

# Executive Summary

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

### 1. Introduction

The County of Santa Barbara has developed the 2026-2027 Annual Action Plan to guide the strategic investment of federal Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funds. As required by the U.S. Department of Housing and Urban Development (HUD), the Annual Action Plan establishes priorities, objectives, and strategies for addressing the needs identified in the 2025-2029 Consolidated Plan from July 1, 2026 to June 30, 2027.

The County is the lead agency for the CDBG Urban County Partnership and HOME Consortium. The CDBG Urban County Partnership includes the County and the cities of Buellton, Carpinteria, and Solvang. The HOME Consortium encompasses all members of the Urban County Partnership, along with the cities of Goleta, Lompoc, and Santa Maria.

Each year, the County receives CDBG and HOME funds through a formula-based allocation from HUD. These funds are awarded to non-profit organizations, for-profit entities, and public agencies to support a variety of activities that align with the County's Consolidated Plan goals and address the high priority needs of low- and moderate-income residents.

#### Community Development Block Grant (CDBG)

The CDBG program, established under the Housing and Community Development Act of 1974, is a flexible federal funding source designed to address a wide range of housing and community development needs. HUD evaluates the County's Consolidated Plan and program performance based on three primary objectives: providing decent housing, creating suitable living environments, and expanding economic opportunities for low- and moderate-income households. To qualify for CDBG funding, each activity must meet one of the following national objectives:

- Benefit low- and moderate-income persons
- Prevent or eliminate slums and blight
- Address an urgent community development need (usually the result of a natural disaster or public health emergency)

#### HOME Investment Partnerships (HOME)

The HOME program, established under the Cranston-Gonzalez National Affordable Housing Act of 1990, is the largest federal program dedicated to affordable housing development. Designed to increase the supply of safe and affordable housing for low- and moderate-income households, the HOME program is often implemented in collaboration with non-profit housing developers, public agencies, and private entities. Eligible activities supported by HOME funds include new construction, acquisition, and rehabilitation of affordable housing, homebuyer assistance programs, and tenant-based rental assistance.

## **2. Summarize the objectives and outcomes identified in the Plan**

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The 2026-27 Action Plan represents the second operating program year covered by the County's 2025-2029 Consolidated Plan. The County's goals for the five-year planning period focus on expanding affordable housing, assisting homeless and those at risk of homelessness with emergency shelter and permanent housing services, assisting non-homeless special needs populations, and building community infrastructure and service capacity. A summary of the objectives and outcomes identified in the County's FY 2026-27 Action Plan are shown in Table AP-20 – Annual Goals and Objectives.

## **3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The County of Santa Barbara's CDBG and HOME investments have been used to make long-lasting improvements serving low- and moderate-income residents. The County's past programs have focused on community needs that continue to exist, including affordable housing, neighborhood improvements, and social services support for low-income residents. The County believes the programs proposed for the 2026-27 Action Plan year and goals for the five-year planning period to be the most efficient and effective use of HUD block grant funds.

## **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

A summary of the public comment process will be added here following the conclusion of the public comment period.

## **5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

A summary of public comments will be added here following the conclusion of the public comment period.

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

A summary of public comments will be added here following the conclusion of the public comment period.

**7. Summary**

N/A or "See above."

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	SANTA BARBARA COUNTY	Community Services Department/Div. of HCD
HOME Administrator	SANTA BARBARA COUNTY	Community Services Department/Div. of HCD
ESG Administrator	SANTA BARBARA COUNTY	Community Services Department

**Table 1 – Responsible Agencies**

**Narrative**

The County of Santa Barbara Community Services Department’s (CSD) Housing and Community Development Division (HCD) serves as the lead agency for the administration and oversight of the CDBG Urban County Partnership and HOME Consortium. The CDBG Urban County Partnership includes the County of Santa Barbara and the cities of Buellton, Carpinteria, and Solvang. The HOME Consortium encompasses all members of the Urban County, along with the cities of Goleta, Lompoc, and Santa Maria.

As the lead agency, HCD is responsible for the coordination, administration, and implementation of the Consolidated Plan on behalf of the Urban County and HOME Consortium. Although the cities of Goleta, Lompoc, and Santa Maria are CDBG entitlement jurisdictions responsible for developing their own Consolidated Plans, they actively participate in the planning process. This ensures the alignment of priorities and maximizes the impact of federal resources across jurisdictions.

HCD ensures that CDBG and HOME investments align with community priorities, comply with HUD regulations, and are effectively managed to maximize impact. This includes planning, implementation, monitoring, and reporting. The department works closely with non-profit organizations, for-profit entities, and public agencies to administer funds in accordance with the County’s Consolidated Plan and Annual Action Plans.

## **Consolidated Plan Public Contact Information**

County of Santa Barbara  
Community Services Department  
Housing and Community Development Division  
Joseph Dzvonik, Deputy Director of Housing and Community Development  
123 E. Anapamu Street, Suite 202  
Santa Barbara, CA 93101  
(805) 568-3523 / JDzvonik@countyofsb.org

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

### **1. Introduction**

The County of Santa Barbara conducted a comprehensive consultation process to ensure the 2025-2029 Consolidated Plan reflects the needs and priorities of residents, service providers, and community stakeholders. In compliance with 24 CFR Part 91, the County engaged a wide range of public and private agencies, regional planning entities, and service providers that support low- and moderate-income residents, special needs populations, and individuals experiencing homelessness. The goal of this process was to enhance coordination among local government agencies, non-profits, housing developers, businesses, and service organizations to create a cohesive strategy for improving housing affordability, public services, public facilities, and infrastructure. To facilitate the consultation process, the County solicited feedback through the following methods:

- Community Survey (web-based and paper)
- Community meetings
- Stakeholder Survey (web-based and paper)
- Stakeholder consultations
- Public hearings
- Receipt of written and oral comments

To gather the greatest breadth and depth of information, the County consulted with a wide variety of agencies, groups, and organizations concerning the housing, community, and economic development needs of the community.

Each of the agencies, groups, or organizations invited to consult and participate in the planning process is represented in Table 3. The input received from these consultations helped establish and inform the objectives and goals described in the Strategic Plan.

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

The County recognizes the importance of careful coordination and alignment among various service providers to maximize the effectiveness of the CDBG and HOME programs. As a result, during the development of the Consolidated Plan, the County consulted with organizations that provide assisted housing, health services, and other community-focused programs. Outreach efforts included surveys, invitations to community meetings, and follow-up interviews where appropriate.

