

**SANTA BARBARA COUNTY
BOARD AGENDA LETTER**



Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Agenda Number:

Prepared on: 4/16/04
Department: Housing and Community Dev.
Budget Unit: 055
Agenda Date: 5/4/04
Placement: Administrative
Estimate Time: None
Continued Item: NO
If Yes, date from:

TO: Board of Supervisors

FROM: Edward Moses
Housing and Community Development Department
Housing Finance and Services Division

STAFF

CONTACT: Patricia Gabel, ext. 3522

SUBJECT: 2004 Update to the Consolidated Plan

Recommendation(s):

That the Board of Supervisors:

- A. Adopt the attached resolution (Attachment A) approving the 2004 update to the Consolidated Plan ("Action Plan" Attachment B) to be submitted to the U.S. Department of Housing and Urban Development, and
- B. Authorize the County Administrator to 1) execute all certifications and the grant application (SF 424) included with the submission of this 2004 update, and to 2) execute routine documents required for administration of the HOME Program. (An approval by the Board of the 2004 update to the Consolidated Plan constitutes an approval of a reservation of funds for the projects listed therein.)

Alignment with Board Strategic Plan:

The recommendation is primarily aligned with Goals No. 5 and No. 7. Maintain and Enhance the Quality of Life for all Residents, and Strengthen the Safety and Well-Being of Children and Their Families to Ensure a Strong Future for our Community.

Executive Summary and Discussion:

The 2004 update to the County of Santa Barbara HOME Consortium's Consolidated Plan (also known as Action Plan) is required by the U.S. Department of Housing and Urban Development (HUD) in order for the HOME Consortium to receive its 2004 HOME Program entitlement grant. The County is the lead agency of the HOME Consortium that includes the member cities of Buellton, Carpinteria, Goleta, Lompoc, Santa Maria, and Solvang.

As lead agency for the HOME Consortium, the County prepares and presents to HUD the Action Plan that includes all proposed projects in the County.

HUD has allocated \$1,844,000 to the Consortium in 2004, a \$14,537 decrease from the 2003 funding level. \$1,659,600 of the HUD allocation is available to fund new projects. Also being reallocated to new projects through this Action Plan is \$717,458 consisting of 1999, 2000 and 2003 HOME funds that have become available from projects that received HOME Program Income allocations or did not require entire reserved HOME funds. \$936,574 in HOME program income, \$500,000 in South Coast Local and \$600,000 in 20% Isla Vista Redevelopment Agency housing set – aside funds are also made available to new projects through the 2004 Action Plan process.

The 2004 Action Plan updates the Consolidated Plan approved by the Board of Supervisors on May 2, 2000. It includes an inventory of the current resources available for affordable housing as well as the list of projects proposed to be funded with 2004 HOME and other County funds. An approval by the Board of the Action Plan also constitutes an approval of preliminary fund reservations for the projects listed therein. All projects will be brought to the Board of Supervisors individually for final approval of a commitment of funds as they become ready for implementation. Following are the projects identified through this year's process:

\$300,000 HOME	Ted Zenich Gardens	New construction of <u>30</u> family units in Santa Maria by the Housing Authority of the County of Santa Barbara
\$744,607 HOME	Central Plaza Apts.	Preservation of <u>112</u> unit HUD 236 project in Santa Maria by the Housing Authority of the County of Santa Barbara
\$400,000 HOME	Mountain House	Acquisition and rehabilitation of a 14 unit group home for mentally ill, formerly homeless individuals in an unincorporated County area adjacent to Santa Barbara by Phoenix House, Inc.
\$100,000 HOME	Ellwood Apts.	Construction of an 8 unit apartment complex on an in-fill site located in the City of Goleta by Peoples' Self – Help Housing Corporation.
\$200,000 HOME	Ocean Meadows	New Construction of <u>21</u> units affordable to families at 60%of AMI as part of a 64 unit development in the Goleta Valley. 51 units will be for –sale condominiums. The project is proposed by Jeff Bermant Development.
\$ 275,000 IV RDA	KUMC Residential Project	Construction of up to 48 two, three and four bedroom rental units, 14 of which would be affordable, on the Korean United Methodist Church underutilized site in Isla Vista. Project is proposed by the Church and Conceptual Motion Corp.
\$1,000,000 HOME	Sumida Gardens	New Construction of 200 apartments, <u>100</u> of which will be affordable in the City of Goleta proposed by the Towbes Group.
\$139,004 HOME 500,000 So. Coast local \$639,004	Hillside House	Housing Authority of the County of Santa Barbara, Hillside House and Bermant Development Company have proposed a 178 unit development, 40 for sale and 138 rental, including 10 four/six – bedroom units that will house the 59 adults with developmental disabilities in unincorporated County.
\$ 325,000 IV RDA	Villa del Sol	Acquisition of at – risk four – plex occupied by very low – income developmentally disabled adults by Housing Authority of the County of Santa Barbara in Isla Vista
\$ 85,000 HOME	Habitat House	Relocation and rehabilitation of single unit for ownership by low income family in Lompoc proposed by Habitat for Humanity
\$145,021 HOME	Leon Hotel	New construction of 25 Single Room Occupancy units by Lompoc Housing Assistance Corporation and Surf Development Corp. in the City of Lompoc. Units are targeted to households at 35% of area median income
\$ 200,000 HOME	Good Samaritan Shelter	New construction of 15 rental units on sight owned by Good Samaritan in the City of Santa Maria

\$4,413,632	TOTAL
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The Housing Finance Division of the Housing and Community Development Department (Housing Finance) published a Notice of Funds Available (NOFA) on January 21st, 2004 in order to identify the projects listed above. Responses were due February 17, 2004. Housing Finance staff held two public forums on January 26th, 2004 in Santa Barbara and Santa Maria respectively to announce available affordable housing resources, update the public on Housing Finance activities and to explain the process of applying for housing development resources. Housing project proposals were then submitted to Housing Finance, the projects were next analyzed by a team of technical experts from the National Development Council, the City of Santa Barbara and the County and staff reports were prepared. The proposed projects were then reviewed and recommended upon by both the Affordable Housing Loan Committee and the Santa Barbara HOME Consortium Steering Committee at their meeting on March 18, 2004. The City of Lompoc and City of Santa Maria hold their own procurement and approval processes for the award of HOME funds.

The Action Plan was published for public comment on Mar 29th, 2004 with comments received through April 29th, 2004. At the time of this writing, no comments from the public have been received on the Action Plan. Any comments received prior to May 4th, 2004 will be provided to the Board. All public comments received will be included in the Action Plan submitted to the Department of Housing and Urban Development.

Mandates and Service Levels:

This Housing and Community Development Department program is not mandated; however, acceptance of funds to carry out affordable housing activities requires the County to comply with the conditions attached to those funds. Housing and Community Development Department is responsible for all administration of the HOME Program funds. Since the County is the lead agency in the HOME Consortium, it is the responsibility of the Department to ensure that the Consortium complies with all related federal regulations.

Fiscal and Facilities Impacts:

Submission to and approval by HUD of the 2004 Action Plan is required for receipt of the federal HOME funds. For County fiscal year 2004/05 that amount is \$1,844,000, ten percent of which is available to the County for program and Consortium administration.

Concurrences:

- Auditor-Controller
- County Administrator
- County Counsel

Special Instructions:

Please return two signed original resolutions and the original signed SF424 to Uma Krishnan in Room 105 (or call 3521 for pick up), as soon as executed.

- ATTACHMENT A – Authorizing Resolution,
- ATTACHMENT B – Draft Action Plan
- ATTACHMENT C– Citizen Participation Plan,
- ATTACHMENT D – SF 424,

ATTACHMENT E – Certifications