Reservations to Date:	\$ 235,000

\* Includes prior reservations and 2011 recommended reservation amounts.

The Braddock House project involves the new construction of a four-bedroom congregate care home for persons with developmental disabilities, on an infill site in the City of Goleta.

The project will promote energy efficiency and conservation by utilizing energy efficient lighting and windows, tankless water heaters, low-flow toilets, water saving plumbing fixtures, drought tolerant landscaping.

#### 5. City of Santa Maria Tenant Based Rental Assistance (TBRA) Program

The Tenant Based Rental Assistance (TBRA) program managed by the City of Santa Maria will provide tenant-based rental assistance to qualified low-income households which enable them to

rent permanent housing. In order to access the program, participants must apply for assistance through a Qualified Referring Agency (QRA). The City has approved four non-profit agencies as QRA's: Good Samaritan Shelter, Transitions Mental Health Association, Peoples' Self-Help Housing Corporation and Housing Authority of the County of Santa Barbara. The City of Santa Maria TBRA program provides grants for up to 50% of the required security deposit to facilitate the transition into permanent housing.

## **6. Security Deposit Move-in Cost Program**

The Security Deposit Move-in Cost program managed by the Coalition for Housing Accessibility, Needs, Choices & Equality (CHANCE) will provide direct financial assistance to low-income persons with intellectual, cognitive and developmental disabilities (ICDD) to facilitate access of affordable rental housing. Often, low-income persons with disabilities lack the financial resources to accumulate sufficient savings for rental deposits and both Housing Authorities of the County and City of Santa Barbara have identified this as an unmet need as the Housing Authorities do not provide security deposit or utility deposit assistance. This program addresses this community need by providing these necessary resources to allow persons with ICDD access and acquire affordable rental housing in Santa Barbara County.

## **7. Tenant Displacement Support Activities**

On August 18, 2009, the County Board of Supervisors directed HCD to conduct an objective evaluation of the rights and duties of landlords and tenants in residential properties, pursuant to County Code Chapter 44. The evaluation included an extensive stakeholder input process with 35 representatives from 18 community groups. The report was presented on April 20, 2010, and concluded that abrupt tenant displacement can be traumatic, particularly in high rent areas when multiple tenancies in a single rental complex are terminated simultaneously.

Such events have the potential to induce substantial social and financial costs to tenants, landlords, and the community at large; potentially impacting regional quality of life and economic stability. Additionally, the loss of rental units under certain land use changes further inhibits tenants from attaining quality, affordable housing. Seeking solutions, the evaluation included over 60 stakeholder-proposed "actions" that came out of an extensive community engagement process. Of these options, the Board directed HCD staff to explore the legal and operational feasibility of implementing 16 actions. Those 16 items focused on potential modifications and improvements to the County's current policies, processes and services.

In December 2010, an Ordinance was adopted to amend Chapter 44 of the County Code related to tenant and landlord rights accordingly. However, there remains 11 items aim to employ other approaches to mitigate hardships experienced by the community when tenants are abruptly displaced. These items include mass eviction response plan development, public education and outreach, data tracking and service provider coordination.



## 2011 Affordable Housing Project Priority Needs, Objectives and Outcomes

Table I-26 highlights the housing projects that have been recommended for **HOME** and **CDBG** funding in the 2011 Program Year and are matched to the specific housing priorities that have been established to meet the Congressional Consolidated Plan Priority Goal to **Provide Decent Housing\***:

---

\* The Tenant Displacement Support Activities program is highlighted in the 2011 CDBG Public Services Linkage Chart (Table I-39) on page 44.

Table I-26

2011 Santa Barbara HOME Consortium and Urban County Affordable Housing Linkage Chart				
PRIORITY GOAL: Provide Decent Housing				
Project	Strategic Plan Priority Need	Priority Need Level	Strategic Plan Specific Objective	Outcome Statement
Santa Rita Village	<ul style="list-style-type: none"> <li>There is a need for the new construction of rental housing for large lower income households</li> </ul>	High	<ul style="list-style-type: none"> <li>Expand the supply of rental housing for lower income households, including large households, small households, and special needs (homeless, disabled, elderly)</li> </ul>	<ul style="list-style-type: none"> <li>Affordability for the purpose of creating decent affordable housing</li> </ul>
Los Adobes de Maria III	<ul style="list-style-type: none"> <li>There is a need for the new construction of rental housing for large lower income households</li> </ul>	High	<ul style="list-style-type: none"> <li>Expand the supply of rental housing for lower income households, including large households, small households, and special needs (homeless, disabled, elderly)</li> </ul>	<ul style="list-style-type: none"> <li>Affordability for the purpose of creating decent affordable housing</li> </ul>
Dahlia Court II – Expansion	<ul style="list-style-type: none"> <li>There is a need for the new construction of rental housing for large lower income households</li> </ul>	High	<ul style="list-style-type: none"> <li>Expand the supply of rental housing for lower income households, including large households, small households, and special needs</li> </ul>	<ul style="list-style-type: none"> <li>Affordability for the purpose of creating decent affordable housing</li> </ul>
City of Santa Maria Tenant Based Rental Assistance Program	<ul style="list-style-type: none"> <li>There is a need for tenant based rental assistance including security deposits for low and very low income households<sup>††</sup></li> </ul>	High	<ul style="list-style-type: none"> <li>Increasing the availability of affordable permanent housing in standard condition to low income and moderate income families</li> </ul>	<ul style="list-style-type: none"> <li>Availability for the purpose of providing decent affordable housing</li> </ul>
Security Deposit and Move-in Cost Program	<ul style="list-style-type: none"> <li>There is a need for tenant based rental assistance including security deposits for low and very low income households</li> </ul>	High	<ul style="list-style-type: none"> <li>Increasing the availability of affordable permanent housing in standard condition to low income and moderate income families</li> </ul>	<ul style="list-style-type: none"> <li>Availability for the purpose of providing decent affordable housing</li> </ul>

<sup>††</sup> The 2010-2015 Consolidated Plan will be amended through the 2011 Annual Action Plan to include this Priority Need. Please refer to page 86 for a description of the amendment.

## 2011 Community Development Non-Housing Capital Project Activities

---

County HCD received nine (9) applications for CDBG Capital Project funding under its 2011 NOFA\*, totaling \$2,643,480 in requests. HCD staff developed an application evaluation matrix in which each project was evaluated based on the following Urban County CDBG Capital Project rating and ranking criteria identified in the 2010-15 Consolidated Plan including:

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

On March 23, 2011 applicants presented their project proposals before the Capital Loan Committee. The Capital Loan Committee members included a lender, builder, City of Santa Barbara public housing agency representative, and representatives from the offices of the County Auditor-Controller and County Treasurer-Tax Collector. The projects were further evaluated based on the CDBG Capital Project rating and ranking criteria and those projects that were recommended for *reservation of funding* in the competitive 2011 NOFA process were identified as those most effective in meeting the specific objectives identified in the 2010-2015 Consolidated Plan. The subsequent section provides relevant details on the projects recommended for reservation of funds through this year's NOFA.

### 2011 Urban County CDBG Non-Housing Capital Project Priorities

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

- Support rehabilitation of public facilities that incorporate energy efficiency and conservation design measures
- Support economic development that creates or retains jobs, including those for low and moderate income persons
- Improve the physical character of neighborhoods, including complete streets, parks, and other public spaces

---

\* A summary of the County funding cycle will be provided in the Appendix to the final 2011 Action Plan. **(The Appendix has not been included in the draft).**

- Provide assistance to low income neighborhoods by funding critical community facilities
- Address design barriers to providing community services to persons with mobility and other impairments as promoted under the Americans with Disabilities Act (ADA)

### 2011 Community Development Non-Housing Capital Projects

#### 1. New Cuyama Recreation Center Rehabilitation

Table I-27

Project Summary New Cuyama Recreation Center Rehabilitation	
Sponsor:	Cuyama Valley Recreation District
Location:	Cuyama Valley, North County
Total Project Cost:	\$ 923,766
Ratio of Leveraged Funds:	0.3:1
CDBG Qualifying Activity:	Public Facilities and Improvements
CDBG Qualifying National Objective:	Low/Moderate Income Area Benefit (LMA)
Prior CDBG Funding Reservations:	\$ 353,766
<i>2011 Recommended Funding Reservations</i>	
County CDBG Funds:	\$ 350,000
Total Funding Reservations to Date:	\$ 703,766

\* Includes prior reservations and 2011 recommended reservation amounts.

This project involves the rehabilitation of the New Cuyama Recreation Center to correct remaining deficiencies including roof replacement, window replacement, structural enhancements, interior and exterior lighting, rain gutters, fire and smoke alarm systems.

The Recreation Center previously received CDBG funds in the 2009 program year to correct life safety and code violations, and ADA accessibility improvements. This project will improve the building's energy performance by replacing the roof and windows, and upgrade the interior and exterior lighting to reduce energy consumption.