The County further recognizes the importance of continued coordination and alignment during the upcoming five-year planning period with these organizations and agencies. The County will reinforce

these partnerships through the implementation of the Notice of Funding Availability (NOFA) process for CDBG and HOME funds each year and through technical assistance provided to subrecipients.

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

The Santa Maria/Santa Barbara County Continuum of Care (CoC) is comprised of a network of public, private, faith-based, for-profit, and non-profit service providers that collaborate to address homelessness and housing instability. The County of Santa Barbara, through its Housing and Community Development Division (HCD), serves as the Collaborative Applicant, Coordinated Entry System (CES) Lead Agency, and Homeless Management Information System (HMIS) Lead Agency for the CoC.

This collaborative structure supports a range of programs and services funded through federal, state, and local resources including street outreach, emergency shelters, permanent supportive housing, rapid re-housing, homelessness prevention, and supportive services. The County and CoC work in close partnership to ensure that housing and services are targeted and responsive to the evolving needs of individuals and families experiencing homelessness, including chronically homeless persons, veterans, families with children, unaccompanied youth, and those at risk of homelessness.

Ongoing coordination occurs through public meetings such as the CoC Membership and Board, as well as through working groups, regional action plan teams, and elected officials forums. These collaborative spaces allow for broad stakeholder participation, including individuals with lived experience of homelessness, service providers, housing developers, healthcare partners, and local jurisdictions.

Through regular consultation with the CoC, the County of Santa Barbara ensures that the Consolidated Plan reflects the needs of homeless populations and integrates with broader regional strategies. This partnership strengthens the County's ability to coordinate resources, bridge service gaps, and achieve shared goals to reduce homelessness and support housing stability for all residents.

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

Although not a direct Emergency Solutions Grant (ESG) entitlement community, the County consulted with a number of housing, social services, governmental, and other entities involved in housing and community development in the region. Through these consultations, the County identified the holistic needs of the community, including those for extremely low-income households and homeless persons, and how the County can continue to effectively coordinate with regional homeless service providers to

best meet the needs of these populations. The CoC was consulted to discuss performance standards, outcome evaluation methodologies, and policies and procedures for the use of HMIS.

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

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**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	County of Santa Barbara
	<b>Agency/Group/Organization Type</b>	Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management Publicly Funded Institution/System of Care Other government - County Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Anti-poverty Strategy Lead-based Paint Strategy Non-Housing Community Development Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.
2	<b>Agency/Group/Organization</b>	City of Buellton
	<b>Agency/Group/Organization Type</b>	Other government - Local Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Anti-poverty Strategy Lead-based Paint Strategy Non-Housing Community Development Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.
3	<b>Agency/Group/Organization</b>	City of Carpinteria
	<b>Agency/Group/Organization Type</b>	Other government - Local Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Anti-poverty Strategy Lead-based Paint Strategy Non-Housing Community Development Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.
4	<b>Agency/Group/Organization</b>	City of Goleta
	<b>Agency/Group/Organization Type</b>	Other government - Local Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Anti-poverty Strategy Lead-based Paint Strategy Non-Housing Community Development Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.
5	<b>Agency/Group/Organization</b>	City of Lompoc
	<b>Agency/Group/Organization Type</b>	Other government - Local Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Anti-poverty Strategy Lead-based Paint Strategy Non-Housing Community Development Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.
6	<b>Agency/Group/Organization</b>	City of Santa Barbara
	<b>Agency/Group/Organization Type</b>	Other government - Local Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Anti-poverty Strategy Lead-based Paint Strategy Non-Housing Community Development Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.
7	<b>Agency/Group/Organization</b>	City of Santa Maria
	<b>Agency/Group/Organization Type</b>	Other government - Local Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Anti-poverty Strategy Lead-based Paint Strategy Non-Housing Community Development Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.
8	<b>Agency/Group/Organization</b>	City of Solvang
	<b>Agency/Group/Organization Type</b>	Other government - Local Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Anti-poverty Strategy Lead-based Paint Strategy Non-Housing Community Development Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.

9	<b>Agency/Group/Organization</b>	Housing Authority of the County of Santa Barbara (HASBARCO)
	<b>Agency/Group/Organization Type</b>	Housing PHA Assisted Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.
10	<b>Agency/Group/Organization</b>	LEGAL AID FOUNDATION OF SANTA BARBARA COUNTY
	<b>Agency/Group/Organization Type</b>	Services - Housing Service-Fair Housing Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.
11	<b>Agency/Group/Organization</b>	Santa Maria/Santa Barbara County Continuum of Care (CoC)
	<b>Agency/Group/Organization Type</b>	Publicly Funded Institution/System of Care Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.
12	<b>Agency/Group/Organization</b>	Independent Living Resource Center
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.
13	<b>Agency/Group/Organization</b>	People's Self-Help Housing
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.
14	<b>Agency/Group/Organization</b>	DOMESTIC VIOLENCE SOLUTIONS FOR SANTA BARBARA COUNTY
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Victims of Domestic Violence

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Housing Community Development Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.
15	<b>Agency/Group/Organization</b>	GOOD SAMARITAN SHELTER
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.
16	<b>Agency/Group/Organization</b>	PEOPLE ASSISTING THE HOMELESS (PATH)
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.
17	<b>Agency/Group/Organization</b>	Child Abuse Listening and Mediation (CALM)
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Victims of Domestic Violence Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Non-Housing Community Development Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.
18	<b>Agency/Group/Organization</b>	Channel Islands YMCA
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education Services - Unaccompanied Youth
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.

