

ATTACHMENT B

**Santa Barbara County
HOME Consortium
Draft 2008-2009 Action Plan**

Public Comments Welcome, April 11, 2008 – May 12, 2008

Please send comments to:

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Third Program Year Action Plan - 2008

This document consists of Narrative Responses to specific questions that the Santa Barbara County HOME Consortium must respond to in order to be compliant with the Consolidated Planning Regulations.

GENERAL

Executive Summary

The United States Department of Housing and Urban Development (HUD) awards HOME Investment Partnerships (HOME) Program funds annually to entitlement jurisdictions, such as the Santa Barbara County HOME Consortium. The Consortium includes the County of Santa Barbara as the lead agency and the six member cities of Buellton, Carpinteria, Goleta, Lompoc, Santa Maria, and Solvang. As a program requirement, entitlement jurisdictions such as the Santa Barbara County HOME Consortium are required to annually submit this document called the *Action Plan*. It must be noted here that member cities of Goleta, Lompoc and Santa Maria are also entitlement jurisdictions for the federal Community Development Block Grant (CDBG) program. *As a requirement for the CDBG program, the three cities submit separate Action Plan(s) detailing their CDBG and HOME resources as well.* Furthermore, the County of Santa Barbara recently formed a partnership with the cities of Buellton, Carpinteria, Lompoc and Solvang, qualifying them for CDBG Entitlement funds through the Federal Department of HUD. This CDBG Partnership submits a separate Action Plan for the CDBG Program, so details of the HOME Program only will be found in this document, while CDBG activities and details are outlined separately.

The **2008-2009 Action Plan** details the Santa Barbara County HOME Consortium's implementation plan for housing projects and other activities anticipated to be carried out using federal HOME funds for the program year 2008-2009. All activities to be undertaken are intended to meet the long-term strategies and priority needs identified in the County's **2006-2010 Consolidated Plan**.

During the Process of the 2006-2010 Consolidated Plan, the Santa Barbara County HOME Consortium used a combination of community forums, consultations with area experts on housing/community affairs, and a housing needs assessment based on the CHAS (Comprehensive Housing Affordability Strategy) data to determine housing priorities and strategies. Consequent to these deliberations, the following housing priorities have been established for the upcoming Plan period:




- Rental housing opportunities for large extremely low, very low and low-income families.
- Rental housing opportunities for small, extremely low, very low, and low-income households including units for elderly and special needs households.
- Homeownership opportunities for low-income first time homebuyers.
- Permanent Supportive Housing / Transitional Homes / SROs to address the needs of the homeless and / or special needs clients and the extremely low, very low and low-income individuals and families who are at imminent risk of becoming homeless.

The Santa Barbara County HOME Consortium uses several selection criteria relevant to the programs/projects before making a final selection. Each year’s HOME allocation is distributed among the Consortium members based on the following formula:

A + B + 2C, where

A = Population
B = Overcrowding
C = Below Poverty

While Santa Barbara County is the lead agency for the Consortium, all member cities have total decision making power regarding choice of projects/activities within their respective jurisdiction. For the Santa Barbara County HOME Consortium the highlights for the program year 2008-2009 are presented in the following table:

	For the Program Year 2008-09, the Santa Barbara County HOME Consortium received a HOME entitlement award of \$1,592,060 . After a set-aside of 10 percent administration and 5 percent program implementation costs, a total of \$1,361,211 will be made available to fund HOME projects in the area.
	For the Program Year 2008-09, the Santa Barbara County HOME Consortium received an ADDI (American Dream Down payment Initiative) allocation of \$26,091
	For the Program Year 2008-09, the Santa Barbara County HOME Consortium is considering reservation of HOME funds for the following projects: <ul style="list-style-type: none"> • Project: Dahlia Court Apartments, City of Carpinteria Sponsor: People’s Self-Help Housing Corporation Reserved: \$41,527 (City of Carpinteria HOME funds) Type: Land Acquisition • Project: Sumida Gardens Sponsor: The Towbes Group Reserved: \$630,000 (City of Goleta HOME funds) Type: New Construction • Project: McClelland and Inger St. Project Sponsor: Thompson Associates Reserved: \$477,020 (\$352,669 City of Santa Maria HOME, \$124,351 Unincorporated County HOME funds) Type: New Construction • Project: Foreclosure Prevention Counseling Countywide Sponsor: Peoples’ Self Help Housing Reserved: \$24,000 (\$12,000 City of Santa Maria HOME, \$12,000 Unincorporated County HOME) Type: Foreclosure Prevention • Project: Casa del Desarrollo, City of Lompoc Sponsor: Lompoc Housing and Community Development Corporation Reserved: \$188,664 (City of Lompoc HOME funds) Type: Development of a 19-unit Single Room Occupancy complex



For the Program Year 2008-09, the County's Continuum of Care program was awarded **\$1,365,765** in federal McKinney-Vento Homeless Assistance Funds.

General Questions

I. Geographic Distribution of Projects

For the program year 2008-2009, five different projects have been approved for *reservation of funds*. The Santa Barbara County HOME Consortium allocates funding based on a wide variety of factors and not on the basis of location alone. However, projects intended for areas of low-income families and/or racial/minority concentration are always given high priority. The projects chosen for this year's reservation are spread across the entire geography of the Consortium.

List of Program Year Projects and Locations

Project	Location
Dahlia Court Apartments	City of Carpinteria
Sumida Gardens	City of Goleta
McClelland and Inger St.	City of Santa Maria
Casa del Desarrollo	City of Lompoc
Foreclosure Prevention Program	Countywide

The distribution of HOME funds between the various Consortium members is based on poverty (weighted twice), population, and overcrowding. While this distribution formula in itself ensures distribution of resources to areas with higher poverty, the final allocation is made on the basis of several relevant factors. The subsequent section details the basis for allocation of funds.

II. Allocation of Resources

The Santa Barbara County HOME Consortium geographically allocates available resources (HOME, CDBG, McKinney Homeless funds and other locally generated funds) primarily based on the Project's *competitiveness* and *match* to the funding source's requirements. The determination of competition & match is structured upon federal and local funding guidelines that have been detailed in the County's *Administration and Funding Guidelines*. The guidelines, procedures and more specific funding criteria and process detailed in this document provide direction for use of all program funding with the exception of that targeted toward the housing

rehabilitation and homebuyer assistance programs which are not project based. It is noteworthy that, based on funding guidelines, the Local County trust fund money available through the Inclusionary Housing Program and the Socio-Economic Mitigation Program must be expended in the market area from which they were exacted. The distribution of these local funds is based on area of economic impact rather than poverty, population, or housing need.

In essence, rather than just location, selection of projects is based upon the several determining factors including:

- **HOME/CDBG/Local Funds eligibility.**
- **Conformance with the priorities established in the Consolidated Plan.**
- **Financial feasibility of the proposed project.**
- **Cost Efficiency**
- **Project readiness (projects in construction phase are given priority).**
- **Administrative capacity of the applicant.**
- **Track record of performance in previous County funded developments.**
- **Probability of local approvals.**
- **Demonstration of site control.**
- **Relocation Potential.**
- **Neighborhood Compatibility and Design.**

III. Addressing Obstacles to Meeting Underserved Needs

The following actions that are all currently underway and will be continuing through Program Year 2008-2009 are intended to address obstacles to meeting underserved needs:

- The county is currently pursuing state certification of its Housing Element. On May 9th, 2006 the Board of Supervisors adopted the 2003-2008 Amended Housing Element, and the state granted conditional certification in August, 2006. The following are reforms designed to remove regulatory barriers to development of affordable housing that have been approved in Santa Barbara County within the past 5 years:
 - Permission for landowners to develop farm employee housing as a right.
 - Increases in density allowances for developers who include affordable housing on site.
 - Allowance of mixed use development which includes residential uses on commercially zoned properties.
 - Fast Track Permit Processing to help projects with a large number of units at affordable prices, for persons with disabilities, or for other designated beneficial projects.
 - The development of a “Process Improvement Initiative” within the County’s Planning and Development Department focused on making the development process simpler and more predictable for housing developers.
- In partnership with the cities of Buellton, Carpinteria, Lompoc and Solvang, the County has formed an entity known as the Urban County, and served as a CDBG entitlement jurisdiction for the first time in program year 2007-08. This new source of funds is being utilized to help address obstacles to meeting community development needs.