## 2. Santa Barbara Veterans Memorial Building Elevator Installation

Table I-28

Project Summary	
Santa Barbara Veterans Memorial Building Elevator Installation	
Sponsor:	Santa Barbara County General Services Department
Location:	Santa Barbara, South Coast
Total Project Cost:	\$ 360,000
Ratio of Leveraged Funds:	0.4:1
CDBG Qualifying Activity:	Public Facilities and Improvements
CDBG Qualifying National Objective:	Low/Moderate Income Clientele Benefit (LMC)
<i>2011 Recommended Funding Reservations</i>	
County CDBG Funds:	\$ 260,000

This project involves the installation of a new elevator in the Santa Barbara Veterans Memorial Building to allow handicapped and disabled veterans and members of the public to access the second floor of the building. No elevator currently exists for the building, and this project fulfills the Urban County Consolidated Plan Priority Need to, “address design barriers to providing community services to persons with mobility and other impairments as promoted under the Americans with Disabilities Act (ADA).”

### 3. Luis Oasis Senior Center Construction

Table I-29

Project Summary Luis Oasis Senior Center Construction	
Sponsor:	Orcutt Area Seniors in Service, Inc.
Location:	Orcutt, North County
Total Project Cost:	\$ 2,999,501
Ratio of Leveraged Funds:	15:1*
CDBG Qualifying Activity:	Senior Center
CDBG Qualifying National Objective:	Low/Moderate Income Clientele (LMC)
<i>Prior CDBG Funding Reservations:</i>	\$ 80,452
<i>2011 Recommended Funding Reservations</i>	
County CDBG Funds:	\$ 107,598
Total Funding Reservations to Date:	\$ 188,050

\* Includes prior reservations and 2011 recommended reservation amounts.

This project involves the new construction of a senior center to provide low- and moderate-income individuals with free social, educational, artistic and cultural activities. The Orcutt Area Seniors in Service serves approximately 4,000 people annually, including the distribution of USDA Commodities to approximately 170 low-income families monthly.

The Luis Oasis Senior Center will incorporate energy efficient design measures including the use of an HVAC Energy Efficient Management System, HVAC economizer units, occupancy sensors, and cool roof construction to accommodate future solar panels.

#### 4. Lompoc Animal Services Shelter ADA Accessibility Improvements

Table I-30

Project Summary	
Lompoc Animal Services Shelter ADA Accessibility Improvements	
Sponsor:	County of Santa Barbara
Location:	Lompoc, North County
Total Project Cost:	\$ 300,000
Ratio of Leveraged Funds:	3.2:1
CDBG Qualifying Activity:	Public Facilities and Improvements
CDBG Qualifying National Objective:	Low/Moderate Income Clientele Benefit (LMC)
<i>2011 Recommended Funding Reservations</i>	
County CDBG Funds:	\$ 72,000

This project involves the rehabilitation of Lompoc Animal Shelter to meet requirements under the American with Disabilities Act. Rehabilitation activities include providing accessibility to the building and public area, including making desks, counters and shelving accessible for the physically disabled, and making bathroom ADA compliant.

This project fulfills the Urban County Consolidated Plan Priority Need to, “address design barriers to providing community services to persons with mobility and other impairments as promoted under the Americans with Disabilities Act (ADA).”

#### 5. Microenterprise Development

Table I-31

Project Summary	
Microenterprise Development	
Sponsor:	Women’s Economic Ventures of Santa Barbara
Location:	Countywide
Total Project Cost:	\$ 727,000
Ratio of Leveraged Funds:	14:1
CDBG Qualifying Activity:	Microenterprise Development
CDBG Qualifying National Objective:	Low/Moderate Income Clientele Benefit (LMC)
<i>2010 Recommended Funding Reservations</i>	
County CDBG Funds:	\$ 50,000

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

## 6. Buellton ADA Accessibility Sidewalk Improvements

Table I-32

Project Summary Buellton ADA Accessibility Sidewalk Improvements	
Sponsor:	City of Buellton
Location:	Buellton, North County
Total Project Cost:	\$ 100,000
Ratio of Leveraged Funds:	0
CDBG Qualifying Activity:	Public Facilities and Improvements
CDBG Qualifying National Objective:	Low/Moderate Income Clientele Benefit (LMC)
<i>2011 Recommended Funding Reservations</i>	
City of Buellton CDBG Funds:	\$ 100,000

This project involves ADA accessibility improvements made to sidewalks in the City of Buellton, and fulfills the Urban County Consolidated Plan Priority Need to, “address design barriers to providing community services to persons with mobility and other impairments as promoted under the Americans with Disabilities Act (ADA).”

### 2011 Community Development Project Priority Needs, Objectives and Outcomes

The non-housing Capital Projects that have been recommended for **CDBG** funding in the 2011 Program Year are matched to the specific community development priorities that have been established to meet the objective to **Create a Suitable Living Environment** and **Expand Economic Opportunity** in Tables I-32 and I-33.



Table I-33

2011 Santa Barbara Urban County Capital Project Linkage Chart				
PRIORITY GOAL: Create a Suitable Living Environment				
Project	Strategic Plan Priority Need	Priority Need Level	Strategic Plan Specific Objective	Outcome Statement
New Cuyama Recreation Center Rehabilitation	<ul style="list-style-type: none"> <li>There is a need for critical community facilities</li> </ul>	High	<ul style="list-style-type: none"> <li>Provide assistance to low income neighborhoods by funding critical community facilities</li> </ul>	<ul style="list-style-type: none"> <li>Availability for the purpose of creating suitable living environments</li> </ul>
Santa Barbara Veterans Memorial Building Elevator Installation	<ul style="list-style-type: none"> <li>There is a need to address design barriers to providing community services to persons with mobility and other impairments as promoted under the Americans with Disabilities Act (ADA)</li> </ul>	High	<ul style="list-style-type: none"> <li>Provide assistance to address design barriers to providing community services to persons with mobility and other impairments as promoted under the Americans with Disabilities Act (ADA)</li> </ul>	<ul style="list-style-type: none"> <li>Accessibility for the purpose of creating suitable living environments</li> </ul>
Luis Oasis Senior Center Construction	<ul style="list-style-type: none"> <li>There is a need for critical community facilities</li> </ul>	High	<ul style="list-style-type: none"> <li>Provide assistance to low income neighborhoods by funding critical community facilities</li> </ul>	<ul style="list-style-type: none"> <li>Availability for the purpose of creating suitable living environments</li> </ul>
Lompoc Animal Services Shelter ADA Accessibility Improvements	<ul style="list-style-type: none"> <li>There is a need to address design barriers to providing community services to persons with mobility and other impairments as promoted under the Americans with Disabilities Act (ADA)</li> </ul>	High	<ul style="list-style-type: none"> <li>Provide assistance to address design barriers to providing community services to persons with mobility and other impairments as promoted under the Americans with Disabilities Act (ADA)</li> </ul>	<ul style="list-style-type: none"> <li>Accessibility for the purpose of creating suitable living environments</li> </ul>
City of Buellton ADA Accessibility Sidewalk Improvements	<ul style="list-style-type: none"> <li>There is a need to address design barriers to providing community services to persons with mobility and other impairments as promoted under the Americans with Disabilities Act (ADA)</li> </ul>	High	<ul style="list-style-type: none"> <li>Provide assistance to address design barriers to providing community services to persons with mobility and other impairments as promoted under the Americans with Disabilities Act (ADA)</li> </ul>	<ul style="list-style-type: none"> <li>Accessibility for the purpose of creating suitable living environments</li> </ul>

Table I-33

2011 Santa Barbara Urban County Capital Project Linkage Chart				
PRIORITY GOAL: Expand Economic Opportunity				
Project	Strategic Plan Priority Need	Priority Need Level	Strategic Plan Specific Objective	Outcome Statement
Microenterprise Development	<ul style="list-style-type: none"> <li>There is a need to improve the overall economic health of low-income neighborhoods by improving access to capital or by creation of micro-enterprises or by job training programs for low-income persons</li> </ul>	High	<ul style="list-style-type: none"> <li>Support economic development that creates or retains jobs, including those for low and moderate income persons</li> </ul>	<ul style="list-style-type: none"> <li>Accessibility for the purpose of creating economic opportunities</li> </ul>

## 2011 Community Development Public Service Activities

---

The County has available \$191,884 in CDBG Public Service funds for Program Year 2011. Through its 2011 NOFA, County HCD received 24 applications totaling \$516,086 in requests for CDBG Public Service funds. Funding recommendations were determined by a five member Public Services Committee, established in 2011 by the County Board of Supervisors as a subset of the County Human Services Commission, and each supervisorial district is represented through the member composition of the Public Services Committee. The review committee evaluated applications and interviewed applicants on April 4 and 5, 2011, and those programs recommended for *reservation of funding* in the competitive 2011 NOFA process were identified as those most effective in meeting the following CDBG Public Services priorities identified 2010-2015 Consolidated Plan:

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

### 2011 County CDBG Public Services Programs

Table I-34 provides a summary of programs and sponsors CDBG Public Services funding reservations for the Program Year 2011:

Table I-34

<b>2011 County of Santa Barbara CDBG Public Services Funding Reservations</b>		
<b>Program</b>	<b>Agency</b>	<b>Reservation</b>
Family Support & Strengthening Program	Santa Ynez Valley People Helping People	\$30,000
Warehouse Operations	Foodbank of Santa Barbara County	\$25,000
Senior Nutrition Program	Community Action Commission	\$25,000
Tenant Displacement Support Activities	County of Santa Barbara Dept. of Housing & Community Development	\$11,884
Rape Crisis & Child Protection Center	North County Rape Crisis Center	\$12,000
Homeless Outreach Program	Carrillo Counseling Services	\$12,000
Isla Vista Teen Center	Channel Islands YMCA	\$10,000
Necessities of Life	Pacific Pride Foundation	\$10,000
St. Brigid Fellowship Day Center	St. Athanasius Orthodox Church	\$10,000
Sarah House	AIDS Housing	\$9,200
Peer Street Outreach Program	Willbridge of Santa Barbara	\$7,500
Santa Barbara Emergency Shelter	Domestic Violence Solutions	\$7,500
Long Term Counseling	Santa Barbara Rape Crisis Center	\$6,000
Santa Barbara Street Medicine & Wrap Around Care Program	Doctors Without Walls	\$5,800
Housing Advocacy Project	Legal Aid Foundation	\$5,000
Volunteer Program	Community Partners in Caring	\$5,000
<b>Total County CDBG Public Services Funds Reserved:</b>		<b>\$191,884</b>

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

On April 6, 2011 the City of Carpinteria CDBG Committee recommended reservations of CDBG Public Services funding for four programs. Table I-35 summarizes reserved funding allocations for the City of Carpinteria's Public Services programs for Program Year 2011:

Table I-35

<b>2011 City of Carpinteria CDBG Public Services Funding Reservations</b>		
<b>Program</b>	<b>Agency</b>	<b>Reservation</b>
Youth Education Enhancement	Peoples' Self-Help Housing	\$9,632
Carpinteria Club	United Boys & Girls Club of Santa Barbara County	\$9,632
Housing the Homeless	Peoples' Self-Help Housing	\$8,000
Homeless Inmate Jail Discharge Planning Program	Bringing our Community Home	\$1,500
<b>Total City of Carpinteria CDBG Public Services Funds Reserved:</b>		<b>\$28,764*</b>

\*Carpinteria City Council will make its final funding determinations on April 11, 2011.

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

At the time of publication of the draft Action Plan the City of Lompoc did not determine funding reservations for CDBG Public Services.

Table I-36

<b>2011 City of Lompoc CDBG Public Services Funding Reservations</b>		
<b>Program</b>	<b>Agency</b>	<b>Reservation</b>
Lompoc Public Services TBD	City of Lompoc	\$80,000
<b>Total City of Lompoc CDBG Public Services Funds Reserved:</b>		<b>\$80,000*</b>

\* The City of Lompoc will have Public Services recommendations on April 8 and City Council will determine reservations for CDBG Public Services funding on May 3, 2011.

### **Solvang CDBG Public Services Programs**

Table I-37

<b>2011 City of Solvang CDBG Public Services Funding Reservations</b>		
<b>Project</b>	<b>Agency</b>	<b>Reservation</b>
Family Support & Strengthening Program / Family Resource Center	Santa Ynez Valley People Helping People	\$9,574
Child Care / Preschool Assistance	Bethania Preschool & After School	\$3,192
<b>Total City of Solvang CDBG Public Services Funds Reserved:</b>		<b>\$12,766</b>

## Buellton CDBG Public Services Programs

Table I-38

2011 City of Buellton CDBG Public Services Funding Reservations		
Project	Agency	Reservation
Jonata After School Program	Santa Ynez Valley People Helping People	\$5,758
Family Support & Strengthening Program / Family Resource Center	Santa Ynez Valley People Helping People	\$3,798
Child Care / Preschool Assistance	Bethania Preschool & After School	\$2,696
<b>Total City of Buellton CDBG Public Services Funds Reserved:</b>		<b>\$12,252</b>

The following table highlights the Public Service programs that have been recommended for **CDBG** funding in the 2011 Program Year and are matched to the specific community development priorities that have been established to meet the objective to **Create a Suitable Living Environment** and **Provide Decent Housing**.

Table I-39

2011 Santa Barbara Urban County CDBG Public Services Linkage Chart				
PRIORITY GOAL: Create a Suitable Living Environment				
Program	Strategic Plan Priority Need	Priority Need Level	Strategic Plan Specific Objective	Outcome Statement
Senior Nutrition Program Necessities of Life Sarah House – AIDS Housing Volunteer Program	• There is a need for public services which assist persons with special needs	High	• Support public services that assist persons with special needs	• Availability/Accessibility for the purpose of creating suitable living environments
Family Support Program Warehouse Operations North County Rape Crisis Santa Barbara Rape Crisis Youth Educ. Enhancement Jonata After School Program Clubhouse Scholarships Bethania Preschool/After School Carpinteria Boys & Girls Club Isla Vista Teen Center	• There is a need for public service programs for low- and moderate-income households including programs for housing and other community development needs	High	• Support public service programs for low- and moderate-income households including programs for housing and other community development needs	• Availability/Accessibility for the purpose of creating suitable living environments
St. Brigid Day Center Doctors Without Walls Peer Street Outreach Homeless Outreach Prgrm Homeless Inmate Jail Discharge Planning Program Housing the Homeless Domestic Violence Solutions Emergency Shelter	• There is a need for essential services and programs that provide needed resources for homeless persons	High	• Provide funding for essential services and programs that provide needed resources for homeless persons	• Availability/Accessibility for the purpose of creating suitable living environments
PRIORITY GOAL: Providing Decent Housing				
Housing Advocacy Project Tenant Displacement Support Activities Implementation	• There is a need for services which prevent discrimination and eliminate barriers to housing	High	• Promote and provide services that prevent discrimination and eliminate barriers to housing	• Availability/Accessibility for the purpose of providing decent affordable housing

## 2011 Emergency Shelter Grant Activities

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

### Emergency Shelter Grant Funding Priorities

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

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

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

For the 2011 Program Year, the County estimates receiving \$88,765 in ESG funds, of which \$4,438 is allocated for program administration and management costs; \$84,327 in ESG funds is available for projects and programs. Table I-40 provides a summary of ESG funding reservations for the 2011 Program Year:

Table I-40

<b>2011 County of Santa Barbara ESG Funding Reservations</b>		
<b>Program</b>	<b>Activity</b>	<b>Reservation</b>
Good Samaritan & Casa Esperanza Emergency Shelters	Operational Costs	\$50,000
Bridgehouse Emergency Shelter	Operational Costs	\$15,000
Domestic Violence Solutions Santa Barbara Emergency Shelter	Essential Services	\$7,327
Willbridge Emergency Shelter	Shelter Operational Costs – Staff Salaries	\$7,000
Marks House Transitional Shelter	Essential Services	\$5,000
<b>Total County ESG Funds Reserved:</b>		<b>\$84,327</b>



The match requirement for the ESG Program is 1:1, and therefore the minimum match requirement for the 2011 Program Year is \$88,765. Each of the programs funded with the 2011 ESG money leverages hundreds of thousands of dollars from private foundations, fundraising activities, and ‘in-kind’ contributions. Therefore, the County anticipates exceeding match requirements for the 2011 Program Year.

The following table outlines the estimated expenditure limits for the 2011 ESG grant awards:

Table I-41

<b>2011 ESG Expenditure Limits</b>	
<b>ESG Activity</b>	<b>Amount</b>
Essential Services	\$12,327
Homeless Prevention	\$0
Operations (Non-Salary)	\$65,000
Operations (Salary)	\$7,000
Administration	\$4,438
<b>Total 2011 ESG Entitlement</b>	<b>\$88,765</b>

## 2011 McKinney-Vento Homeless Assistance Act Activities

The County of Santa Barbara Department of Housing and Community Development is the lead agency under HUD's **Continuum of Care (CoC) Homeless Assistance Program**. McKinney-Vento Homeless funds are intended to address the needs of homeless persons and households. For 2011 Program Year, the Santa Barbara County CoC received funding in the aggregate amount of **\$1,342,677**. Below is a summary of grants awarded by HUD in 2011 to programs through Continuum of Care. These grants are not subject to the local review process of the 2011 Annual Action Plan, as the CoC Homeless Assistance Program operates on a separate funding cycle. The Santa Barbara County CoC application was submitted in November 2010 and the grant awards determined by HUD in January 2011.

Table I-42

<b>2011 County of Santa Barbara Continuum of Care Awards</b>		
<b>Program</b>	<b>Agency</b>	<b>Awards</b>
Shelter Plus Care Rental Assistance Vouchers	Housing Authority of the City of Santa Barbara	\$566,460
Casa Esperanza – Day Center	Casa Esperanza Homeless Center	\$160,585
Casa del Mural	County of Santa Barbara – Alcohol, Drug & Mental Health Services (ADMHS)	\$115,315
Homeless Management Information System (HMIS)	County of Santa Barbara – Department of Housing and Community Development	\$102,809
Hotel de Riviera	Santa Barbara Community Housing Corporation	\$99,444
2nd Stage Transitional Housing	Domestic Violence Solutions	\$76,219
HOMES Program	Transition House	\$61,763
Transition House	Transition House	\$55,792
Bridgehouse	Lompoc Housing & Community Development Corporation	\$49,875
Marks House	Lompoc Housing & Community Development Corporation	\$36,565
Clean and Sober Living	Good Samaritan Shelters, Inc.	\$17,850
<b>Total CoC Grants:</b>		<b>\$1,342,677</b>

# Geographic Distribution; Allocation Priorities

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.
2. Describe the reasons for the allocation priorities, the rationale for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) during the next year, and identify any obstacles to addressing underserved needs.