19	<b>Agency/Group/Organization</b>	Meals on Wheels Santa Maria Valley
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Non-Housing Community Development Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.
20	<b>Agency/Group/Organization</b>	SANTA MARIA ORGANIZATION OF TRANSPORTATION HELPERS (SMOOTH)
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Non-Housing Community Development Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.
21	<b>Agency/Group/Organization</b>	Jodi House Brain Injury Support Center
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Non-Housing Community Development Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.
22	<b>Agency/Group/Organization</b>	CommUnify
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.
23	<b>Agency/Group/Organization</b>	Community Action Partnerships of SLO County (CAPSLO)
	<b>Agency/Group/Organization Type</b>	Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.
24	<b>Agency/Group/Organization</b>	Planned Parenthood of Central Coast
	<b>Agency/Group/Organization Type</b>	Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Non-Housing Community Development Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.
25	<b>Agency/Group/Organization</b>	Habitat for Humanity of Santa Barbara
	<b>Agency/Group/Organization Type</b>	Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.
26	<b>Agency/Group/Organization</b>	Community Partners in Caring
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.
27	<b>Agency/Group/Organization</b>	Santa Barbara Community Housing Corporation
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.
28	<b>Agency/Group/Organization</b>	NEW BEGINNINGS
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-homeless Homeless Veterans
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.
29	<b>Agency/Group/Organization</b>	Pacific Pride Foundation
	<b>Agency/Group/Organization Type</b>	Services-Persons with HIV/AIDS Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.
30	<b>Agency/Group/Organization</b>	Sarah House of Santa Barbara
	<b>Agency/Group/Organization Type</b>	Services-Persons with HIV/AIDS Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Non-Housing Community Development Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.
31	<b>Agency/Group/Organization</b>	University of California, Santa Barbara
	<b>Agency/Group/Organization Type</b>	Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Market Analysis Non-Housing Community Development Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.

32	<b>Agency/Group/Organization</b>	Santa Barbara County Workforce Development Board
	<b>Agency/Group/Organization Type</b>	Services-Employment Business Leaders Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Market Analysis Non-Housing Community Development Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.
33	<b>Agency/Group/Organization</b>	Court Appointed Special Advocates of Santa Barbara County
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Child Welfare Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Non-Housing Community Development Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.
34	<b>Agency/Group/Organization</b>	Federal Emergency Management Agency (FEMA)
	<b>Agency/Group/Organization Type</b>	Agency - Managing Flood Prone Areas Agency - Emergency Management Other government - Federal

	<b>What section of the Plan was addressed by Consultation?</b>	Hazard Mitigation
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.
35	<b>Agency/Group/Organization</b>	Federal Communications Commission
	<b>Agency/Group/Organization Type</b>	Services - Narrowing the Digital Divide Other government - Federal
	<b>What section of the Plan was addressed by Consultation?</b>	Broadband
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.
36	<b>Agency/Group/Organization</b>	CA Department of Housing and Community Development
	<b>Agency/Group/Organization Type</b>	Other government - State Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.
37	<b>Agency/Group/Organization</b>	California Technology Office
	<b>Agency/Group/Organization Type</b>	Services - Narrowing the Digital Divide
	<b>What section of the Plan was addressed by Consultation?</b>	Broadband

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.
38	<b>Agency/Group/Organization</b>	UNITED BOYS & GIRLS CLUB
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Housing Community Development Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.
39	<b>Agency/Group/Organization</b>	FOODBANK OF SANTA BARBARA COUNTY
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Housing Community Development Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.
40	<b>Agency/Group/Organization</b>	Alliance for Pharmaceutical Access
	<b>Agency/Group/Organization Type</b>	Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Housing Community Development Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.
41	<b>Agency/Group/Organization</b>	NORTH COUNTY RAPE CRISIS & CHILD PROTECTION CENTER
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Victims of Domestic Violence
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Non-Housing Community Development Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.
42	<b>Agency/Group/Organization</b>	THE SALVATION ARMY
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.

43	<b>Agency/Group/Organization</b>	Fighting Back Santa Maria Valley
	<b>Agency/Group/Organization Type</b>	Services-Children Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.
44	<b>Agency/Group/Organization</b>	Family Service Agency of Santa Barbara County
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Child Welfare Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Non-Housing Community Development Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.
45	<b>Agency/Group/Organization</b>	Isla Vista Youth Projects dba LEAP
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education

	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Non-Housing Community Development Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.
46	<b>Agency/Group/Organization</b>	Santa Barbara County Association of Governments
	<b>Agency/Group/Organization Type</b>	Services - Narrowing the Digital Divide Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Housing Community Development Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.
47	<b>Agency/Group/Organization</b>	Santa Barbara Neighborhood Clinics
	<b>Agency/Group/Organization Type</b>	Services-Health Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Non-Housing Community Development Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with residents, service providers, and selected departments through surveys, meetings, and email.

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

The County maintains a list of agencies, organizations and other stakeholders that have expressed an interest in the County’s CDBG and HOME programs and invited representatives from each entity to participate at multiple points in the planning process. All agencies were strongly encouraged to attend community meetings and participate in surveys.

Any agency or organization that was not consulted and would like to be included in the County’s list of stakeholders, may contact HCD at (805) 568-3520.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	County of Santa Barbara, Housing and Community Development	Consultation with the CoC indicates that the County's Consolidated Plan goals are consistent with the CoC's strategies.
Housing Element	County of Santa Barbara, Planning Department	The goals included in the Consolidated Plan are consistent with the Housing Element policies and objectives.
Permanent Local Housing Allocation	County of Santa Barbara, Housing and Community Development	The goals included in the Consolidated Plan are consistent with the PLHA objectives.

**Table 3 – Other local / regional / federal planning efforts**

**Narrative**

To enhance coordination among the CoC, public, and assisted housing providers and private and governmental health, mental health and service agencies, the County invited each of these entities to provide input on the needs of the community in the development of this Consolidated Plan.

HCD works with subrecipients of CDBG and HOME funds to ensure a coordinated effort among service agencies in the region to address the needs of Santa Barbara County residents, including but not limited to chronically homeless individuals and families, families with children,

veterans and their families, unaccompanied youth, and persons who were recently homeless but now live in permanent housing. To promote economic opportunities for low-income residents, the County coordinates with subrecipients, social service agencies, businesses, and housing developers to ensure that where there are job opportunities for low-income individuals in connection with HUD-assisted projects, information is disseminated through appropriate channels consistent with the objectives of Section 3 of the Housing and Community Development Act of 1968.

DRAFT

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

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

A summary of public comments will be added following the conclusion of the public comment period.

**Citizen Participation Outreach**

<b>Sort Order</b>	<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (If applicable)</b>

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

During the 2025-2029 five-year period of the Consolidated Plan, the County of Santa Barbara anticipates investing approximately \$16.7 million of CDBG and HOME funds to achieve the goals outlined in this Strategic Plan. It is important to note that the County’s annual allocation of CDBG and HOME funds are subject to change based on federal budget appropriations and shifts in demographic data used in HUD’s funding formulas.