- The Consortium will continue to seek out additional public and private financial resources to support affordable housing programs.
- The development of the 10-Year Plan to End Chronic Homelessness has been a substantial work effort that was coordinated and conducted under the county's leadership. The 10-Year Plan was approved by the Santa Barbara County Board of Supervisors in late 2006, and emphasizes garnering all public, private and foundation resources to collectively address the problem of homeless in the county.

Managing the Process

I. Lead Agency

The County of Santa Barbara's *Department of Housing and Community Development (HCD)* is the lead agency of the Santa Barbara County HOME Consortium. As mentioned earlier, the Consortium has six other member cities including Buellton, Carpinteria, Goleta, Lompoc, Santa Maria and Solvang. In particular, the Housing Development and Grants Administration Division of the County HCD administers the HOME grant and all other State, and locally-generated affordable housing resources. The County HCD is also responsible for the development of the Consolidated Plan and other reporting documents.

Although the development of the Consolidated Plan is undertaken by the County HCD, the member cities actively participate in the process itself. The participation is ensured by regular meetings of the HOME Steering Committee comprised of members from the County, the representative cities and the local Public Housing Authority. As Goleta, Lompoc and Santa Maria are also CDBG entitlement jurisdictions, they develop their own Consolidated Plan(s) as well.

II. Significant Aspects of the Process

The development of the Santa Barbara County HOME Consortium's Action Plan is an amalgam of consultations and citizen input forums. The most significant aspect of the plan is that it has been developed as a visionary document that reflects the diversity of needs of all its area residents. For instance, while many residents dream of homeownership, there are others whose needs are better served by rental units or units that are associated with special services such as permanent supportive housing. To accommodate this diversity of needs, the Consortium has made every effort to make the process all-inclusive. Extensive consultations were sought with member cities, the Housing Authority, local agencies & departments, non-profit housing providers and other experts in the area of housing. At the same time, a combination of community presentations, focus group sessions and community needs assessment forums were held to reach out to residents across the County.

While the 2008-2009 Action Plan is essentially an implementation plan for housing projects and other activities anticipated to be carried out using federal HOME funds in the coming program year, the projects that have been chosen for funding have been determined based upon the

priorities identified in the Consolidated Plan. These priorities, in turn, are a reflection of the Communities' needs and subsequent strategies to address these needs.

III. Enhance Coordination

The Santa Barbara County Department of Housing and Community Development (HCD) works in close coordination with all the member Cities in its HOME Consortium. The Department also works collaboratively with other area public agencies that are involved in efforts to promote affordable housing. The Housing Authority of the County of Santa Barbara serves as a good example of this. In the recent past, several key projects that have been chosen for funding have been in partnership with the Housing Authority (see section *Activities to be undertaken*). The County reviews Housing Authority projects as well as the Housing Authority's Comprehensive Grant Program application.

The HCD Department additionally provides valuable technical advice and guidance as well as other forms of assistance to local CHDOs. It is noteworthy that two local CHDOs were formed in the last two years. Habitat for Humanity - Northern Santa Barbara County, Inc., was formed in late 2005, and Good Samaritan Services Organization was designated as a CHDO in March of 2006. *The HCD Department is currently working closely with the Member City of Santa Maria to assist in the possible formation of another new CHDO to serve in the North County.*

To address the needs of the County's homeless population, the HCD Department has assumed responsibility for the Continuum of Care annual strategic planning process and Supportive Housing Program (SHP) grant application, as well as associated administrative oversight responsibilities. The Department works collaboratively with area homeless service providers to evaluate and enhance the quality of service provision and resources available to homeless persons and households.

In addition, HCD also leads an on-going collaborative effort between the County's Alcohol, Drug and Mental Health Services Department, the Public Health Department, the Veterans Administration, the City and County Housing Authorities and Community Based Housing Development Organizations in designing countywide supportive housing programs for the homeless, mentally ill and/or dually diagnosed individuals.

Citizen Participation

I. Summary of the Citizen Participation Process

During the preparation period for Action Plan 2008-2009, extensive citizen participation was organized by the Consortium to conduct a review of the plan. The Public Review Forums were used to seek citizen input. These forums were held at various geographic locations spread all across the County and geared for a wide cross section of community residents. A summary of the community forums/presentations is presented in the appendix.

- Two Community Needs Assessment Forums were held for individuals and organizations with an interest in providing affordable housing and/or community development opportunities for low and very low-income persons. The staff discussed the County's affordable housing priorities and goals established in CDBG and HOME Consolidated Plans, and also the anticipated availability of funding for competitive application by interested parties. **The Forums were held on Wednesday, September 26, 2007 in the City of Lompoc, and on Thursday, September 27, 2007 in the City of Santa Barbara.** Relevant copies of the Public Notice/Agenda/Minutes/Sign-in Sheets can be found in the Appendix.
- Two Community Development Forums were held to solicit input from the public living in the Santa Barbara County. The intent of these forums was to get input specific to the needs and priorities of area residents, and to discuss program goals. **The forums were held on February 6 and 7, 2008 in Santa Maria and Santa Barbara CA.** Relevant copies of the Public Notice/Agenda/Sign-in Sheets can be found in the Appendix.

II. Public Review Period & Citizen Comments

A 30-day public notice was published on April 11th 2008 in the Santa Barbara Newspress advertising the availability of the draft Annual Action Plan for public review and comment. The notice invited citizens to review the document and to present written comments to HCD for consideration prior to Board of Supervisors final approval of the Action Plan. The Action Plan was made available for review at the offices of the County HCD, the relevant departments of each consortium member, and at various public libraries throughout the County. A Spanish translation of the Executive Summary was also made available to accommodate Spanish speaking citizens. The public notice has been included in the Appendix.

The review period: April 11th - May 13th, 2008.

III. Summary of Efforts to Broaden Public Participation

The Santa Barbara County HOME Consortium is constantly striving to enhance public participation in its Consolidated Plan/Action Plan process. In order to broaden public participation and to encourage the minority population to participate, the Community Forums were held in various geographic locations. Furthermore, HCD also has in-house bilingual staff that addresses the needs of the non-English speaking residents.

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

- All member Cities were provided the Action Plan Draft to facilitate public review and comments at respective locations.
- The Housing Authority of the County of Santa Barbara was provided the Action Plan Draft for their review and comment, and to make available to the public.
- Various countywide public libraries were supplied with the Action Plan Draft to make it easily accessible to the public.
- The Action Plan Draft was posted on the Department's Website to ensure easy access.

HCD recently updated its Citizen Participation Plan in compliance with the requirements of 24

CFR 91.105. The purpose of this update was to provide an expansion of the prior CPP to address the specific needs of the newly formed CDBG Urban County. The updated CPP was approved and adopted by the County Board of Supervisors in July of 2007, and a copy is included in the Appendix.