## 1. Geographic Distribution of Projects

Both the Santa Barbara County HOME Consortium and Urban County Partnership allocate funding to projects based on a number of factors, including project readiness, feasibility and location, among others. However, projects intended to support low-income households receive highest priority. The projects chosen to receive HOME and CDBG funding in the 2011 Program Year are distributed throughout County. The geographic distribution of projects recommended for 2011 HOME and CDBG Capital Project funding is reflected in Tables I-43 and I-44, below.

Table I-43

2011 HOME Program Projects Geographic Distribution	
Project	Location
Santa Rita Village	Lompoc, North County
Los Adobes de Maria III	Santa Maria, North County
Dahlia Court II (Expansion)	Carpinteria, South Coast
Braddock House	Goleta, South Coast
City of Santa Maria Tenant Based Rental Assistance Program	Santa Maria, North County
Security Deposit and Move-in Cost Program	Countywide

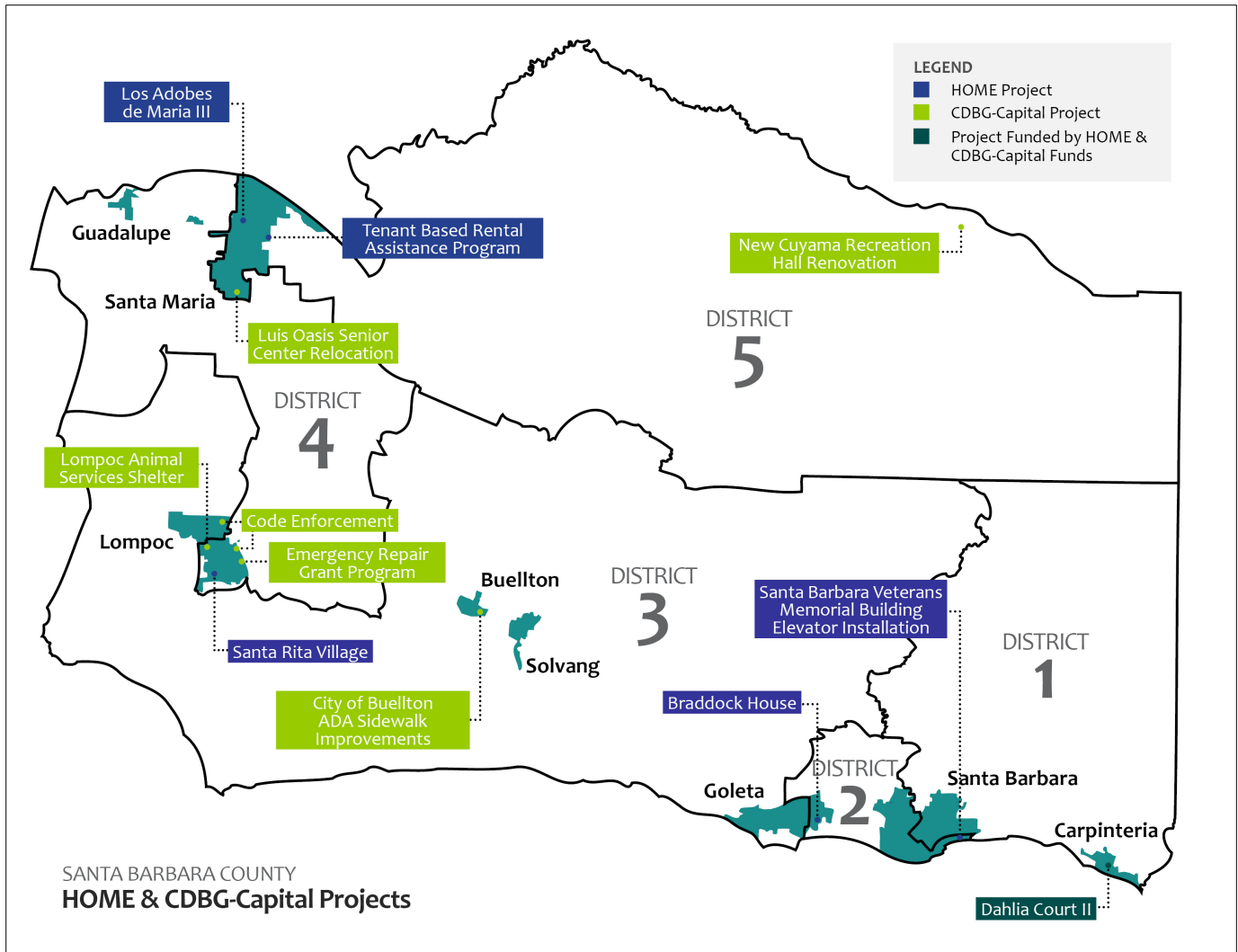
Table I-44

<b>2011 CDBG Capital Projects Geographic Distribution</b>	
<b>Project</b>	<b>Location</b>
Dahlia Court Expansion	Carpinteria, South Coast
New Cuyama Recreation Center Rehabilitation	Cuyama Valley, North County
Santa Barbara Veterans Memorial Building Elevator Installation	Santa Barbara, South Coast
Luis Oasis Senior Center Construction	Orcutt, North County
Buellton ADA Accessibility Sidewalk Improvements	Buellton, North County
Microenterprise Development	Countywide

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

The following map illustrates the affordable housing and capital projects funded under the 2011 HOME and CDBG programs:

Figure I-4\*



\* Figure I-4 is does not include the Microenterprise Development and Security Deposit Move-in Cost programs that operate countywide.

## 2. Allocation of Resources

---

The Santa Barbara County HOME Consortium and Urban County Partnership allocate federal entitlement funding based on a number of factors. First and foremost, projects considered for funding must be consistent with national objectives established by congress in CDBG, HOME and ESG enabling legislation, identified on page three (3) of this document. Thereafter, the activity being proposed within each project must also be determined as eligible under the particular funding source.

Geography is also considered in the allocation of resources as generally areas in most need of housing and resources are those where populations are predominantly low-income. Where critical housing, infrastructure, and community and public facilities needs are lacking, these areas are also given top priority in funding consideration. In terms of specific allocations under the Urban County Partnership, the City of Lompoc determines both HOME and CDBG funding to projects located within its city boundaries. Under the HOME Consortium the City of Santa Maria also determines and allocates funding to projects within its city boundaries based on its pro-rata share of entitlement funds. However, the County of Santa Barbara often partners with its cities in terms of providing critical funding to housing projects in need of funding which advance Consolidated Plan priorities.

With respect to ESG funding, the County receives approximately \$90,000 per year. Given that there are three (3) principal emergency shelters located within major urban areas of the County (in the cities of Santa Barbara, Lompoc and Santa Maria) the majority of ESG funding is allocated to support operations of these shelters during the winter shelter operating period of November through March.

### *Addressing Obstacles to Meeting Underserved Needs*

The following actions addressing obstacles to meeting underserved needs are currently being implemented and will continue through Program Year 2011:

- The 2009-2014 Housing Element Update contains a number of policies that provide opportunities to increase the supply of housing throughout Santa Barbara County, and also balance other important community goals that preserve and protect the vital characteristics that define our local quality of life. The following are reforms designed to remove regulatory barriers to development of affordable housing that have been approved in Santa Barbara County within the past 5 years:
  - Permission for landowners to develop farm employee housing as a right
  - Increases in density allowances for developers who include affordable housing on site
  - Allowance of mixed use development which includes residential uses on commercially zoned properties
  - Fast Track Permit Processing to help projects with a large number of units at affordable prices, for persons with disabilities, or for other designated beneficial projects
  - The development of a “Process Improvement Initiative” within the County’s Planning

and Development Department focused on making the development process simpler and more predictable for housing developers

- The adoption of the Isla Vista Master Plan in August 2007 and the use of the State Density Bonus Law for projects in Isla Vista
- The adoption of the Housing Element Focused Rezone Program in February 2009 to make sites available for by-right multifamily housing
- The Consortium will continue to seek out additional public and private financial resources to support affordable housing programs
- The Urban County Partnership will strive to fund a variety of program-eligible activities (public infrastructure/community facilities, etc.) throughout the County and participating jurisdictions as well as affordable housing projects
- The CDBG Urban County will continue to successfully leverage additional public and private financial resources to support a variety of housing and non-housing programs
- As the lead agency of the Santa Barbara County Continuum of Care, County HCD conducted its Point-in-Time Count in 2011 through the collaboration of government agencies, homeless and housing services providers, business and faith groups, and over 500 community volunteers to better understand the numbers and characteristics of the local homeless population. The 2011 Point-in-Time Count was implemented in conjunction with the Common Ground Santa Barbara campaign that aims to identify the most vulnerable homeless in order to connect them with housing and supportive services
- The development of the 10-Year Plan to End Chronic Homelessness represents a substantial work effort coordinated through County leadership and member city commitment. The 10-Year Plan was approved by the Santa Barbara County Board of Supervisors in late 2006 and leverages public, private, and foundation resources to address homelessness

In addition to McKinney-Vento, the County of Santa Barbara also receives Emergency Shelter Grants (ESG) entitlement funding to provide programs and services targeted to meeting homeless persons basic shelter and essential supportive services needs.