For the 2026-2027 program year, the County anticipates it will receive \$1,121,045 in CDBG funds and \$1,048,342.93 in HOME funds. When combined with available prior year resources, the 2026-2027 Action Plan anticipates \$2,043,521.47 in CDBG and \$7,717,426.06 in HOME funds to be available for activities that will be implemented from July 1, 2026 to June 30, 2027.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,121,045.00	115,922.29	806,554.18	2,043,521.47	3,363,135.00	The expected amount available for the remainder of the Consolidated Plan period assumes level funding in future years.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,048,342.93	3,113,174.37	3,555,908.76	7,717,426.06	3,145,028.79	The expected amount available for the remainder of the Consolidated Plan period assumes level funding in future years.

Table 2 - Expected Resources – Priority Table

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

Depending on the nature and financing structure of a given activity, it may be advantageous for the County to use CDBG and HOME funds to leverage appropriate federal, state, local, and private resources, including but not limited to those listed below:

**Federal Resources**

- Continuum of Care (CoC) Program

- Emergency Solutions Grants (ESG), as pass-through from the State
- HUD Veterans Affairs Supportive Housing (HUD-VASH)
- Supportive Housing for the Elderly (Section 202)
- Supportive Housing for Persons with Disabilities (Section 811)
- Federal Low-Income Housing Tax Credit (LIHTC) Program

### **State Resources**

- State Low-Income Housing Tax Credit Program
- Permanent Local Housing Allocation (PLHA)
- CalHome Program
- Multifamily Housing Program (MHP)
- CalHFA Single and Multi-Family Program
- Mental Health Service Act (MHSA) Funding
- Justice Assistance Grant (JAG) Program
- Homeless Emergency Aid Program (HEAP)
- Homekey / Homekey+
- Prohousing Designation / Prohousing Incentive Program

### **Local Resources**

- Housing Authority of the County of Santa Barbara (HASBARCO)
- General fund
- Private Resources
- Federal Home Loan Bank Affordable Housing Program (AHP)
- Community Reinvestment Act Programs
- People’s Self-Help Housing
- Private Contributions

**HOME Match Requirements**

Under federal HOME regulations, the County of Santa Barbara must contribute a 25 percent local match to HOME-funded projects. The County works closely with members of the HOME Consortium and subrecipients to ensure the HOME match requirement is met.

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

As of the preparation of this Action Plan, the Housing Element Update and Workforce Housing Study have identified County-owned sites that may be suitable for addressing the needs identified in this plan. These publicly owned properties offer strategic advantages such as reduced land acquisition costs, favorable zoning, and streamlined permitting processes, which help overcome the primary barriers to developing affordable housing in high-cost, amenity-rich locations.

According to the County's most recently adopted Housing Element, these sites have the potential to support the development of approximately 320 housing units. More specifically, an estimated 271 of these units are projected to be affordable to low- and moderate-income households which aligns with the affordable housing goal outlined in this plan. As such, the County is committed to exploring opportunities to leverage these publicly owned sites in combination with CDBG and HOME funds to attract qualified housing developers and maximize the impact of limited public funding to meet high priority housing needs.

**Discussion**

The County anticipates investing approximately \$16.7 million in CDBG and HOME funds during the Consolidated Plan period to enhance public services, expand and preserve the supply of affordable housing, and improve public facilities and infrastructure. These funds will be strategically leveraged with federal, state, local, and private resources to maximize the impact of these initiatives.

## Annual Goals and Objectives

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

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2025	2029	Affordable Housing	Buellton Carpinteria Santa Maria Lompoc Goleta Countywide	Increase the supply of affordable housing Preserve the supply of affordable housing Ensure equal access to housing opportunities	CDBG: \$758,034.00 HOME: \$250,156.00 HOME, CHDO: \$161,054.30	Rental units rehabilitated: 334 Household Housing Unit Homeowner Housing Rehabilitated: 35 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 110 Households Assisted
2	Homeless Services	2025	2029	Homeless	Countywide	Prevent and reduce homelessness	CDBG: \$30,000.00	Public service activities other than Low/Moderate Income Housing Benefit: 270 Persons Assisted
3	Public Services	2025	2029	Non-Housing Community Development	Countywide	Expand public services for LMI residents	CDBG: \$96,626.00	Public service activities other than Low/Moderate Income Housing Benefit: 676 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Public Facilities and Infrastructure Improvements	2025	2029	Non-Housing Community Development	Countywide	Address material barriers to accessibility Improve public facilities and infrastructure	CDBG: \$500,000.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 70 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Planning and Administration	2025	2029	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Countywide	Increase the supply of affordable housing Preserve the supply of affordable housing Ensure equal access to housing opportunities Prevent and reduce homelessness Expand public services for LMI residents Address material barriers to accessibility Improve public facilities and infrastructure	CDBG: \$224,209.00 HOME: \$104,834.29	Other: 2 Other

Table 3 – Goals Summary

**Goal Descriptions**

<b>1</b>	<b>Goal Name</b>	Affordable Housing
	<b>Goal Description</b>	<p>Increase the supply of affordable rental housing for low- and moderate-income households, including units for residents with special needs and persons experiencing homelessness.</p> <p>Preserve the supply of safe, decent, and affordable housing for low- and moderate-income households. This includes the rehabilitation of existing owner-occupied housing units, with a focus on improving accessibility and addressing health and safety hazards. Where appropriate, energy efficiency improvements and conservation measures will be implemented to increase sustainability, reduce monthly household utility costs, and promote long-term affordability. This also includes the provision of rental assistance to individuals and families experiencing economic distress and at-risk of homelessness.</p>
<b>2</b>	<b>Goal Name</b>	Homeless Services
	<b>Goal Description</b>	<p>Strengthen the system of care to meet the unique needs of individuals and families experiencing or at-risk of homelessness. This includes investments in prevention and shelter diversion strategies, expanded emergency shelter and transitional housing capacity, and supportive pathways to stable, permanent housing through flexible financial assistance and comprehensive wraparound services.</p>
<b>3</b>	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	<p>Expand and support a comprehensive network of public services that address the critical needs of low- and moderate-income households and residents with special needs, such as seniors, individuals with disabilities, and survivors of domestic violence. These programs are intended to promote safety, stability, and self-sufficiency for underserved populations and prevent crises such as homelessness and ameliorate the effects of poverty.</p>

