



County of Santa Barbara

Housing & Community
Development

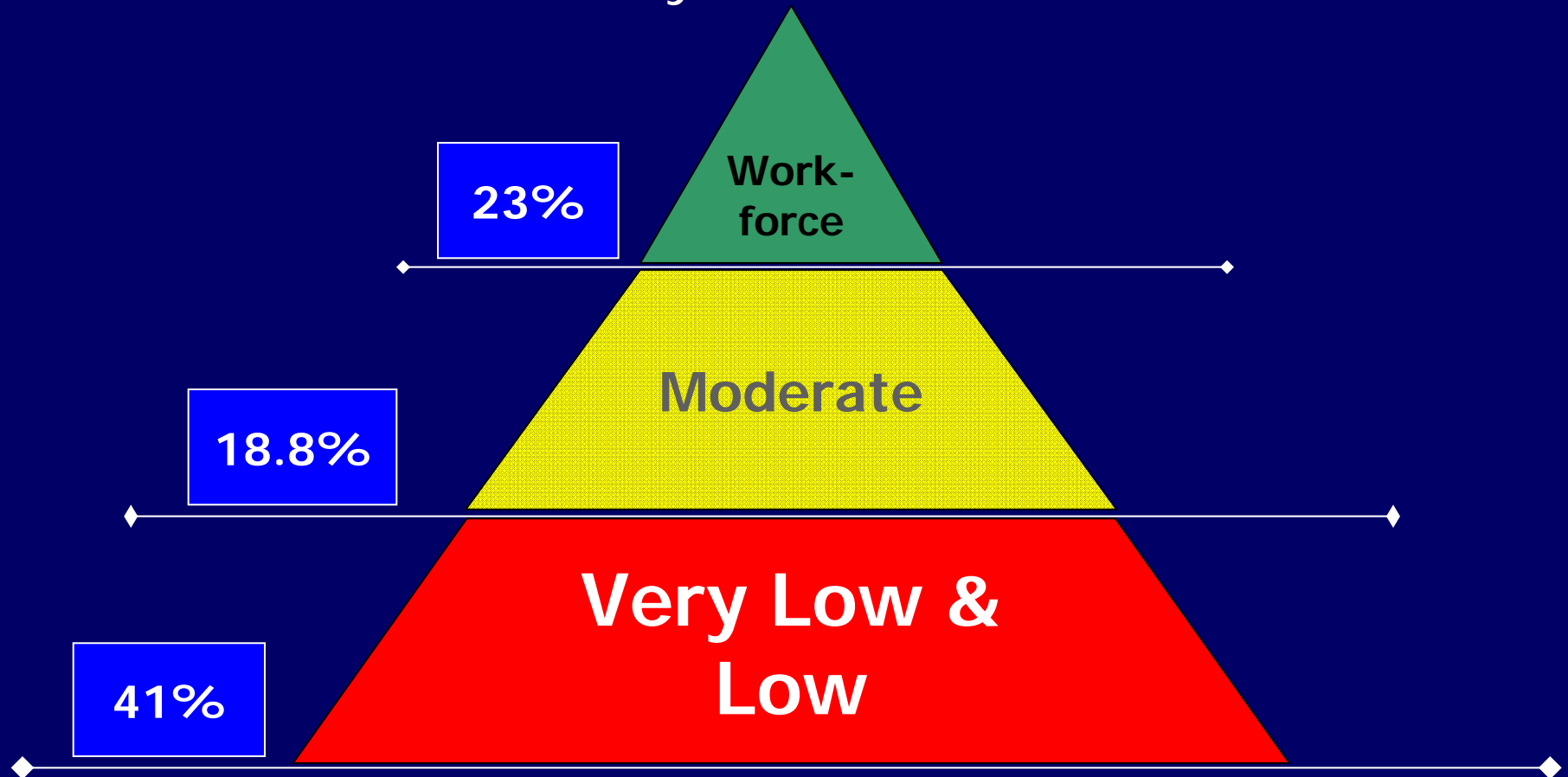
Housing & Community Development Update to Quarterly Report



January 22, 2008



Households by Income Category County of Santa Barbara





County of Santa Barbara

Housing & Community
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HCD Department Organization

- Property Management Division:
 - Inclusionary Housing Program

- Finance Division:
 - Federal and State Grant Application & Administration
 - HUD HOME, SHP & CDBG Grant Programs
 - Rental Housing Monitoring
 - 10 –Year Homeless Program