# Annual Affordable Housing Goals

1. *Describe the one-year goals for the number of homeless, non-homeless, and special-needs households to be provided affordable housing using funds made available to the jurisdiction and one-year goals for the number of households to be provided affordable housing through activities that provide rental assistance, production of new units, rehabilitation of existing units, or acquisition of existing units using funds made available to the jurisdiction. The term affordable housing shall be defined in 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership.*

A summary of the one-year goals for the number of affordable housing units to be completed, and the expected number of homeless, non-homeless, and special needs households to benefit from the affordable housing funds provided to Santa Barbara County is described in the following Consolidated Plan Table 3B.



**2011 Santa Barbara County Annual Affordable Housing Completion Goals (Consolidated Plan Table 3B)**

	Expected Annual Number of Units To Be Completed	Actual Annual Number of Units Completed	Resources used during the period			
			CDBG	HOME	ESG	HOPWA
<b>BENEFICIARY GOALS (Sec. 215 Only)</b>						
Homeless households	6	-	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Non-homeless households	42	-	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special needs households	3	-	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Total Sec. 215 Beneficiaries*</b>	51	-	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>RENTAL GOALS (Sec. 215 Only)</b>						
Acquisition of existing units	-	-	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units	41	-	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units	-	-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance	-	-	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
<b>Total Sec. 215 Affordable Rental</b>	41	-	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>HOME OWNER GOALS (Sec. 215 Only)</b>						
Acquisition of existing units	-	-	<input type="checkbox"/>	<input type="checkbox"/>		
Production of new units	-	-	<input type="checkbox"/>	<input type="checkbox"/>		
Rehabilitation of existing units	5	-	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Homebuyer Assistance	5	-	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
<b>Total Sec. 215 Affordable Owner</b>	10	-	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>COMBINED RENTAL AND OWNER GOALS (Sec. 215 Only)</b>						
Acquisition of existing units	-	-	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Production of new units	41	-	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units	5	-	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance	-	-	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Homebuyer Assistance	5	-	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
<b>Combined Total Sec. 215 Goals*</b>	51	-	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>OVERALL HOUSING GOALS (Sec. 215 + Other Affordable Housing)</b>						
Annual Rental Housing Goal	41	-	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Annual Owner Housing Goal	10	-	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Total Overall Housing Goal</b>	51	-	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Public Housing

1. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.
2. If the public housing agency is designated as “troubled” by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.

## 1. Addressing the Needs of Public Housing

The Housing Authority of the County of Santa Barbara (HACSB) administers the County’s various Public Housing and Section 8 Programs. The Agency Annual Plan contains a detailed review of its goals and strategies for each year. Its *Progress Statements* is provided as an Appendix 8.

The Housing Authority provides programs such as the Resident Opportunity and Self-Sufficiency (ROSS) Program for their residents. Partnering with local communities and agencies to educate residents in areas that will assist them in their goal of self-sufficiency is a continuing endeavor.

In terms of encouraging residents to participate in homeownership, the Housing Authority will continue to administer the Mortgage Credit Certificate Program in Santa Barbara County, utilizing private activity bond allocation granted by the California Debt Limit Allocation Committee. This Internal Revenue Service program helps people qualify for a mortgage loan by allowing eligible first-time homebuyers to reduce their federal income tax liability through a tax credit. In addition, the Housing Authority is committed to developing and implementing a Section 8 homeownership program option.

## 2. Assistance to “Troubled Public Housing Agencies”

HACSB is a high performing Public Housing Agency. HACSB considers four major areas for implementation in its asset management systems:

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

# Homeless and Special Needs

1. Describe, briefly, the jurisdiction's plan for the investment and use of available resources and describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness.
2. Describe specific action steps to address the needs of persons that are not homeless identified in accordance with 91.215(e).
3. Homelessness Prevention – Describe planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.

## 1. Strategies for Eliminating Chronic Homelessness

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

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

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

### *Priority Homeless Needs*

Santa Barbara County's Housing and Community Development Department is the lead entity for the local Continuum of Care (CoC) planning process, which includes writing and compiling the annual CoC grant application. However, the homeless priority needs included in CoC documents are determined by extensive consultations with service providers, other county departments and concerned citizens and community groups. In this context, the County's Continuum of Care process has established priorities to address the needs of the local homeless population, including individuals and families. Table I-45 contains the CoC's prioritization of local homeless needs:

Table I-45

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

### **Chronic Homelessness Strategy/Goals**

HCD, along with seven of the incorporated cities within the County, adopted a local 10-Year Plan to End Chronic Homelessness – “Bringing Our Community Home” – establishing a non-profit organization whose mission is to end homelessness locally. The Board of Supervisors and City Councils adopted the local 10-year strategy in 2006. The strategies and local action steps which have been implemented over the past 5 years have resulted in measureable, significant local contributions addressing homelessness. The 10-Year Planning Board is currently assessing efforts at the federal level in re-visiting the 10-Year plan and in identifying new resources and strategies to move forward.

County HCD, the lead agency of the Santa Barbara County Continuum of Care, conducted its Point-in-Time Count in 2011 through the collaboration of government agencies, homeless and housing services providers, business and faith groups, and over 500 community volunteers to better understand the numbers and characteristics of the local homeless population. The 2011 Point-in-Time Count was implemented in conjunction with the Common Ground Santa Barbara campaign that aims to identify the most vulnerable homeless in order to connect them with housing and supportive services. Through the collaboration with County Public Health Department, County Department of Social Services and County Alcohol Drug & Mental Health Department, the data obtained from the Point-in-Time Count will assist in both strategic planning and in linking homeless individuals to supportive services.

### **Current Chronic Homelessness Strategy**

A majority of chronically homeless persons suffer from mental illness and substance abuse. To meet the needs of the region’s chronic homeless, and to support HUD’s goal to end chronic homelessness, the County CoC has established the following Action steps to include:

1. Develop new permanent supportive housing projects
2. Continue to gather Countywide data on the target population
3. Continue to gather Countywide data on services, shelter, affordable, and subsidized housing for the target population
4. Identify and develop a catalogue of mainstream resources and services
5. Improve the existing homeless information system to track clients and program utilization

6. Continue partnerships with private homeless services provider agencies that do not receive public funds to participate in the planning process
7. Use available data to generate and publish outcomes and homeless success data
8. Identify factors associated with chronic homelessness and use the findings to develop prevention and intervention protocols
9. Identify opportunities for collaboration and integration of prevention and intervention protocols
10. Review and adopt model programs or best practices in addressing the needs of the chronic homeless
11. Identify major barriers to accessing mainstream services and develop plans to remedy these blockages
12. Identify processes and mechanisms to share information with providers and clients on services to the homeless
13. Increase community awareness and accessibility to Veterans Affairs programs
14. Establish points of contact for mainstream services
15. Build upon *Bringing Our Community Home's* efforts to create a public relations campaign to garner support, generate awareness, and secure partners for success along with publicizing outcomes and regular intervals
16. Work to collect and analyze discharge planning data and assess consistency with discharge actions
17. Monitor discharge planning throughout the County to determine effectiveness and gaps in services
18. Increase homeless outreach staff so as to increase contact with the chronic homeless population
19. Continue to convene quarterly outreach workers meetings

### **Current Chronic Homelessness Strategy**

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

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

While several accomplishments in addressing the needs of the homeless have been made, significant

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

## 2. Non-Homeless Special Needs

Based on input from the community as well as local private, public, and non-profit organizations, the Santa Barbara County HOME Consortium and Urban County have placed identified needs of the Special Needs populations as priorities under the 2010-2015 Consolidated Plan. An analysis of the needs indicates that:

- There is a serious need for new construction / acquisition / rehabilitation of rental housing for lower income households, including large households, small households and special needs households (including homeless, disabled, and elderly persons)
- There is a serious need for permanent supportive housing and Single Room Occupancy (SRO) units to address the needs of the homeless, households at imminent risk of becoming homeless, and/or special needs clients
- There is a growing need for the incorporation of universal design and accessibility standards to meet disabled populations' specific needs
- There is a need to address design barriers to providing community services to persons with mobility and other impairments as promoted under the Americans with Disabilities Act (ADA)
- There is a need for services that assist persons with special needs

### Use of Resources

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

- Braddock House – In 2011 the Santa Barbara County HOME Consortium has reserved an additional \$35,000 of HOME entitlement funding for the new construction of 4 affordable units to provide permanent housing for special needs individuals. Additionally, the Consortium provided \$200,000 of HOME monies through previous funding cycles for the Braddock House congregate care home.
- Security Deposit Move-In Cost Program – Through the 2011 NOFA, the Santa Barbara HOME Consortium has reserved \$80,276 of HOME entitlement funding for the Security Deposit

Move-in Cost Program that provides direct financial assistance to low-income persons with intellectual, cognitive and developmental disabilities to access and acquire affordable rental housing in Santa Barbara County. Low-income persons with disabilities lack the financial resources to accumulate sufficient savings for rental deposits, and this program addresses this issue by providing these necessary resources.