<b>4</b>	<b>Goal Name</b>	Public Facilities and Infrastructure Improvements
	<b>Goal Description</b>	Invest in the improvement of public facilities and infrastructure that primarily serve low- and moderate-income residents. Improvements may include parks, youth and senior centers, emergency shelters, sidewalks, street lighting, and other critical infrastructure that enhances neighborhood safety, accessibility, and quality of life. Priority will be given to projects that serve predominantly low- and moderate-income areas, or residents presumed under HUD regulations to be low- and moderate-income such as seniors, severely disabled adults, survivors of domestic violence, and residents experiencing homelessness. Where possible, improvements will remove material and architectural barriers to accessibility, in compliance with the Americans with Disabilities Act (ADA). This includes facilities owned and operated by the County as well as facilities owned and operated by non-profit organizations that serve the public during normal business hours.
<b>5</b>	<b>Goal Name</b>	Planning and Administration
	<b>Goal Description</b>	Provide for the timely and compliant administration of the CDBG and HOME programs in accordance with HUD policy and federal regulations. Activities include overall program oversight, planning, performance evaluation, reporting, and coordination with community stakeholders to ensure resources are aligned with community needs and priorities.

## AP-35 Projects - 91.420, 91.220(d)

### Introduction

To address the high priority needs identified in the Strategic Plan to the 2025-2029 Consolidated Plan, the County of Santa Barbara will invest CDBG and HOME funds in projects that provide public services to low- and moderate-income households and homeless residents, preserve and develop affordable housing, and improve public facilities and infrastructure. Together, these projects will address the housing and community development needs of residents.

#	Project Name
1	Affordable Housing
2	Homeless Services
3	Public Services
4	Public Facilities and Infrastructure Improvements
5	Program Administration

**Table 4 – Project Information**

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

Based on the Strategic Plan, the County is allocating 100 percent of its CDBG and HOME funds (excluding program administration) for program year 2026-2027 toward projects and activities that benefit low- and moderate-income people.

The primary obstacles to meeting the underserved needs of low- and moderate-income residents include lack of funding from federal, state and other local sources, the high cost of housing that is not affordable to low-income households, and the lack of availability of home improvement financing in the private lending industry. To address these obstacles, the County is investing CDBG and HOME funds through the 2026-2027 Action Plan in projects that develop and preserve affordable housing, provide public services to low- and moderate-income households and homeless residents, and improve public facilities and infrastructure.

**AP-38 Project Summary**  
**Project Summary Information**

1	<b>Project Name</b>	Affordable Housing
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Increase the supply of affordable housing Preserve the supply of affordable housing Ensure equal access to housing opportunities
	<b>Funding</b>	:
	<b>Description</b>	Preserve and increase the supply of affordable housing for low- and moderate-income households, residents with special needs, and persons experiencing homelessness. This includes support for the Tenant-Based Rental Assistance (TBRA) program, the development of affordable rental units, and the rehabilitation of existing homeowner housing.
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	City of Santa Maria: TBRA Program (65 Households) - \$150,000 City of Lompoc: TBRA Program (45 Households) - \$100,156 CAPSLO: Home Repair Program (35 Households/Housing Units) - \$247,794 St. Vincent's Foundation: Family Strengthening Program Roof Replacement (27 Households/Housing Units) - \$200,000 Turner Foundation: Westside Apartment Windows (307 Households/Housing Units) - \$310,240
2	<b>Project Name</b>	Homeless Services
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Homeless Services
	<b>Needs Addressed</b>	Prevent and reduce homelessness
	<b>Funding</b>	:
	<b>Description</b>	Assist homeless residents and those at-risk of homelessness with emergency shelter, affordable housing, flexible funds, and supportive services to prevent and reduce homelessness.

	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	270 homeless persons
	<b>Location Description</b>	
	<b>Planned Activities</b>	Channel Islands YMCA: Noah's Anchorage (270 Persons) - \$30,000
<b>3</b>	<b>Project Name</b>	Public Services
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Expand public services for LMI residents
	<b>Funding</b>	:
	<b>Description</b>	Provide a range of public services for low- and moderate- income residents to ameliorate the effects of poverty.
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	676 low-income persons assisted
	<b>Location Description</b>	
	<b>Planned Activities</b>	CALM: Childhood Trauma Treatment (200 Persons) - \$70,000 PSHH: Camino Scholars (45 Persons) - \$13,313 UBGC: Carpinteria Club (431 Persons) - \$13,313
<b>4</b>	<b>Project Name</b>	Public Facilities and Infrastructure Improvements
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Public Facilities and Infrastructure Improvements
	<b>Needs Addressed</b>	Address material barriers to accessibility Improve public facilities and infrastructure
	<b>Funding</b>	:
	<b>Description</b>	Improve public facilities and infrastructure to benefit low- and moderate-income residents or those presumed under HUD regulations to be low- and moderate-income such as elderly and disabled adults.
	<b>Target Date</b>	6/30/2027

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	70 low-income persons assisted
	<b>Location Description</b>	
	<b>Planned Activities</b>	CommUnify: Fesler Childcare Center (70 persons) - \$500,000
<b>5</b>	<b>Project Name</b>	Program Administration
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Affordable Housing Homeless Services Public Services Public Facilities and Infrastructure Improvements Planning and Administration
	<b>Needs Addressed</b>	Increase the supply of affordable housing Preserve the supply of affordable housing Ensure equal access to housing opportunities Prevent and reduce homelessness Expand public services for LMI residents Address material barriers to accessibility Improve public facilities and infrastructure
	<b>Funding</b>	:
	<b>Description</b>	Overall administration of the CDBG and HOME program which includes preparation and submission of the Action Plan and CAPER, IDIS data input, provision of technical assistance, monitoring, and fiscal management.
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	County of Santa Barbara: CDBG Administration - \$224,209.00 County of Santa Barbara: HOME Administration - \$104,834.29

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

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

Assistance will be primarily directed to activities that serve low- and moderate-income residents countywide. During the 2026-2027 program year, no new activities will rely on the established low- and moderate-income area.