Institutional Structure

I. Actions to Develop Institutional Structure.

The County of Santa Barbara created an independent Department of Housing & Community Development (HCD) in December 2002. Besides being a salient part of the institutional structure that administers the workings of the HOME Consortium, the creation of HCD is a resounding demonstration of the County's commitment to providing affordable housing in the region. Prior to the existence of a County HCD, the Affordable Housing Programs were administered and implemented by the County's Office of the Treasurer-Tax Collector. The formation of separate Housing Department has added stature to the cause of affordable housing services in the County.

County HCD was restructured during the 2007-2008 calendar year with an emphasis on process improvement and staff resource efficiency. The Department has created a *Business Manager* position which works with the current Cost Analyst and serves as a compliance officer, monitoring the County's many affordable housing projects, including the HOME Homebuyer's Assistance Program.

While the County's HCD is the lead administrative unit of the HOME Consortium, the institutional structure that provides the overall guidance for carrying out its Consolidated Plan is the *HOME Consortium Steering Committee*. The Steering Committee is made up of representatives of all of the HOME Consortium member cities (Buellton, Carpinteria, Goleta, Lompoc, Santa Maria and Solvang) and the County. This group reviews and adopts procedures for administration of the HOME Consortium. The Steering Committee also serves to provide "checks and balances" with regard to HOME expenditures. Each project funded with HOME must be approved by the Steering Committee to ensure that the project meets federal requirements and is consistent with the Consolidated Plan.

The County also has an *Affordable Housing Loan Committee*, which approves affordable housing loans and grants. Some of the committee members serving on the committee are associated with organizations that directly receive funding from HCD. Historically, these particular members of the committee would recuse themselves from voting on a related item, however, in an effort to minimize the *appearance* of a potential conflict of interest within the committee, the HCD Director moved these members to a non-voting status. Additionally, County staff from the Treasurer-Tax Collectors' and Auditor-Controllers' offices were added as voting members of the Loan Committee. The committee continues to operate as a technical review committee to help assure the County is funding loans that have been properly underwritten and meet various local and federal requirements. Of course, the final approval for project funding is provided by local governing bodies of either the County Board of Supervisors or the respective City Council.

Another critical aspect of the institutional structure of the HOME consortium is its close working relationship with the County Housing Authority. The Consortium relies on the Housing Authority for services and the expertise of its staff. The Santa Barbara County Board of Supervisors appoints the Board of the Housing Authority of Santa Barbara County. The Housing Authority's board appoints the Executive Director of the Housing Authority.

While the HOME Consortium works closely with its entire group of sub-recipients, it works particularly closely with its **five** Community Housing Development Organizations (CHDOs) to increase their capacity, thereby increasing the development affordable housing projects.

The member cities of Lompoc and Santa Maria allocate their portion of the HOME funds independently; however, they work closely with the HOME Consortium through its Steering Committee in terms of regional resources and strategic planning. These cities have their own distinct committees that oversee their allocation and adherence to HOME program requirements.

Affirmative Marketing; Minority Outreach Program

I. Affirmative Marketing Procedures

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

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

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

In addition to the requirements outlined above, the county requires that project managers, developers or owners maintain a file which demonstrates compliance with the County's Affirmative Marketing Plan. The County Housing and Community Development staff makes annual or bi-annual monitoring visits which include the review of Affirmative Marketing records maintained by project managers.

II. Minority Outreach

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

- ❖ Identify eligible business concerns for CDBG- and HOME-funded contracts through the Chambers of Commerce (Including the Hispanic Chamber of Commerce), cities, minority groups, local advertising media, citizens' advisory boards, lists available through local HUD program officials, regional planning agencies, and other appropriate referral sources.
- ❖ Provide technical assistance and, if required, direct access to Caltrans Internet website that provides direct downloading capability of the most current Disadvantaged Quarterly Directory identifying D/M/WBE's in Santa Barbara County.
- ❖ Place appropriate D/M/WBE's on solicitation lists for all agreements, contracts, purchase orders, proposals, and professional services.
- ❖ A copy of the Disadvantaged-Minority and Women-Owned Business Enterprise Outreach Plan along with the list of D/M/WBE's is provided to all major contractors including affordable housing developers who have a written contract with the County to undertake activities with CDBG and HOME funds.

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

For the 2008-09 program year, the Santa Barbara County HOME Consortium is pleased to be funding three proposed projects by sponsors who's Executive Directors are women. The County will continue to seek out and work with project sponsors, contractors and subcontractors that are minority- and/or women-owned.

Monitoring

I. Actions to Monitor its Housing Projects

The Santa Barbara County HOME Consortium places a high priority on "Program Compliance". Consequently, monitoring of HOME funded projects for project/program compliance is

conducted on a regular basis. As the lead agency, the County HCD has assumed the responsibility for monitoring. This includes administrative, financial, project and program monitoring. Depending on the number of project units or type of program, monitoring is completed annually, bi-annually or every third year in accordance with HUD guidelines. The following are a few procedures that are practiced by the consortium:

- Regular monitoring of consortium members and CHDOs.
- Annual occupancy verification of all recipients of Homebuyer Assistance Program (HAP).
- Site visits and verification of affordability compliance in rental projects.
- Relevant data for all HOME activities (reserved, underway, and completed) are maintained in IDIS.

Recognizing the fact that effective monitoring is not a one-time event but an ongoing process of planning, implementation and follow-up, the HOME Consortium is updating its current monitoring plan. The Consortium envisions developing a comprehensive guide detailing its monitoring objectives and strategies. The guidebook is to serve both program and project based evaluations.

The subjects that will be detailed in the discussion of program-wide monitoring performance include:

- Performance deadlines
- CHDO set-aside
- Program targeting and income verification
- Property Standards
- HOME investment per unit and
- Administrative requirements

The section on project specific monitoring will detail standards, procedures and check lists specific to programs like the Homebuyers Assistance Program (HAP), the Rental programs and the Rehabilitation program.

Santa Barbara County HCD accepts full responsibility for monitoring, and is currently reviewing ways to streamline the monitoring process. In order to better utilize current resources and monitor projects more efficiently, HCD is considering collaboration and coordination with other monitoring agencies. HOME Program guidelines will remain as a baseline from which to work, ensuring meticulous review of all projects. With the consideration still under review, it nonetheless demonstrates the Director's commitment to program compliance, and desire to increase efficiency within the department.

Lead-Based Paint

I. Actions to Evaluate & Reduce Lead-Based Paint Hazards.

In accordance with the Residential Lead-Based Paint Hazard Reduction Act of 1992, the Santa Barbara County HOME Consortium has relevant policies/procedures integrated into its housing programs to ensure compliance. The following is a summary of activities that are currently undertaken:

- The Consortium requires Phase I environmental reports to include an analysis of lead based paint if project involves acquisition of pre-1978 multifamily projects.
- The Housing Authority of the County of Santa Barbara has completed long-range lead-based paint mitigation through lead based paint abatement in all of its public housing units.
- Providing public information regarding lead based paint potential health hazards and recognizing signs of the presence of lead based paint in the home.
- Educating the participants to dangers of lead poisoning, especially in children, in the Consortium's HAP program.
- Referral to low-cost blood testing services for HAP participants purchasing homes constructed prior to 1978.
- Rehabilitation projects that involve identified issues with lead based paint are required to include mitigation activities in the work specification write-up.
- As part of community service, EPA educational brochures on lead poisoning are made at the HCD of the County and the member cities.

The aforementioned activities will be continued for the current program year. Additionally, it is planned that the Consortium staff will update themselves on the issues pertaining to lead based paint including lead safe maintenance practices, lead hazard control work, temporary relocation of families during hazard control activities etc. The updates will be incorporated in the HAP educational seminar and other relevant community forums.