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

- Rancho Hermosa – The HOME Consortium and Urban County have provided a total of \$1,022,170 in HOME, CDBG and Local Funds for new construction of 47 units, 41 of which are dedicated as affordable housing for very low-income homeless households, and households at risk of homelessness who are diagnosed with substance abuse. Twelve of these units are specifically for those dually-diagnosed with substance abuse and/or severe mental illness. Construction is currently underway and completion is anticipated in Program Year 2011.

### 3. Homelessness Prevention

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

Given the difficulty of locating affordable units and the danger of an episode of homelessness becoming chronic, *early intervention* strategies that prevent homelessness in the first place are the best approach. Such strategies include landlord mediation to resolve disputes and prevent eviction, as well as linkages with community-based services to provide the supports needed to facilitate ongoing health and stability.

For many people, homelessness occurs when they are released from public institutions, such as hospitals, mental health facilities, prisons and jails, and the foster care system. "*In-reach*" strategies in which service teams begin working with residents at-risk of homelessness, long before their discharge, to address health, mental health, and addiction service needs and to provide assistance in accessing entitlements and housing are an effective way to prevent discharges into homelessness. For people who are ready for discharge, but are still too ill to move directly into housing, *recuperative care or respite care facilities* provide short-term housing and services to help them recover and prepare to move into permanent housing.

In order to prevent additional cases of homelessness, and to prevent homelessness from turning into a chronic condition for those who are already homeless, the Santa Barbara County-Wide Ten Year Plan lays out a two-pronged approach focusing on *early intervention* to support people in retaining their housing and *enhanced discharge planning* for chronically homeless people being released from public institutions.

*Early Intervention* to facilitate housing retention will be carried out through landlord mediation efforts, linkages with community-based services and supports, and exploration of strategies aimed at ensuring health and stability for people once they regain their housing.

*Enhanced Discharge Planning* for those being released from public institutions will be accomplished through the creation of *Transitions Teams* and *Transitions Centers*. The *Transitions Teams* will be multi-disciplinary; focus on working with people who are chronically homeless and currently in hospitals, mental health facilities, foster care homes or facilities, or prisons and jails; engage with clients to assess needs as early as possible; and work to identify housing, access entitlements, and forge linkages with community-based services to provide ongoing support. *Transitions Centers* will be developed to provide interim housing, needed services, and medically-appropriate respite care for people in need of immediate health, mental health, or substance abuse services so they can recuperate, become stable, and successfully obtain and retain permanent housing.

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

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

In Fiscal Year 2009-2010, the County of Santa Barbara, through a Substantial Amendment to its 2008 Program Year Action Plan, received \$829,013 in Homelessness Prevention and Rapid Re-Housing Program (HPRP) funding under the American Recovery and Reinvestment Act of 2009 (ARRA). These ARRA funds have been valuable to the Continuum of Care complementing existing prevention strategies. While the HPRP program is initially funded as a one time, 3-year program, the HEARTH Act states that activities associated with HPRP will be eligible for funding through the McKinney-Vento program in future years.

In order to implement HPRP, through extensive community outreach, the County identified two principal collaborative partnerships, one in north county and the other in the south coast area. An allocation methodology was established for distribution of HPRP funds across these two principal areas. An award was also made to a small collaboration providing legal services and housing mediation for HPRP qualified community members who are either homeless or at-risk of becoming homeless.

The HPRP program has been underway since September 2009. The Santa Barbara County HPRP program will continue implementation in Program 2011 and the County will report on beneficiaries and HPRP funds expended in quarterly reports to HUD in accordance with Section 1512 reporting requirements.



# Barriers to Affordable Housing

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

## 1. Barriers to Affordable Housing

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

The following actions to address barriers to affordable housing are currently underway and will continue through the 2011 Program Year:

- The County's 2009-2014 *Housing Element update* has incorporated recent changes in State law affecting a variety of housing policies, including those related to density bonus provisions, farmworker housing, transitional housing, and emerging statewide policies on climate change and sustainable communities
- The following are regulatory reforms initiated in Santa Barbara County within the past 5 years:
  - Permission for landowners to develop farm employee housing as a right
  - Increases in density allowances for developers who include affordable housing on site
  - Allowance of mixed use development which includes residential uses on commercially zoned properties
  - Fast Track Permit Processing to help projects with a large number of units at affordable prices, for persons with disabilities, or for other designated beneficial projects
  - The development of a "Process Improvement Initiative" within the County's Planning and Development Department focused on making the development process simpler and more predictable for housing developers
  - The adoption of the Isla Vista Master Plan in August 2007 and the use of State Density Bonus Law for projects in the Isla Vista
  - The adoption of the Housing Element Focused Rezone Program in February 2009 to make sites available for by-right multifamily housing
- The HOME Consortium and Urban County Partnership will continue to seek out additional public and private financial resources to support affordable housing programs

# Other Actions

1. Describe the actions that will take place during the next year to address obstacles to meeting underserved needs, foster and maintain affordable housing, evaluate and reduce the number of housing units containing lead-based paint hazards, reduce the number of poverty-level families develop institutional structure, enhance coordination between public and private agencies.
2. Describe the actions to coordinate its housing strategy with local and regional transportation planning strategies to ensure to the extent practicable that residents of affordable housing have access to public transportation.

## 1. Other Actions

### *Addressing Obstacles to Meeting Underserved Needs*

The following actions addressing obstacles to meeting underserved needs are currently being implemented and will continue through Program Year 2011:

- The 2009-2014 Housing Element Update contains a number of policies that provide opportunities to increase the supply of housing throughout Santa Barbara County, and also balance other important community goals that preserve and protect the vital characteristics that define our local quality of life. The following are reforms designed to remove regulatory barriers to development of affordable housing that have been approved in Santa Barbara County within the past 5 years:
  - Permission for landowners to develop farm employee housing as a right
  - Increases in density allowances for developers who include affordable housing on site
  - Allowance of mixed use development which includes residential uses on commercially zoned properties
  - Fast Track Permit Processing to help projects with a large number of units at affordable prices, for persons with disabilities, or for other designated beneficial projects
  - The development of a “Process Improvement Initiative” within the County’s Planning and Development Department focused on making the development process simpler and more predictable for housing developers
  - The adoption of the Isla Vista Master Plan in August 2007 and the use of the State Density Bonus Law for projects in Isla Vista
  - The adoption of the Housing Element Focused Rezone Program in February 2009 to make sites available for by-right multifamily housing
- The Consortium will continue to seek out additional public and private financial resources to

support affordable housing programs

- The Urban County Partnership will strive to fund a variety of program-eligible activities (public infrastructure/community facilities, etc.) throughout the County and participating jurisdictions as well as affordable housing projects
- The CDBG Urban County will continue to successfully leverage additional public and private financial resources to support a variety of housing and non-housing programs
- The development of the 10-Year Plan to End Chronic Homelessness represents a substantial work effort coordinated through County leadership and member city commitment. The 10-Year Plan was approved by the Santa Barbara County Board of Supervisors in late 2006 and leverages public, private, and foundation resources to address homelessness
- In addition to McKinney-Vento, the County of Santa Barbara also receives Emergency Shelter Grants (ESG) entitlement funding to provide programs and services targeted to meeting homeless persons basic shelter and essential supportive services needs
- In Fiscal Year 2010-2011, the County Board of Supervisors dedicated \$51,781 in General Fund contribution to warming centers that house the homeless on nights when it is cold and raining

### ***Actions to Foster & Maintain Affordable Housing***

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 2011 Program Year are carefully selected based on specific funding criteria to advance the goals and objectives identified in the Consolidated Plan. Additionally, the following housing priorities have been established for the 2010-2015 Consolidated Plan operating period:

HOME Consortium Priorities:

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

- Promote projects that are in close proximity to employment centers, public transportation corridors, and public services and amenities
- Promote programs that provide tenant based rental assistance including security deposits for low and very low income households<sup>§§</sup>

The Urban County Partnership has established a separate set of priorities to be addressed with CDBG funds, which includes the following housing-related priorities:

- Maintain and upgrade existing low-income affordable housing stock
- Develop and promote programs that create and sustain long term affordable housing for extremely low to low-income persons
- Support rehabilitation of public facilities and affordable housing that incorporate energy efficiency and conservation design measures
- Promote and provide services that prevent discrimination and eliminate barriers to housing

The housing projects that have received reservations of HOME and CDBG funding in the 2011 Program Year are described on pages 26-30.

### ***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 for projects involving acquisition of pre-1978 multifamily properties
- 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
- Rehabilitation projects that involve identified issues with lead-based paint are required to include mitigation activities in construction specifications
- As part of community service, EPA educational brochures on lead poisoning are made available County HCD and member cities of the HOME Consortium and Urban County
- Contracts with project sponsors include lead-based paint compliance provisions and remediation requirements for properties that contain lead-based paint

The aforementioned activities will be continued for the current Program Year. Additionally, the

---

<sup>§§</sup> The 2010-2015 Consolidated Plan will be amended through the 2011 Action Plan to include this funding priority. Please refer to page 86 for more information on the 2010-2015 Consolidated Plan amendment.