The low- and moderate-income census tract/block groups are shown on the map included in Appendix B of this Consolidated Plan. Based on 2016-2020 ACS data, the CDBG Urban County qualifies as an “exception grantee” with an exception threshold of 47.5%. This means that, for the purposes of the CDBG program, an area is considered low- and moderate-income if at least 47.5% of residents have household incomes at or below 80% of AMI. Consequently, CDBG-funded activities that qualify under the area benefit criteria must serve areas where at least 47.5% of residents are low- and moderate-income.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Buellton	4
Carpinteria	1
Santa Maria	8
Lompoc	5
Goleta	
Countywide	82

**Table 5 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

As the lead entity for both the CDBG Urban County Partnership and the HOME Consortium, the County administers each program on behalf of its participating jurisdictions. Under the CDBG Urban County Partnership, each jurisdiction receives a distribution of CDBG funds, which may be awarded to eligible projects within their respective communities or pooled with the County’s allocation to be awarded by the County. Similarly, under the HOME Consortium, each member jurisdiction receives a share of HOME funds, which may be used to support eligible projects locally or combined with the County’s distribution to support projects throughout the County.

For the 2026-2027 program year, all County activities will target low- and moderate-income clientele.

### **Discussion**

The County of Santa Barbara is allocating 100% percent of its non-administrative CDBG and HOME funds

for program year 2026-2027 to activities that benefit low- and moderate-income residents.

## Affordable Housing

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

#### Introduction

Two high priority affordable housing needs are identified in the 2025-2029 Consolidated Plan and one Strategic Plan goal is established to provide the framework necessary to invest CDBG and HOME funds to address the affordable housing needs of the CDBG Urban County and HOME Consortium. During the 2026-2027 program year, the County will implement the following affordable housing activities:

- TBRA Program – 110 households
- Rental Housing Rehabilitation – 334 households / housing units
- Homeowner Home Repair – 35 households / housing units

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	479
Special-Needs	0
Total	479

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

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	110
The Production of New Units	0
Rehab of Existing Units	369
Acquisition of Existing Units	0
Total	479

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

#### Discussion

During the 2026-2027 program year, the County plans to utilize \$250,156 in HOME funds to provide rental assistance to 110 eligible tenants. The County will also support preservation of existing housing units by providing \$247,794 in CDBG funds to CAPSLO for a homeowner home repair program and by providing \$200,000 in CDBG funds to St. Vincent's Institution and \$310,240 in CDBG funds to the Turner Foundation for rehabilitation of existing multifamily rental housing.

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

### **Introduction**

The Housing Authority of the County of Santa Barbara (HASBARCO) plays a vital role in addressing the affordable housing needs of residents throughout the County. By building, acquiring, owning, managing, and maintaining residential rental units for extremely low- and low-income households, HASBARCO ensures residents have access to stable and affordable housing.

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

The HOME Consortium has provided funding on a project-by-project basis to HASBARCO in the past. For example, HASBARCO was granted authority to convert 52 public housing units in Guadalupe to 80 new Section 8 units under HUD's Rental Assistance Demonstration (RAD) program in 2020. The 80-unit project, known as Escalante Meadows, was completed during the 2024-2025 program year. HASBARCO has completed conversion of its Public Housing Portfolio to Tax Credit developments through the Rental Assistance Demonstration Program (RAD). The County will continue to work in conjunction with HASBARCO to identify additional opportunities to address the needs of extremely low- and low-income households.

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

The Housing Authority of the County of Santa Barbara (HASBARCO) encourages resident involvement and actively seeks input from residents on the management and implementation of HASBARCO policies and procedures in each local housing area. HASBARCO also partners with various organizations that provide supportive services designed to assist clients with attaining self-sufficiency, including homeownership education.

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

Not applicable, HASBARCO is designated as a High Performing PHA.

### **Discussion**

Through participation in the Program Coordination Committee (PCC), the County continues to support HASBARCO in effective administration of its limited affordable housing resources. The County also continues to work with the agency to include the residents with Housing Choice Vouchers in the federally funded programs administered by the County.

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

### **Introduction**

Preventing and reducing homelessness is a HUD priority addressed regionally through the coordination of strategies carried out locally by government agencies and wide variety of community-based organizations.

As the lead agency for the Santa Maria/Santa Barbara County Continuum of Care (CoC), the County participated in the development of the Community Action Plan to Address Homelessness. The Plan includes a comprehensive work plan with the following five key strategies to address homelessness:

- Increase access to safe, affordable housing
- Use best practices to deliver tailored support services
- Build a collective action plan
- Strengthen support system to obtain and maintain housing
- Build provider capacity to address complex needs

Consistent with this approach, the County continues to support the efforts of the CoC and its member organizations that address homelessness throughout the County of Santa Barbara. In alignment with this strategy, the County will use CDBG, HOME, and other resources to support service providers that conduct street outreach, provide rapid re-housing assistance, prevent homelessness through rental assistance, and to preserve and expand the supply of affordable housing throughout the jurisdiction. The construction of new affordable housing developments assisted with HOME funds is anticipated to include designated permanent supportive housing units for persons moving from homelessness.

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

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

The County of Santa Barbara works closely with regional service providers to ensure that homeless individuals have access to housing assistance, supportive services, and case management. The County will continue working with its partners to expand housing-first programs, increase emergency shelter capacity, and strengthen outreach initiatives to connect individuals with available support services.

During the 2026-2027 program year, the County will invest \$230,000 in CDBG and \$250,156 in HOME

funds to the following activities to prevent and reduce homelessness:

- City of Santa Maria: TBRA Program (65 households assisted) - \$150,000
- City of Lompoc: TBRA Program (45 households assisted) - \$100,156
- St. Vincent's Institution: Family Strengthening Program Roof Replacement (27 households assisted) - \$200,000
- Channel Islands YMCA: Noah's Anchorage (270 persons assisted) - \$30,000

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The ultimate solution to ending homelessness is transitional to permanent housing closely aligned with supportive services that ensure housing stability can be maintained. However, one of the most pressing challenges is the lack of emergency and transitional housing options. The existing shelter system does not have enough capacity to serve all individuals in need, particularly families with children and unaccompanied youth. Limited funding for public services also restricts the County's ability to expand supportive housing programs and case management services. To address these gaps, the County will support St. Vincent's Institution with a roof replacement at its Family Strengthening Program cottages to preserve the existing stock of transitional housing.

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

To address the needs of homeless families, families with children, and veterans and their families, the County will support Channel Islands YMCA which provides case management with the goal of helping these individuals enter their own permanent housing. Additionally, the CoC was awarded \$5.3 million in Youth Homeless Demonstration Program (YHDP) funds. A collaborative team of service providers, educational institutions, and local jurisdictions are implementing a Coordinated Community Plan (CCP) to end youth homelessness through funding youth specific projects.