HOUSING

Specific Housing Objectives

I. Priorities and Objectives for Program Year 2008-2009

The projects to be undertaken for the program year are carefully selected on the basis of their match to the *Consolidated Plan five-year priorities*. Subsequent to this mandatory initial match, projects are further evaluated in terms of their match with the relevant program/resource *eligibility requirements* and their *competitiveness*. As the following are the Consortium's priority housing needs for the upcoming five-year strategic plan period, these will be the Consortium's 2008-2009 Program Year priorities as well:

- There is a serious need for rental housing opportunities for large, extremely low, very low and low-income families.
- There is a serious need for rental housing opportunities (either new units or acquisition and rehabilitation of existing units) for small, extremely low, very low-income and low-income households including units for the elderly and special needs households.
- There is a serious need to increase the opportunities for homeownership for low-income first time homebuyers.
- There is a serious need for Permanent Supportive Housing/Transitional Homes/ SROs (Single Room Occupancy) to address the needs of the homeless and/or special needs clients, and the extremely low, very low and low-income individuals and families who are at imminent risk of becoming homeless.

The specific objectives that the jurisdiction is hoping to achieve are highlighted by the reservation of funds for **five** projects for the Program Year 2008-2009. The table presented on the following pages provides highlights of the projects that have been selected and maps their respective linkages to the housing priority needs identified in Santa Barbara County's Consolidated Plan 2006-2010:

Santa Barbara County HOME Consortium Linkage Chart: Proposed Projects 2008-2009 to Consolidated Plan Priority Needs
<p>Project Title and Description: <i>Dahlia Court Apartments</i> includes acquisition of a site in Carpinteria adjacent to existing apartments. Construction of a new complex will provide 35 apartment units, 11 of which will be HOME-assisted units allocated to low-income residents earning below 50-60% of AMI.</p>
<p>Applicant's Name: People's Self Help Housing (PSHH)</p>
<p>Project Match: Priority Need Category #1 of Consolidated Plan 2006-2010: There is a serious need for rental housing opportunities for large, extremely low, very low and low-income families.</p>
<p>Project Title and Description: McClelland and Inger St. 47 units of affordable rental housing in the City of Santa Maria. Developer will work with local homeless shelter and service provider to place individuals moving out of transitional housing into these permanent supportive housing units.</p>
<p>Applicant's Name: Thompson and Associates</p>
<p>Project Match: Priority Need Category #4 of Consolidated Plan 2006-2010 There is a serious need for Permanent Supportive Housing/Transitional Homes/SROs (Single Room Occupancy) to address the needs of the homeless and/or special needs clients, and the extremely low, very low and low-income individuals and families who are at imminent risk of becoming homeless.</p>
<p>Project Title and Description: Sumida Gardens. 200 newly constructed rental units, including units affordable to Very-Low, Low and Moderate Income households. The project is a mix of one, two and three bedroom units, for a total of 356 new bedrooms. Project is anticipated to serve 475-575 individuals. The units are geared towards housing a population that has been underserved historically.</p>
<p>Applicant's Name: The Towbes Group</p>
<p>Project Match: Priority Need Category #4 of Consolidated Plan 2006-2010 There is a serious need for rental housing opportunities for large, extremely low, very low and low-income families.</p>
<p>Project Title and Description: <i>Casa del Desarrollo</i> in Lompoc will consist of 19 Single room Occupancy units.</p>
<p>Applicant's Name: Lompoc Housing and Community Development Corporation</p>
<p>Project Match: Priority Need Category #4 of Consolidated Plan 2006-2010: There is a serious need for Permanent Supportive Housing/Transitional Homes/SROs (Single Room Occupancy) to address the needs of the homeless and/or special needs clients, and the extremely low, very low and low-income individuals and families who are at imminent risk of becoming homeless.</p>

As mentioned, at the present time these projects have been chosen for *reservation of funds* and it is the Consortium's program year objective to continue working with the respective developers as the projects continue to evolve and are ready for final commitment and subsequent disbursement of funds.

In addition to provision of gap financing, following are the added objectives for the 2008-2009 program year:

- Citizen forums have revealed that, despite escalating housing prices, the dream of homeownership

continues to be a great lure. Consequently, the County revised the Homebuyer Assistance Program (HAP) guidelines by increasing the maximum loan amount from \$60,000 to \$150,000 to accommodate the escalating housing market. Even with this substantial increase in the loan amount, the program is still struggling to survive. The Santa Barbara County HOME Consortium is considering alternative methods of homeownership program administration are being considered in an effort to make homeownership affordable to area low income residents.

- The Santa Barbara County HOME Consortium places a high priority on “Program Compliance”. Both program and project monitoring are conducted on a regular basis. However, recognizing the fact that effective monitoring is not a one-time event but an ongoing process of planning, implementation and follow-up, the Consortium is planning on updating its current monitoring plan. Staff turnover has prevented the department from doing this over the last year, but management is currently recruiting a Compliance Officer that will be charged with the development of a comprehensive Consortium Monitoring Guide detailing monitoring objectives and strategies.
- While update of the Integrated Disbursement Information System (IDIS) to include completion of the Activity Set-up Screen, Project Financial Costs, Beneficiary Data and Project Status was a major initiative of years 2006 and 2007, as an ongoing initiative, the Consortium will continue the upkeep of IDIS to reflect all current HOME Project/Program information.
- As a significant incentive to enhance accountability, the HOME Consortium has been involved in the development of a comprehensive Performance Measurement System. This system allows for simplified data collection through IDIS, and enables the grantees to evaluate outputs in order to determine outcome measures of various projects/programs. The Consortium will continue to work on integrating current data into the system resulting in the demonstration of program results on a local and national level.

II. Resources Available

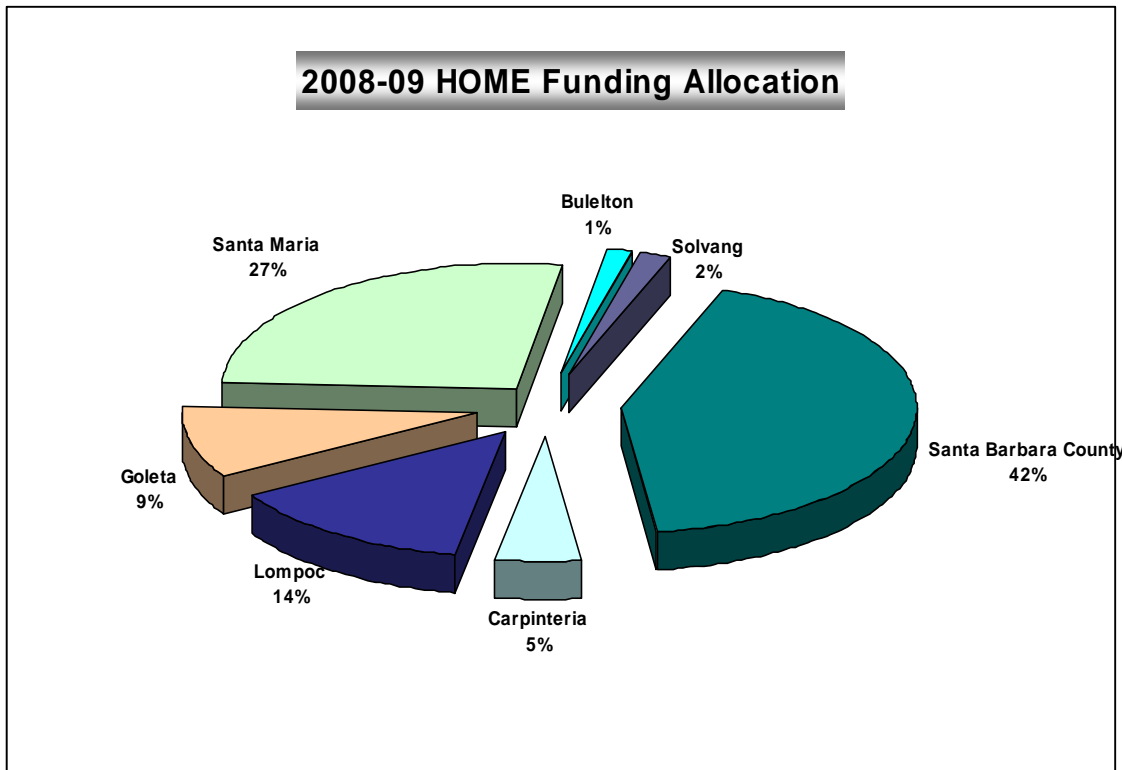
The County of Santa Barbara enlists a variety of public and private resources to provide decent housing, suitable living environments and expanded economic opportunities for its residents. Keeping in perspective the current financially challenging climate, the County uses a variety of resources to implement its strategic plans. This section summarizes the major sources of funding that are reasonably expected to be available to address identified needs for the program year 2008-2009.