Consortium and Urban County staff will continue to update themselves on issues pertaining to lead-based paint including lead safe maintenance practices, lead hazard control work, and temporary relocation of families during hazard control activities.

### ***Actions to Reduce the Number of Poverty-Level Families***

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

1. Help these households accumulate assets
2. Help households and families address issues such as substance abuse and domestic violence that serve to inhibit long-term stability
3. Provide households with employment-related supportive services such as child-care

This focus will be incorporated into the programs and policies undertaken by the County as part of this Consolidated Plan.

In addition, the following are goals of the Santa Barbara Urban County Partnership intended to ameliorate poverty during the 2010-2015 Consolidated Plan operating period:

- Promoting economic development and job creation at both the micro- and macro-level
- Promoting literacy for parents and their children
- Acquiring, preserving, constructing, and managing affordable housing through community partnerships
- Providing public service assistance, so that families can expend limited resources on increasing their economic potential
- Collaborate with Workforce Investment Board and workforce development staff to create greater employment opportunities benefiting low-wage employees
- Implement Comprehensive Economic Development Strategies to improve the effectiveness of programs for workforce preparation, infrastructure modernization, private capital investment, and the creation, expansion, retention and attraction of business
- Within the South Coast and Santa Ynez housing market areas, encourage and support the construction of "workforce" affordable housing through the Inclusionary Housing Program and other feasible means, as indicated in the recent Housing Element of the Santa Barbara County General Plan

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

## Actions to Develop Institutional Structure

As discussed, County HCD is Lead Agency of two partnerships receiving federal funds to carry out affordable housing and community development activities: the **Santa Barbara County HOME Consortium** (participating jurisdiction in the HOME Program) and **Santa Barbara Urban County Partnership** (CDBG). HCD is also the Lead Agency under the McKinney-Vento Supportive Housing Program Continuum of Care. In this role HCD assumes overall responsibility for management, administration, implementation, planning and reporting pursuant to the 2010-2015 Consolidated Plan and associated Annual Action Plans and Consolidated Annual Performance Evaluation Reports (CAPERS). Table I-46 summarizes these two partnerships:

Table I-46

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

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

In terms of other public agencies participating in the planning process, HCD works with internal County departments with common areas of interest; for example, Public Works, General Services, Social Services, Public Health, Alcohol, Drug and Mental Health Services, and the Workforce Investment Board. HCD also consults and works closely with various special districts in rural outlying areas of the County, and well as related departments in member jurisdictions. In terms of other related agencies, the County Office of Education, local city colleges and universities, and other County organizations such as the Community Action Commission, First Five Commission, the Area Agency on Aging and local Veterans' Administration offices also inform strategic planning under the Consolidated Plan/Action Plan.

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

potential gaps in services that might conceivably be addressed through federal entitlement funding.

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

### **Actions to Enhance Coordination**

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

County HCD also provides technical assistance to local non-profit and private developers as well as designated Community Housing Development Organizations (CHDOs). As federal HUD regulations require that a minimum of 15% of HOME funding be allocated to CHDOs, the HOME Consortium has recommended reserving \$1,652,335 for CHDOs this year, which represents approximately 94% of the total HOME allocation for 2011, far exceeding the required minimum under the HOME program. The County also works closely with local CHDOs to identify emerging needs and address affordable housing and community development needs in the County and local communities.

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

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

## 2. Actions to Coordinate Housing Strategies

---

The Santa Barbara Metropolitan Transit District is the local public transit agency that provides bus service in the southern portion of Santa Barbara County. This agency maintains 26 transit routes.

When the Santa Barbara HOME Consortium considers applications from housing developers for the location of affordable housing projects, the County's application review and rating process includes criteria concerning the site of any proposed affordable housing project in relation to the existing transit routes. Housing development projects that are accessible to the existing transit routes are given preference to assure that occupants of the housing units have an affordable means of transportation that is available within walking distance. This preference is also illustrated by the HOME Consortium's 2010-2015 Consolidated Plan Funding Priorities, which include the promotion of *projects that are in close proximity to employment centers, public transportation corridors, and public services and amenities.*





## Chapter II: Program Specific Requirements

# CDBG

1. *Identify program income expected to be received during the program year, including:*
  - *Amount expected to be generated by and deposited to revolving loan funds;*
  - *Total amount expected to be received from each new float-funded activity included in this plan; and*
  - *Amount expected to be received during the current program year from a float-funded activity described in a prior statement or plan.*
2. *Program Income received in the preceding program year that has not been included in a statement or plan.*
3. *Proceeds from Section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in its strategic plan.*
4. *Surplus funds from any urban renewal settlement for community development and housing activities.*
5. *Any grant funds returned to the line of credit which the planned use has not been included in a prior statement or plan.*
6. *Income from float-funded activities.*
7. *Urgent need activities, only if the jurisdiction certifies.*
8. *Estimated amount of CDBG funds that will be used for activities that benefit persons of low- and moderate income.*

## Questions 1, 2, 3, 4, 5, 6 & 7 of this Section NOT APPLICABLE

1. The Urban County does not expect to receive CDBG program income in 2011 Program Year.
2. The Urban County did not receive CDBG program income in 2010 Program Year.
3. The Urban County did not receive proceeds from Section 108 loan guarantees.
4. The Urban County did not receive surplus funds from any urban renewal settlement.
5. The Urban County did not return grant funds to its line of credit.
6. The Urban County did not receive income from float-funded activities.
7. The Urban County did not certify urgent need activities.

## 8. Estimated CDBG Funds Used For Activities That Benefit Low- and Moderate Income Individuals

---

Not including allowances for program management and administration, the Urban County estimates that 100% of its entitlement allocation will be utilized for activities that benefit persons of low and moderate income.

# HOME

1. Describe other forms of investment. (See Section 92.205)  
*If grantee (PJ) plans to use HOME funds for homebuyers, did they state the guidelines of resale or recapture, as required in 92.254.*
2. *If grantee (PJ) plans to use HOME funds to refinance existing debt secured by multifamily housing that is being rehabilitated with HOME funds, state its refinancing guidelines required under 24 CFR 92.206(b).*
3. *Resale Provisions -- For homeownership activities, describe its resale or recapture guidelines that ensure the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4).*
4. *HOME Tenant-Based Rental Assistance -- Describe the local market conditions that led to the use of HOME funds for tenant based rental assistance program.*

*If the tenant based rental assistance program is targeted to or provides a preference for a special needs group, that group must be identified in the Consolidated Plan as having an unmet need and show the preference is needed to narrow the gap in benefits and services received by this population.*

5. *If a participating jurisdiction intends to use forms of investment other than those described in 24 CFR 92.205(b), describe these forms of investment.*
6. *Describe the policy and procedures it will follow to affirmatively market housing containing five or more HOME-assisted units.*
7. *Describe actions taken to establish and oversee a minority outreach program within its jurisdiction to ensure inclusion, to the maximum extent possible, of minority and women, and entities owned by minorities and women, including without limitation, real estate firms, construction firms, appraisal firms, management firms, financial institutions, investment banking firms, underwriters, accountants, and providers of legal services, in all contracts, entered into by the participating jurisdiction with such persons or entities, public and private, in order to facilitate the activities of the participating jurisdiction to provide affordable housing under the HOME program or any other Federal housing law applicable to such jurisdiction.*

## 1. Other Forms of Investment

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

### Match

The HOME Program requires that participating jurisdictions, such as the Santa Barbara County HOME

Consortium, provide a 25 percent match of the total HOME funds expended on projects in a given year. Matching funds may include any local, state, or other sources of non-federal funds. As of the 2011 reporting period, the Consortium has a matching funds balance of \$5,818,860.

## 2. Refinancing of Existing Debt

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

### *Review of Management Practices*

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

## 3. Recapture of HOME Investment Option

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

## 4. HOME Tenant-Based Rental Assistance

In Program Year 2011 the Santa Barbara County HOME Consortium proposes to reserve HOME entitlement funds for the City of Santa Maria Tenant Based Rental Assistance (TBRA) program. This program provides tenant-based rental assistance to qualified low-income households which enable them to rent permanent housing. In order to access the program, participants must apply for assistance through a Qualified Referring Agency (QRA). The City has approved four non-profit agencies as QRA's: Good Samaritan Shelter, Transitions Mental Health Association, Peoples' Self-Help Housing Corporation and Housing Authority of the County of Santa Barbara. The City of Santa Maria TBRA program provides grants for up to 50% of the required security deposit to facilitate the transition into permanent housing.

## 5. Other Forms of Investment

---

### Questions 5 of this Section NOT APPLICABLE

5. The HOME Consortium does not intend to use forms of investment other than those detailed in 24 CFR 92.205(b) in 2010 Program Year.

## 6. Affirmative Marketing Procedures

---

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

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

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

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

## 7. Minority Outreach

---

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

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

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

Pursuant to its 2011 Action Plan, the Santa Barbara County HOME Consortium and Urban County Partnership recommend funding four (4) proposed HOME and CDBG capital projects for Program Year 2011, in which the project sponsors' Executive Directors are female. The County will continue to seek out and work with project sponsors, contractors, and subcontractors that are minority- and/or women-owned.