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

### **employment, education, or youth needs.**

To help low-income individuals and families avoid becoming homeless, the County will support Channel Islands YMCA which provides a range of services to connect residents experiencing or at-risk of homelessness to existing short-term housing and assistance programs based on their eligibility and need. Moreover, the HOME Consortium will continue implementing its TBRA program which provides rental assistance to help low-income households avoid becoming homeless.

The County continues to coordinate with members of the CoC and other subrecipients receiving CDBG funds to ensure that its HUD-funded programs are targeted, to the greatest extent feasible, to address the discharge of persons from publicly funded institutions or systems of care so that these individuals and families have access to public services and affordable housing opportunities necessary to prevent homelessness. The County will continue to explore additional ways to prevent and address homelessness caused by discharge from public institutions.

### **Discussion**

The County will use CDBG, HOME, and other funds to support service providers to prevent homelessness and to expand the supply of affordable housing in Santa Barbara County for extremely low- and low-income residents.

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

### **Introduction**

A barrier to affordable housing is a public policy or regulation that constrains the development and preservation of affordable housing such as tax policy, land use controls, zoning ordinances, building codes, growth limits, environmental protection, and fees. Barriers to affordable housing are distinguished from impediments to fair housing choice in the sense that barriers are lawful and impediments to fair housing choice are usually unlawful.

Based on information gathered and resident feedback, the primary barriers to affordable housing in Santa Barbara County are housing affordability and the lack of monetary resources necessary to develop and sustain affordable housing. The two barriers are related in the sense that demand for affordable housing exceeds the supply, and insufficient resources are available to increase the supply of affordable housing to meet demand.

For low- and moderate-income households, finding and maintaining decent affordable housing is difficult due to the high cost of housing. Based on the Needs Assessment and Market Analysis, there is a high need for housing units affordable for low- and moderate-income households. Approximately 67% of the County's low- and moderate-income households experience a cost burden, meaning they pay more than 30% of their income for housing. Consistent with available data, responses to the Resident Survey indicate a high need for additional affordable housing throughout the County.

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

To address these barriers, Santa Barbara County is implementing a coordinated strategy that combines targeted investment of federal funds with policy reforms set forth in the 2023-2031 Housing Element, adopted in 2023. The Housing Element includes six overarching goals, implemented through 25 programs and 99 actions designed to facilitate the development of affordable housing and remove or reduce governmental constraints.

As part of this strategy, the County will invest a significant portion of CDBG and HOME funds in 2026-2027 to preserve 35 existing owner-occupied housing units, preserve 334 existing affordable rental units, and provide tenant-based rental assistance to 110 low-income households. The County has also updated its zoning ordinances to align with State law and better facilitate the development of affordable housing, including:

- Low-Barrier Navigation Centers (AB 101): In February 2024, the County adopted zoning ordinance amendments to allow LBNCs by-right in qualifying zones, with objective development

standards and streamlined permit procedures.

- State Density Bonus Law (SDBL): The County prepared ordinance updates to incorporate changes from eight new State bills (AB 1763 (2019), AB 2345 (2020), AB 634 (2021), SB 728 (2021), SB 290 (2021), AB 682 (2022), AB 1287 (2023), and AB 323 (2023)), to encourage developers to increase the number of affordable units in their housing projects by expanding density bonus incentives and clarifying approval procedures.
- Supportive Housing (AB2162): Ordinance amendments now allow qualifying supportive housing projects as a use by-right in zones permitting multifamily and mixed-use development, eliminating discretionary review and environmental (CEQA) requirements.
- Qualifying Housing Streamlined Review (SB 35): Drafted ordinance amendments that support the streamlined processing of projects where at least 50% of units are affordable to lower income households.
- Objective Design Standards: To comply with AB 2162, SB 35, Housing Accountability Act (Government Code section 65589.5), and other State laws, the County adopted objective design standards for multifamily and mixed-use housing in areas outside the Montecito Plan Area and Coastal Zone in 2023, and within the Montecito Plan Area and Coastal Zone in early 2024.
- The County has also promoted the development of Accessory Dwelling Units (ADUs) through updates to the zoning ordinances. These amendments reduced the development standards and streamlined the permitting process for most ADUs. As a result, the County has seen a significant increase in ADUs, many of which are affordable to low- and moderate-income households.

Through these ongoing efforts, the County is taking a comprehensive and proactive approach to addressing barriers to affordable housing by aligning land use policies and strategically deploying federal funds to expand access to affordable housing.

## **Discussion**

To address housing affordability and the lack of monetary resources for affordable housing, the County will continue to leverage its CDBG and HOME funds to attract private and other available resources to incentivize the development of new affordable housing units and the preservation of existing affordable housing.

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

### **Introduction**

In the implementation of the 2026-2027 Annual Action Plan, the County will invest CDBG and HOME resources to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure, and enhance coordination between public and private housing and social service agencies.

### **Actions planned to address obstacles to meeting underserved needs**

The primary obstacles to meeting the underserved needs of low- and moderate-income people include lack of funding from federal, state and other local sources, the high cost of housing that is not affordable to low-income households, and the lack of home improvement financing in the private lending industry. To address these obstacles, the County is investing CDBG and HOME funds through the 2026-2027 Action Plan in activities that provide public services to low- and moderate-income residents and those that are homeless. Additionally, the County will support a variety of financial assistance programs that will enable eligible households to receive rental support. Lastly, the County will finance the development of new housing units that are affordable to low- and moderate-income residents.

### **Actions planned to foster and maintain affordable housing**

During the 2026-2027 program year, the County will invest HOME funds to preserve and maintain affordable housing through the TBRA program by financially assisting low-income residents who are at risk of experiencing homelessness through rental payments. In addition, Santa Barbara County will allocate HOME funds to develop housing units that are affordable to low- and moderate-income households.

### **Actions planned to reduce lead-based paint hazards**

The Residential Lead Based Paint Hazard Reduction Act of 1992 (Title X) emphasizes prevention of childhood lead poisoning through housing-based approaches. To reduce lead-based paint hazards, the County of Santa Barbara will conduct lead-based paint testing and risk assessments for each property assisted that was built prior to January 1, 1978 and will incorporate safe work practices or abatement into the scope of work as required to reduce lead-based paint hazards in accordance with 24 CFR Part 35.