While the Santa Barbara Consortium largely uses resources from the HOME consortium entitlement program to address the affordable housing needs of area residents, the County recently achieved Urban County status and, effective 2007-08, is now receiving CDBG entitlement funds. The subsequent sections elaborate the HOME and CDBG allocations that have been received by the Santa Barbara County HOME Consortium, the Santa Barbara County, and the Santa Barbara Urban County, respectively.

A. 2008-2009 HOME Allocation: Santa Barbara Consortium

The current HOME Consortium agreement between the cities of Buellton, Carpinteria, Lompoc,

Santa Maria, Goleta, Solvang and the County specifies the distribution of HOME funds to each city and then breaks the unincorporated allocation down by market area. The distribution formula is based on 2000 Census data for population, overcrowding, and poverty (that is weighted at 200%). The formula breaks down the HOME grant as follows: unincorporated county 42.39%, Buellton 1.26%, Carpinteria 4.72%, Lompoc 13.86%, Goleta 9.28%, Santa Maria 26.79%, and Solvang 1.7%. The following chart provides an illustration of the HOME funding breakdown:



The Santa Barbara County HOME Consortium was allocated \$ 1,649,163 by HUD for the program year 2008-2009. This allocation varies each program year depending on annual federal appropriations for the HOME program. Ninety percent of the Consortium’s annual HOME allocation (\$1,484,247) is available for affordable housing projects. The table below provides a summary of the funding breakdown among the Consortium members:

Grant Award	\$1,592,060
10% Administrative Costs	\$159,206
Subtotal	\$1,432,854
5% Implementation Costs	\$71,643
Project Funds	\$1,361,211

Distribution = A+B+2C

Jurisdiction	Population (A)	Overcrowding (B)	Below Poverty (C)	A+B+2C	Distribution	Allocation
County	130,808	4,534	1,776	138,894	42.39%	577,017

Goleta	28,810	971	319	30,419	9.28%	126,320
Carpinteria	14,914	788	239	15,460	4.72%	64,249
Lompoc	41,103	1,946	1,176	45,401	13.86%	188,664
Buellton	3,828	155	66	4,115	1.26%	17,151
Solvang	5,332	146	39	5,556	1.70%	23,141
Santa Maria	77,423	5,159	2,596	87,774	26.79%	364,669
Total	301,498	13,699	6,211	327,619	100.00%	\$ 1,361,211

The Consortium member cities of Goleta, Lompoc and Santa Maria are Community Development Block Grant (CDBG) entitlement jurisdictions and, consequently, they prepare their distinct Consolidated/Action Plans updates that detail their HOME as well as CDBG resources. However, this Action Plan does include the HOME and CDBG resources available to and housing projects/activities to be undertaken by all Consortium member Cities as well as the County.

B. HOME & Local Resources Available for Affordable Housing

i. HOME NOFA(s): Unincorporated County, Lompoc and Santa Maria

In January of 2008, Santa Barbara County issued a NOFA which included funds from the HOME program, CDBG program, and other local funding sources. In addition to the NOFA that was issued by the County of Santa Barbara, the Cities of Lompoc and Santa Maria issued their respective NOFAs for funding HOME projects. The following are the HOME formula allocations for those two cities:

- **\$188,664 in Lompoc HOME formula allocation**
- **\$364,669 in Santa Maria HOME formula allocation**

As a consequence of the three separate NOFA’s in the Santa Barbara HOME Consortium, a total of \$1,361,211 in HOME funds will be made available to fund affordable housing projects. The following table provides a breakdown of the separate HOME allocations along with other local funding sources for affordable housing:

Funding Source	Amount
Total Unincorporated County HOME funds (includes formula allocations for the Unincorporated County, Buellton and Solvang; after administrative costs deducted and HOME allocations carried forward)	\$113,629
Lompoc Formula HOME Allocation	\$188,664
Santa Maria Formula HOME Allocation	\$364,669
Goleta Formula HOME Allocation	\$630,000

Carpinteria Formula HOME Allocation	\$64,249
Santa Ynez Valley HMA Local Funds	\$800,000
Santa Maria HMA Local Funds	\$450,000
Lompoc Valley HMA Local Funds	\$112,500
Emergency Shelter Grant Funds	\$76,095
Total HOME and other Local Funds Available for Program Year 2008-09:	\$2,799,806

It should be noted that the Cities of Buellton and Solvang chose not to participate in this year’s NOFA in order to accumulate their allocations for future projects. Their allocations have been added to the unincorporated County funding available through this year’s NOFA.

In addition to HOME funds, a variety of local funds often provide leveraging for affordable housing projects. The subsequent section details various local resources that the *unincorporated County* utilizes for affordable housing projects.

ii. Local Funds: Unincorporated County

Local funds: Local funds for affordable housing are deposited into the local affordable housing funds. Funds have been garnered through in-lieu fees collected from the Inclusionary Zoning Program, the Socio – Economic Mitigation Program (SEMP), and are sometimes collected as a result of development – based lawsuits.

The affordable housing inclusionary requirement for developments in Santa Barbara County is generally 25% for developments of 5 or more units. In some cases, developers may opt to pay an *in-lieu fee* into the County affordable housing funds rather than construct affordable units.

Low Income Housing Tax Credit (LIHTC) Program: This Tax Credit Program provides a major source of equity for the construction and rehabilitation of low – income housing. This federal subsidy is allocated through the State of California on a competitive basis. The HOME Consortium does not access this subsidy source, but it is anticipated that private and non-profit developers in the County will use LIHTC in projects that the Consortium will be supporting. Currently, two projects under construction – Ted Zenich Gardens and College Park Apartments – each have received Tax Credit Allocations totaling \$15 million in project equity.

Redevelopment Authority: The Santa Barbara County recently established a redevelopment authority in the communities of Isla Vista and Goleta. As the City of Goleta recently incorporated, the County serves as the RDA for Isla Vista. Twenty percent of the tax revenue from that redevelopment authority will be allocated to affordable housing. These funds are available for projects within the Redevelopment Area (RDA) boundaries.

Private Sector: The Consortium works with the locally based Los Padres Savings Bank to promote affordable housing through its first-time Homebuyer Assistance Program. The Consumer Credit Union Counseling Service is the other private sector partner of the HAP program. The Consortium also works collaboratively with area private developers to promote and provide affordable housing for the area residents.

Public Land: As a premium resource, the County and the Consortium member cities also provide surplus land for development of 100 percent affordable housing. The following table presents a current list of “County owned parcels” that could be potentially used for developing affordable housing/special needs housing.