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1. Property Mgt. Division: Issues

- Covenant Violations Identified by Auditor
- In-Lieu Fee Collections
- Incomplete Inventory of Affordable Units
- Need to Reorganize HCD to Correct Control Weaknesses
- Streamlining Business Processes
- Affordable Housing Committee Issues





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Compliance Improvements

- Full-time Compliance Officer
- Annual Certification by Affordable Unit Homeowners
- Prompt Handling of Complaints
- Violations Committee



1. (cont'd) *Property Mgt. Issues:*

- Collection of In-lieu Fees
- Inventory of Affordable Units
- HCD Organization
- Streamline Business Processes
- Affordable Housing Committee Issues



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2. HCD Finance Division: Issues:

Accomplishments This Quarter

- Received Successful HUD program audit
- HUD 3-Year Consolidated Plan & Annual Action Plans
- Created Procedures for Administering CDBG Funding
- Completed Compliance Monitoring for 25 Apt. Complexes
- Completed Analysis and Forecast of 2008 Federal Funding
- Conducted Two Regional Training Forums
- Created HUD Environmental Review Procedure Guidebook

HCD-Funded Housing Projects in Construction

Mercy Housing's St. Vincent's Gardens 2nd District



- \$4,369,561 in County funds
- 170 apartments for very low- income families and seniors
- \$43,164,771 in construction Contracts, 80% local firms
- December 2007 Completion

Housing Authority's Ted Zenich Gardens, 5th District



- ♦ \$1,806,188 in HOME funds
- ♦ 24 apartments for very low-income families
- ♦ \$6,000,000 in Construction Contracts, local priority
- ♦ February 2008 Completion

LHCDC's College Park, 4th District



- \$2,085,466 in HOME funds
- 35 apartments for very low- income families
- \$8,100,000 in construction Contracts, local priority
- February 2008 Completion



Future Housing Projects to Receive HOME Funds

- ⇒ **Project:** **Dahlia Court Apartments**, City of Carpinteria
Sponsor: People's Self-Help Housing Corporation
Type: Addition of 35 affordable family apartments adjacent to current project

- ⇒ **Project:** **Casa De Familia**, City of Santa Maria
Sponsor: Good Samaritan Shelter, Inc.
Type: New construction of a 16-unit affordable, multifamily apartment complex for formerly homeless families

- ⇒ **Project:** **Braddock House**, City of Goleta
Sponsor: Housing Authority of the County of Santa Barbara
Type: New construction of permanent supportive housing project for developmentally disabled adults

- ⇒ **Project:** **Homebase**, City of Lompoc
Sponsor: Transitions Mental Health
Type: New construction of supportive housing project for formerly homeless persons with mental illness

- ⇒ **Project:** **Casa del Desarrollo**, City of Lompoc
Sponsor: Lompoc Housing and Community Development Corporation
Type: Development of a 19-unit Single Room Occupancy complex for formerly homeless youth aging out of foster care system

- ⇒ **Project:** **Recovery Way Home**, City of Lompoc
Sponsor: Good Samaritan Shelters, Incorporated
Type: Acquisition and rehabilitation of two existing structures to provide detoxification services and outpatient perinatal treatment



Homebuyers Assistance Program: 1996-2006

- Program provided down payment assistance to seventy-one (71) low-income households utilizing federal HOME funds (*including 22, low-income, female single head of households w/children*)
- Over ten-year program period:
 - \$36,000 average down payment assistance per household
 - \$9,500 average family contribution per household
 - \$95,977 average 1st mortgage loan per household
- Program currently inactive as a result of high real estate costs.



10-Year Plan to End Chronic Homelessness

1. Development Phase - Completed
2. Implementation Phase:
 - Participation on Governing Body
 - Administration of Database to Track Progress
 - Funding for Supportive Housing - La Morada (\$500,000 State CDBG Grant), Casa de Familia, Braddock House, Transitions Mental Health, Casa del Desarrollo, Recovery Way Home



Summary / Goals

■ Property Management Division

- Assure efficiency and transparency in the affordable housing application and income certification process
- Establish and maintain an effective, on-going program to monitor existing and future affordable ownership units



Summary / Goals

■ Housing Finance Division

- Strive to optimize acquisition and distribution of Federal and State grant monies
- Effectively monitor expenditure of grant monies to ensure ongoing compliance with grant intent



1. Covenant Violations (159 total)