### **Actions planned to reduce the number of poverty-level families**

The implementation of CDBG and HOME activities meeting the goals established in this Action Plan will

help to reduce the number of poverty-level families by:

- Providing public services designed to address the needs of at-risk youth, seniors, and residents with special needs
- Assisting homeless residents and those at-risk of homelessness with emergency shelter, affordable housing, flexible funds, and supportive services to prevent and reduce homelessness
- Improving public facilities and infrastructure to benefit residents in predominantly low- and moderate-income areas or those presumed under HUD regulations to be low- and moderate-income such as the elderly and disabled adults
- Supporting activities that preserve the existing housing stock and increase the supply of housing that is affordable to low- and moderate-income households
- Providing Tenant-Based Rental Assistance (TBRA) to low-income households to alleviate housing cost burdens and ensure housing stability

In addition to these efforts, mainstream state and federal resources also contribute to reducing the number of individuals and families in poverty. Federal programs such as the Earned Income Tax Credit and Head Start provide pathways out of poverty for families who are ready to pursue employment and educational opportunities. Additionally, in California, the primary programs that assist families in poverty are CalWORKs, CalFresh (formerly food stamps) and Medi-Cal. Together, these programs provide individuals and families with employment assistance, subsidies for food, medical care, childcare and cash payments to meet basic needs such as housing, nutrition and transportation.

### **Actions planned to develop institutional structure**

The County of Santa Barbara's institutional delivery system is highly collaborative, well-structured, and equipped with experienced public and private sector partners. One of the key strengths of the system is the diverse network of service providers capable of leveraging CDBG and HOME funds to address affordable housing, public services, and community development needs. To enhance the effectiveness of the institutional delivery system and address service gaps, the County will collaborate with affordable housing developers and nonprofit agencies receiving CDBG and HOME funds through the 2026-2027 Action Plan to ensure that the needs of low- and moderate-income residents are met as envisioned within the 2025-2029 Consolidated Plan.

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

To enhance coordination between public and private housing and social service agencies, the County will continue consulting with and inviting the participation of a wide variety of agencies and organizations involved in the delivery of housing and supportive services to low- and moderate-income residents throughout Santa Barbara. With improvements in technology, the County will expand its outreach efforts to enhance coordination with public and private housing and social service agencies

through social media platforms such Facebook, Twitter, Instagram, etc.

## **Discussion**

In the implementation of the 2026-2027 Annual Action Plan, the County will invest CDBG and HOME resources to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure, and enhance coordination between public and private housing and social service agencies.

## Program Specific Requirements

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

#### Introduction

In the implementation of programs and activities under the 2026-2027 Annual Action Plan, the County will follow all HUD regulations concerning the use of program income, forms of investment, overall low- and moderate-income benefit for the CDBG program, and recapture requirements for the HOME program.

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

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	115,922
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>115,922</b>

#### Other CDBG Requirements

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

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

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

The County will not use any other forms of investment beyond those identified in Section 92.205.

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

During the 2026-2027 program year, the County of Santa Barbara will not implement any HOME-assisted homebuyer activities. However, if the County were to add homebuyer activities in the future, it will incorporate resale provisions into written agreements and long-term affordability covenants as required by 24 CFR 92.254.

The resale provision ensures that HOME-assisted housing remains affordable to subsequent buyers for the duration of the affordability period, regardless of changes in ownership. The affordability period is based on the amount of HOME assistance provided and is enforced through a deed restriction or other legally binding mechanism approved by the County. Under the resale model, if the original homebuyer sells the property before the end of the affordability period, the new buyer must be low-income and occupy the home as their principal residence. The resale price must also be affordable to a reasonable range of low-income buyers.

The County will establish a maximum resale price formula that considers the original purchase price, documented capital improvements made by the homeowner, and a reasonable rate of return. This ensures the original homebuyer receives a fair return on investment, while preserving the unit's long-term affordability. The County will also ensure the unit is marketed to income-eligible households in a fair manner and will provide oversight during the resale process to ensure compliance with all applicable requirements.

If a HOME-assisted property subject to the resale requirement goes into foreclosure or if other circumstances arise that challenge enforcement, the County will evaluate its available options to preserve affordability to the extent feasible. In all cases, the County will retain responsibility for monitoring compliance with the affordability restrictions and will maintain appropriate documentation to demonstrate adherence to federal regulations.

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

The HOME-assisted housing must meet the affordability requirements for not less than the applicable period specified in the following table, beginning after project completion. The per unit amount of HOME funds and the affordability period that they trigger are as follows:

Under \$15,000 - 5 years

\$15,000 to \$40,000 - 10 years

Over \$40,000 - 15 years

During the affordability period, if the original buyer sells or transfers the property, the County will enforce resale provisions to ensure that the HOME-assisted unit remains affordable to low-income households. These requirements will be outlined in a deed restriction or covenant and secured by legally binding agreements recorded against the property at the time of purchase.

Under the resale provision, the unit must be sold to a new, income-eligible buyer whose household income does not exceed 80% of AMI, and who will occupy the unit as their principal residence. The resale price must be affordable to a reasonable range of low-income buyers, ensuring that the housing cost does not exceed 30% of the household's gross income. The County will monitor resale transactions to confirm compliance with affordability requirements, including household income verification, resale pricing, and owner-occupancy.

To provide a fair return to the original homeowner while preserving long-term affordability, the resale price may include the homeowner's initial investment (such as a down payment), the value of documented and County-approved capital improvements, and a limited, reasonable return on investment based on the length of time the homeowner occupied the unit. Capital improvements must meet minimum threshold requirements (e.g., cost of at least \$2,500 per item and a useful life of five years or more), and must be supported by verifiable documentation.

In the event of foreclosure or other involuntary transfer, the County will make reasonable efforts to preserve affordability through the purchase of the property or other means, as feasible. The resale restrictions will remain in effect for the duration of the affordability period, regardless of changes in ownership, unless otherwise determined by HUD regulations or guidance.

The affordability period and resale restrictions will be enforced through a deed restriction or covenant that specifies the duration of affordability, resale terms, and County monitoring responsibilities. The County will maintain appropriate systems and procedures to track compliance with these requirements for the duration of the affordability period.

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

The County does not intend to use HOME funds under the 2026-2027 Annual Action Plan to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with

special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

Not applicable.

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

Not applicable.

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

Not applicable.