County Owned Parcels				
APN	Housing Market Area	Zone Designation	Comprehensive Plan Designation	Total Acres
065-040-026	South Coast	Design Residential 3.3 units/acre	Residential – 3.3 units/acre	22.2
067-230-026	South Coast	Design Residential 20 units/acre	Residential – 20 units/acre	1.6
105-134-005	Santa Maria	Small Lot Planned Development	Residential – 8 units/acre	1.0
105-134-004	Santa Maria	Small Lot Planned Development	Residential – 8 units/acre	1.8
105-330-005	Santa Maria	Small Lot Planned Development	Residential – 8 units/acre	4.2
107-750-070	Santa Maria	Small Lot Planned Development	Residential – 4.6 units/acre	3.0
Underdeveloped Urban Residential Parcels*				
105-330-006	Santa Maria	Small Lot Planned Development	Residential – 8 units/acre	2.5
Vacant Commercial / Industrial Parcels Allowing Residential				
107-150-018	Santa Maria	Highway Commercial	Highway Commercial	13.3
107.150.019	Santa Maria	Highway Commercial	Highway Commercial	10.9
Total Acres available				60.4

Source: Santa Barbara County Housing Element

*The existing use on this parcel is one single family dwelling. This is not a constraint to redevelopment of the parcel.

iii. Small Cities Community Development Block Grant (CDBG) Program

The CDBG program was initiated by the Housing and Community Development Act (HCDA) of 1974. Although the Act has been amended in recent years, the primary objective continues to be the development of viable urban communities by providing decent housing, a suitable living environment and expanding economic opportunities, principally for persons of low- and moderate-income.

Prior to achieving Urban County status with CDBG entitlement, the County funded special needs projects through competitive applications to the State of California Small Cities CDBG. The

following Small Cities CDBG funded activities are underway and will continue during the current program:

- La Morada Residential Crisis Center (CDBG Grant \$500,000 used in 2007-08)
- Access Rehab/Retrofit Program (CDBG Grant \$250,000 awarded for program year 2007-08)

iv. CDBG Allocations

The County of Santa Barbara recently achieved Urban County status, and became a Community Development Block Grant (CDBG) entitlement jurisdiction as of federal fiscal year 2007-08. CDBG funds will provide a major source of funding that will allow the County to effectively expand the availability of affordable housing. After the 20% administration costs are deducted from the allocation, 15% of the remaining allocation will be set aside for Human Services projects as is allowed by CDBG regulations, while 85% of the remaining allocation will be dedicated to Capital Projects, a substantial portion of which translates into affordable housing. A total of \$1,344,169 in CDBG funds will be available to fund *capital projects* in the County of Santa Barbara for the year 2008-09.

C. Proposed 2008-2009 Affordable Housing Projects

Projects that were recommended for *reservation of funding* in the competitive 2008-2009 “Notice of Funds Available (NOFA)” process were identified as those most effective in meeting the specific objectives identified in the Santa Barbara County HOME Consortium Consolidated Plan. The following table provides a detailed account of how HOME funds will be allocated to projects in the coming year.

Project	Description	Fund Reservation
Dahlia Court Apartments	Land acquisition for construction of up to 35 apartment units, with 11 of them allocated to households earning up to 60% area median income	\$172,000 Carpinteria HOME
Casa De Desarrollo	Development of a 19-unit Single Room Occupancy complex	\$188,664 Lompoc HOME
Sumida Gardens	Development of 200 rental units with 34 affordable apartments for Very-Low, Low and Moderate income households.	\$630,000 Goleta HOME
McClelland and Inger St.	Development of 47 affordable rental units for clients transitioning out of homelessness and other supportive service programs.	\$477,020 (352,669 Santa Maria HOME + \$124,351 Unincorporated County HOME)
Foreclosure Prevention Counseling	Countywide service to help current homeowners maintain housing by providing counseling service to avoid bank foreclosure.	\$24,000 (\$12,000 Santa Maria HOME + \$12,000 Unincorporated County HOME)

Projects Recommended for Reservation of HOME Funds for Program Year 2008-09

The subsequent section provides relevant details on the projects chosen for reservation of funds through this year's NOFA.

Projects Recommended for Reservation of 2008-2009 HOME or Local Funds

1. Project: Sumida Gardens Apartments, South Coast, City of Goleta

Sponsor: Towbes Group

Key Financial Information:

\$42,200,000 Total Project Cost
200 Total Units
34 Affordable Units
4 HOME-funded units
\$ 211,000 Development Cost per Unit
\$ 630,000 HOME Funds Recommended
\$ 157,000 Recommended Funds per HOME unit (4 units)
67:1 Initial Ratio of Leveraged Funds

Proforma: Development Budget Attached

Requested: \$1,000,000

Reserved: \$630,000

Source(s): \$630,000 City of Goleta HOME allocation

Summary and Analysis:

The Towbes Group's Sumida Gardens Apartment development will provide 200 new rental units on the South Coast in the City of Goleta. Thirty-four units (17%) of the total number have been designated as affordable. The Affordable Housing Loan Committee has reviewed the project conceptually in past funding cycles and had preliminarily reserved HOME funding in the aggregate amount of \$1,000,000. However, resulting from the project not timely moving forward, and in the context of federal HOME program regulatory spending requirements, this funding was disencumbered and re-allocated under the 2008-09 NOFA.

On November 19, 2007, the Towbes Group and the City of Goleta entered into a Development Agreement; subsequently, the Towbes Group has re-applied for an equal amount of HOME funding under this NOFA as requested in past years. The anticipated completion date for the project is Fall 2009, with full lease-up and operations anticipated for Spring of 2010

2. Project: McClelland and Inger Apartments, North County, Santa Maria

Sponsor: Thompson Associates

Key Financial Information:

\$25,419,054 Total Project Cost
47 Total Units
17 Designated County-City of Santa Maria Assisted Units
\$257,375 Per-unit Development Cost (residential pro-rated)
\$ 48,241 Per-unit cost/ per 17 assisted units
30:1 Initial Ratio of Leveraged Funds

Requested: \$ 1,162,000
Reserved: \$ 670,403
Source(s): \$ 450,000 Santa Maria Housing Market Area Local In-Lieu Fees
 \$ 124,351 HOME funds

Summary and Analysis:

Thomson Associates' project proposal includes development of 47 condominiums, two of which will be designated as affordable manager's units at 60% area median income. The remaining 45 units will be used for residential use within the context of on-site, supportive-services enriched housing model, and are deeply-targeted as affordable at 25% of area median income. The project involves a partnership between Thompson and Associates as developer, the Santa Barbara County Housing Authority as management entity, and Good Samaritan Shelters, Inc. as provider of supportive services. In terms of the service delivery model, the project also includes a commercial component in addition to the residential element.

The project will provide a venue for formerly homeless to live and receive critical services necessary to maintain their housing; it is hoped that eventually these clients will acquire housing in the open market in order to allow other persons to benefit from the project. In terms of overall financing, in addition to Santa Barbara County and City of Santa Maria funding, Thompson Associates proposes additional potential financing comprised of: federal low-income housing tax credit equity, tax exempt bonds, State of California Multi-Family Housing Program (MHP), Federal Home Loan Bank Affordable Housing Program funds, and State of California and County Mental Health Services Act (MHSA), capital funding.