# HOPWA

1. *One year goals for the number of households to be provided housing through the use of HOPWA activities for: short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family, tenant-based rental assistance, units provided in housing facilities that are being developed, leased, or operated.*

## 1. Santa Barbara County HOPWA Program Summary

Santa Barbara County Public Health Department administers the small cities HOPWA program. Public Health submits competitive HOPWA funding applications to the State of California, and is allocated federal HOPWA funds through the California Department of Health Services Office of AIDS. Public Health subsequently allocates funds to community organizations, and for the 2011-12 fiscal year, anticipates funding Santa Barbara County's two HIV/AIDS housing and/or service providers, Pacific Pride Foundation and Sarah House: AIDS Housing Santa Barbara, along with Casa Esperanza, a HOPWA program pilot project.

### I. Pacific Pride Foundation

The Pacific Pride Foundation is a locally based organization that proudly provides services to the HIV/AIDS and Lesbian, Gay, Bisexual and Transgender communities of Santa Barbara County. Direct services are provided to individuals and families infected with or affected by HIV/AIDS through their Case Management and Early Intervention Programs. These programs provide help from nurses and social workers, transportation, housing assistance, volunteer support and food from their two food pantries and hot meals program. All services and programs are offered in a bilingual setting with the highest standards of confidentiality.

#### **Case Management Services**

The case management services staff is made up of nurses and social workers who meet with HIV/AIDS diagnosed clients to develop a personalized care plan. The staff coordinates with doctors, county and community service organizations to ensure comprehensive care for clients. No client is denied services due to an inability to pay. The following are just some of the services that the Pacific Pride Foundation offers:

- **Medical Services** – Referrals for comprehensive medical evaluations complete with lab tests to monitor HIV infection and any necessary medications of treatment therapies.
- **Health Education** – HIV education, general health education and stress reduction.
- **Case Management** – Assessing the needs of clients, individualized care plan, benefits counseling, client advocacy and referrals.
- **Food Assistance** – The Necessities of Life Project is Pacific Pride Foundation's food assistance program. Two food pantries, North and South, provide free food and personal care products to low-income HIV+ clients and their families on a weekly basis.



- **Harm Reduction** – Methods of lowering health risk issues including drug and alcohol use, homelessness and mental health.
- **Volunteer Support** – Practical and emotional support.
- **Counseling Services** – Individual counseling as well as various support groups.

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

Pacific Pride Foundation believes that education is key to preventing the continuing spread of HIV. It is only through new and innovative education and outreach programs that they can hope to reach population at greatest risk for infection before they become exposed to the virus. The HIV Education and Prevention Department offers a variety of educational sessions, training, presentations and in-services for community groups, parent groups, social service agencies and school and college classrooms. Topics include HIV/AIDS, safer sex, substance use and HIV, Hepatitis C and Sexually Transmitted Diseases/Infections. Presentations are offered in both English and Spanish.

## **II. Sarah House**

Sarah House is the heart of AIDS Housing in the Santa Barbara area. The facility, built in 1994, has 8 single rooms in the main house and three two-bedroom apartments across the courtyard. The apartments are part of their *Scattered Site Housing* while the single rooms house HIV/AIDS residents in need of 24-hour care and attention. Over the years, Sarah House has cared for more than 250 AIDS patients. The facility is licensed as a Residential Care Facility for the Chronically Ill (RCFCI) by the State Department of Social Services and is staffed by a House Manager, a Registered Nurse Case Manager and Certified Nurse Assistants (CNA's). As a licensed facility, Sarah House provides regular meals, laundry, help with adherence to a rigorous medication regime, support in accessing counseling, and transportation to and from medical appointments.

In recent years, the demographics of Sarah House residents have shifted from white gay middle class males to predominantly Hispanic and increasingly more women. Almost all of the residents have experienced homelessness, and are doubly or triply diagnosed meaning that in addition to HIV/AIDS they have mental health issues and/or substance abuse history. More than a few have also spent time in jail or prison. In general, it is accurate to say that almost all of Sarah House's HIV/AIDS residents are the disenfranchised, those who have been disadvantaged and grown up underprivileged without adequate health care, education, and employment opportunities.

### **Scattered Site Housing**

Just over four years ago, a few of the Sarah House residents who had enjoyed increasingly improved health asked for help in finding their own housing. For the first time, these persons with HIV/AIDS were able to live on their own. The *Scattered Site Housing* helps people from the community with HIV/AIDS, not just former Sarah House residents, by finding apartments, providing security deposits, emergency rent, and utilities, and master lease the units and sublet them back to the residents. For the landlords, it is a very positive relationship because Sarah House finds the tenants, pays the rent, and serves as liaison between the two. The residents have been able to pay the rent through the Section 8 voucher program. There are 30 residents in apartments throughout the city and their housing is a primary element in their health care. In fact, it has served as a safety net that has led to lower demand for 24-hour care.

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

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

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

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

In 2008-2009, Casa Esperanza was included in the County of Santa Barbara’s HOPWA program as a pilot project. Casa Esperanza’s mission is to assist homeless individuals and families access the services they need to transition to stable employment and housing opportunities. Many of the County’s homeless persons are HIV positive, and Casa Esperanza provides outreach and housing case management services for those HIV positive individuals.

## **Funding Needs**

---

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



## Chapter III: Other Narratives & Attachments

# Managing the Process

## Lead Agency



The County of Santa Barbara Department of Housing and Community Development (HCD) is the lead agency in both the Santa Barbara County HOME Consortium and the Urban County Partnership. As noted, the HOME Consortium includes six (6) member cities: Buellton, Carpinteria, Goleta, Lompoc, Santa Maria, and Solvang. The Urban County Partnership includes four (4) member cities: Buellton, Carpinteria, Lompoc, and Solvang. The partnerships are summarized in Table III-1, below. HCD administers the

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

Table III-1

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

Although the development of the Consolidated Plan is undertaken by County HCD, the member cities also actively participate in the strategic planning process. This is ensured through regular meetings with the Steering Committee, which consists of management –level representatives from each member jurisdiction. As Goleta and Santa Maria are also CDBG entitlement jurisdictions, they are independently responsible for developing their respective Consolidated Plan and related implementing documentation.

## Significant Aspects of the Process

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

development. Direct outreach, including a combination of community presentations, focus group sessions, and community needs assessment forums were held throughout the County to receive stakeholder input.

While the 2011 Action Plan represents the regional partners formal plan for housing projects, Capital Projects, and programs and activities anticipated to be implemented with federal HOME and CDBG funds, the projects recommended herein have been prioritized based upon the goals and objectives articulated in the 2010-2015 Consolidated Plan. These priorities and associated projects are a reflection of the regional need and subsequent development of strategies to address them.

# Monitoring

## Actions to Monitor Housing and Community Development Projects

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

### *Housing Project Monitoring*

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

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

For Program Year 2011, HCD plans to monitor three of its local CHDO's. This will include file reviews and unit inspections for approximately **23 projects**. At the close of each monitoring HCD staff presents preliminary results and secures any additional information needed to complete the review.

### *Community Development Project Monitoring*

Monitoring of projects/programs funded with CDBG is ongoing and includes protocols such as on-site visits and regular communication with service providers and project sponsors via phone and email. HCD reviews bids to ensure compliance with federal procurement regulations, labor standards, Section 3 regulations, and D/MBE/WBE regulations. HCD performs reviews of certified payroll submissions and performs on-site interviews to help ensure contractor compliance with labor standard provisions and the payment of Davis-Bacon prevailing wages to workers. Furthermore,

subrecipients are required to submit quarterly reports to HCD, including information on project status, beneficiaries served, and progress in meeting annual goals, which allow HCD to monitor activities as they are implemented. Finally, HCD staff provides technical assistance on a regular basis to ensure financial, administrative, and programmatic compliance.

### ***Monitoring of Participating Jurisdictions***

Although serving as lead agency under the HOME Consortium, CDBG Urban County, and Continuum of Care, HCD meets and confers with as well as monitors its participating jurisdictions. Through the HOME Consortium and CDBG Urban County Steering Committees, HCD staff and management meet with management from participating jurisdictions bi-annually and in the interim collectively and/or individually as necessary. At these meetings region-wide coordination and collaboration is discussed in terms of roles and responsibilities, and emerging community issues are also addressed. Grants Administration Division works closely with jurisdictional partners staff as well.

# Amendment to 2010-2015 Consolidated Plan

## Santa Barbara County HOME Consortium Priority Needs & Funding Priorities

The Santa Barbara County HOME Consortium through the 2011 Action Plan is amending the 2010-2015 Consolidated Plan to include the following priority need:

- There is a need for tenant based rental assistance including security deposits for low and very low income households

This unmet community need has been identified by both the Housing Authorities of the County and City of Santa Barbara as the Housing Authorities do not provide security deposit or utility deposit assistance. The City of Santa Maria has developed a tenant based rental assistance program to fulfill this need within its jurisdiction and the HOME Consortium seeks to meet this need countywide. Therefore, the Santa Barbara HOME Consortium is amending the 2010-2015 Consolidated Plan to include the funding priority below:

- Promote programs that provide tenant based rental assistance including security deposits for low and very low income households