In terms of project readiness, on March 20, 2007, the City of Santa Maria issued a Planned Development Permit for the project. Once overall project financing has been secured and all land-use and zoning issues vetted through the public review process, the applicant maintains a December 2008 construction start date, with the anticipated date of completion projected for March/June of 2010. Once completed, the project will provide new housing inventory advancing the goals identified in the Countywide 10-Year Plan to End Homelessness, as well as conceivably addressing the growing Methamphetamine problem identified within the county

3. **Project:** Dahlia Court Apartments, South Coast, Carpinteria
Sponsor: Peoples' Self – Help Housing Corporation

Key Financial Information:

	12,422,066	Total Project Cost
	25-35	Affordable Units
	\$ 496,882-354,916	Development Cost per Unit (Range)
	\$ 75,636	Funds Requested Per CDBG/HOME Assisted units
(11)*		
	\$ 75,636	Recommended Funds per HOME unit (11 units)*
	15:1	Ratio of Leveraged Funds

Requested: \$172,000
Reserved: \$172,000
Source(s): \$ 41,527 City of Carpinteria HOME allocation
\$130,473 City of Carpinteria CDBG Allocation

***Includes adding in 2007-08 reservation in the amount of \$660,000 to current request of \$172,000 for an aggregate of \$832,000 in total potential city/county funds.**

Summary and Analysis:

Peoples Self Help Housing has requested an additional \$172,000 in funding to continue preliminary planning, purchase negotiations, and financing work related to future development of a land parcel adjacent to the Dahlia Court Apartments that it currently owns. The proposed project site involves a land parcel adjacent to Highway 101 in the City of Carpinteria owned by three separate entities: the City of Carpinteria owns a fraction, Peoples’ owns a fraction and private owner the remaining parcel. Peoples’ continues negotiations with the current owner to potentially acquire this parcel in order to utilize the site in its entirety. For this reason, the project may conceptually provide anywhere from 25-35 units depending on whether this can be agreed to between the parties.

As noted, the Loan Committee reserved \$660,000 in funding to this project under the 2007-08 NOFA. The project is endorsed by the City of Carpinteria and when realized would provide much-needed inventory of affordable housing within the south coast housing market area, while advancing the HOME Consortium’s Consolidated Plan identified goal/need of providing affordable rental housing for larger households. In terms of project readiness, Peoples’ has indicated that, once financing, land use, zoning and public review process has been completed, construction activities may commence in Winter/2009 or Spring 2010, with a projected completion date of Spring 2011.

- 4. **Project: Housing Counseling Program**
Sponsor: Peoples’ Self Help Housing Corporation

Key Financial Information:

\$ 12,000	Total Project Cost
n/a	Affordable Units
\$ n/a	Development Cost per Unit
\$ n/a	Funds Requested Per Unit
\$ n/a	Recommended Funds per HOME unit
\$ n/a	Ratio of Leveraged Funds

Requested: \$12,000
Reserved: \$12,000
Source: Unincorporated County HOME Funds

Summary and Analysis:

Peoples’ Self Help Housing Corporation has requested \$12,000 in funding to provide

housing counseling services to residents of Santa Barbara County. The funding will allow the organization to continue and expand its group and individual level counseling services that it provides countywide. Last year, in response to emerging mortgage foreclosures confronting homeowners across all income levels, Peoples’ began providing Foreclosure Prevention Workshops in Orcutt, Santa Maria and Santa Barbara, underwriting the costs internally. They now seek county funding in order to continue and expand this service, particularly since its need has grown within the context of Adjustable Rate Mortgages and other “creative” financial instruments associated with mortgage lending and underwriting.

5. **Project: Casa del Desarrollo**
Sponsor: Lompoc Housing and Community Development Corporation

Financial Information:

Requested: \$188,644
Reserved: \$188,644
Source: City of Lompoc HOME Allocation

Summary and Analysis:

Lompoc Housing and Community Development Corporation has requested \$188,644 of Lompoc HOME funds for the Casa del Desarrollo project. This project will provide 19 supportive housing studio units targeted to very low income young adults who have recently exited the foster care system. The proposed project is located at 114 South K Street. This funding reservation has been reviewed and approved by the Lompoc City Council.

Needs of Public Housing

The Housing Authority of the County of Santa Barbara (HACSB) administers the County’s various Public Housing and Section 8 Programs. The Agency publishes its distinct Annual Plan that contains a detailed review of its goals and strategies for each year. To provide a succinct glimpse of some of the activities that are in progress at the HACSB, a section entitled *Progress Statements* has been reproduced in the Appendix.

The County Housing Authority is a political subdivision of the State of California responsible for providing affordable housing for thousands of low income households in Santa Barbara County through rent subsidy programs or by occupancy in one of its housing developments. The Housing Authority also provides a variety of housing related services. The following table summarizes the low-income housing inventory managed and/or owned by the County Housing Authority:

Assisted Units (units owned and/or managed by the HA):

Goleta	275
Guadalupe	56

Lompoc	225
Orcutt	16
Santa Maria	267
TOTAL	839

Section 8 Rental Assistance (in privately-owned units):

County-Wide	3396
GRAND TOTAL	4235

While the Housing Authority is striving to meet the need for low-income housing, the extreme cost of housing in the Santa Barbara area places an added burden on the Agency’s mission. The table on the following page, which has been reproduced from the Housing Authority’s *Annual Plan 2007*, highlights the housing needs of area residents:

Note: The Housing Authority is basing the table on data from their waiting lists. The “Overall” Needs column provides the estimated number of renter families that have housing needs. For the remaining characteristics a “rating scale” has been used. The factor is listed on top and an appropriate rating is provided for that factor. The scale essentially rates the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being “no impact” and 5 being “severe impact.”

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Location
Income <= 30% of AMI	4,242	5	4	4	3	4	4
Income >30% but <=50% of AMI	889	5	4	4	2	4	4
Income >50% but <80% of AMI	292	4	3	2	1	2	3
Elderly	313	5	3	3	3	2	3
Families with Disabilities	229	5	5	3	5	4	3
Hispanic	2,205	4	3	3	2	4	4

III. Assistance to “Troubled Public Housing Agencies”

Housing Authority of Santa Barbara County is a high performing Public Housing Agency and does not, therefore, require assistance to address problems. It is noteworthy that the management team of the Housing Authority continually considers the following four major areas for refinements in its asset management systems:

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

The Housing Authority remains apprised of changes occurring at the federal level related to project-based asset management and will continue to incorporate priorities and procedures into its business model and agency plan.

Barriers to Affordable Housing

Santa Barbara County is among the most expensive housing markets in the country. A combination of the high cost of housing and dwindling financial resources acts as a prime obstacle to meeting underserved needs in the county.

Constraints to developing affordable housing in Santa Barbara County include a limited amount of land for residential uses, conflicting governmental regulations intended to protect and preserve agricultural land, Coastal resources, air quality and also a limited water supply.

Although Santa Barbara County is a geographically large County, the land that is available to be developed is relatively small: approximately 17 percent of the land is available for residential/commercial and industrial uses while the rest of the area is governed by a various government regulations including the Williamson Act. These regulations, while meant to preserve the natural resources and agriculturally productive land, also serve to increase the value of buildable land and lengthen the development process.

In addition to the limitations posed by availability of land to build, the water supply in the region remains rather unpredictable. The region traditionally gets low amounts of rainfall and, despite periodic heavy rains and additional water purchase from the State; the provision of water to new developments is a definite concern for the County. However, in juxtaposition to these barriers, significant efforts also exist to overcome the same.

The following actions that are all currently underway and will be continuing through the Program Year 2008-2009 are intended to ameliorate barriers to affordable housing:

- The County is currently updating its *Housing Element*. The update includes provisions that will lead to expansion and preservation of existing affordable units.
- The following are regulatory reforms initiated in Santa Barbara County within the past 5 years:
 - Permission for landowners to develop farm employee housing as a right.
 - Increases in density allowances for developers who include affordable housing on site.
 - Allowance of mixed use development which includes residential uses on commercially zoned properties.

In addition to the aforementioned local reforms, the State of California has made the following regulatory changes that aid affordable housing programs:

- A Transit Oriented Development Initiative exempts affordable housing projects from a local congestion management plan which require road and intersection

improvements.

- A revision of the second unit law which requires local jurisdictions to amend their second unit's ordinance to allow second units to be built as a right.
- The HOME Consortium will continue to seek out additional public and private financial resources to support affordable housing programs.

HOME/ American Dream Downpayment Initiative (ADDI)

I. Recapture of HOME Investment Option

The Santa Barbara County HOME Consortium has historically administered the Homebuyers Assistance Program (HAP) in collaboration with the City of Santa Maria (consortium member). However, there are current efforts to modify the program in order to match current housing market conditions. Since the HAP is designed as a shared equity program, there are no Resale Guidelines for the same.

Families purchasing a home utilizing the County's HOME-funded down payment assistance sign an Equity Share Agreement. The Agreement details how, if the family sells or rents their home, the County's share of the equity in the home must be repaid to the County's HOME Account. Any funds received as program income are then loaned out again to qualified families who can purchase any home within their price range in the program area.

II. Refinancing of Existing Debt

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

III. Review of Management Practices

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

IV. The use of ADDI funds

The Santa Barbara County HOME Consortium is working with HUD's relatively new initiative, appropriately titled ADDI. ADDI aims to increase the homeownership rate, especially among lower income and minority households. This initiative seeks to provide a dedicated stream of funding to cover the upfront costs of buying a home by offsetting downpayment and closing costs for low-income families. The ultimate goals of the ADDI as identified by HUD are:

- Increase the overall homeownership rate.
- Create greater opportunity for homeownership among lower income and minority households.
- Revitalize and stabilize communities.

The Consortium has an existing first time Homebuyers Assistance Program (HAP), which the ADDI funds have been used to compliment over the last few years. The Consortium's 2006-2007 CAPER showed that three loans have been made since the Board of Supervisors adopted new HAP Guidelines increasing the maximum loan amount to \$150,000. However, as a result of increasing housing prices in the area, the County has found it increasingly difficult to administer the HAP, and is currently discussing alternate methods of addressing homeownership. One of the proposals being considered is to allocate funding through the Notice of Funding Available process, emphasizing a priority for homeownership programs. The Consortium ultimately seeks to encourage not-for-profit groups to pursue homeownership projects, thus meeting the Federal and local homeownership goals by working with local non-profit developers.

Until plans for future use of ADDI funds are finalized, the Consortium will continue to administer the HAP to the extent that funding will allow. Existing Consortium HAP guidelines include mandatory assistance to an educational seminar/counseling that all prospective applicants need to attend. The participants receive a certificate of completion for attending the required educational seminar. The certificate authorizes participation in the program for two years from the date of the seminar. It is envisioned that the ADDI program guidelines will include the aforementioned program procedure to ensure the suitability of families receiving ADDI funds to undertake and maintain homeownership.

*Please turn to next page for discussion on *Homeless*

HOMELESS

Specific Homeless Prevention Elements

I. Source of Funds

The County's Housing and Community Development Department is the lead agency responsible for the application to HUD's Continuum of Care Homeless (CoC) Assistance Program. In sum, a combination of the McKinney-Vento Homeless funds, other relevant federal, state and local funds are devoted to address the needs of the area homeless population. For the program year 2008-2009, the Santa Barbara CoC received funding amounting to \$1,365,764. The following table provides details of projects that have been funded:

Projects Receiving CoC 2008 Funding:		
Santa Barbara County - Alcohol, Drug & Mental Health Services (ADMHS)	SHPR	
Casa del Mural		\$115,315.00
Good Samaritan Shelter, Inc.	SHPR	
Clean and Sober Living		\$17,850.00
Domestic Violence Solutions for Santa Barbara County	SHPR	
2nd Stage Transitional Housing		\$76,219.00
Lompoc Housing Assistance Corporation	SHPR	
Mark's House		\$49,875.00
Lompoc Housing Assistance Corporation	SHPR	
Bridge House		\$36,565.00
Santa Barbara Community Housing Corporation	SHPR	
Hotel de Riviera		\$99,444.00
Transition House	SHPR	
Transition House		\$55,152.00
Casa Esperanza Homeless Center	SHPR	
Casa Esperanza - Day Center		\$160,585.00
Transition House	SHPR	
HOMES Program		\$61,763.00
Santa Barbara County Housing and Community Development	SHPR	
HMIS		\$102,812.00
Housing Authority of the City of Santa Barbara	SPCR	
Shelter Plus Care Grants		\$590,184.00
Total CoC Grants 2008-2009:		\$1,365,764.00

Most of the permanent and transitional housing, along with supportive services are administered by local service providers rather than the County. The main reason for this is that such service delivery is found to be more cost effective without compromising program quality when done by agencies other than the County. Additionally, local agencies are able to leverage private, in-kind

and volunteer resources better than the County would be able to. However, the County continues to remain apprised of the states of all projects receiving federal Homeless funding through timely, periodic meetings with staff as well as site visits, and annual review through the Homeless NOFA process. In 2007-2008, the above HUD grants were able to leverage \$1,629,110 of other local funds.

II. Homelessness

Santa Barbara County's Continuum of Care has made several noteworthy accomplishments during the last program year by providing opportunities for homeless people to obtain and remain in permanent housing, increase skills and income to become more self sufficient, and to help them build a greater sense of self determination. These accomplishments include:

- The Santa Barbara City Housing Authority continued to be a lead participant in the Continuum of Care in 2007-08. This leadership was demonstrated by the Housing Authority's completion of its El Carrillo project, which provides 61 units of very-low income rental housing which are available to people who are chronically homeless and being placed into permanent supportive housing. A local non-profit organizations has teamed with the Housing Authority to provide on-site case management and other supportive services to residents.
- Implementation of the 10-Year Plan to End Chronic Homelessness continued in the 2007-2008 program year. Implementation of the plan is overseen by a Board of Governors, which has recently hired an Executive Director. To date, \$172,500 has been raised to implement the plan, with several other funding sources pending. The majority of these funds have come from private, local foundations and also local cities and the County. There are currently several projects under development which will create approximately 200 new permanent supportive housing units in Santa Barbara County. Local housing providers creating these new projects include: Mental Health Association, Transitions Mental Health, Lompoc Housing and Community Development Corporation, Good Samaritan Shelters, Inc., and the City and County Housing Authorities.

III. Chronic Homelessness: Strategy and Goals

Santa Barbara County completed its 10-Year Plan to End Chronic Homelessness in September of 2006. Since then, the Plan has been approved by the County Board of Supervisors and the City Councils of Santa Maria, Lompoc, Santa Barbara, Goleta, and Carpinteria.

The Plan was created under the supervision of a Leadership Council made up of local elected officials, community leaders, member of local non-profits providing emergency shelter, transitional housing, and permanent supportive housing, along with advocates for the homeless and those experiencing homelessness. Six strategies were identified to end chronic homelessness through the planning process:

- 1. Supportive Housing***
- 2. Prevention***

3. *Outreach*
4. *Increasing Incomes*
5. *Financing*
6. *Implementation*

While several noteworthy accomplishments in addressing the needs of the homeless have been made, significant obstacles still remain. These include a lack of developable land and extremely high real estate value. These factors have not only limited the amount of housing development for the chronically homeless, but for nearly every income level making up the population of Santa Barbara County as well.

IV. Homelessness Prevention

Prevention of homelessness especially of the “at-risk” individuals and families is a high priority for the Urban County jurisdiction. The 10 year plan to end chronic homelessness includes the following goal statement that captures the essence of the prevention initiative:

The following is reproduction from the County 10 year plan to address chronic homelessness:

→ Goal 1: Intervention in chronic homelessness before it repeats and in homelessness before it become chronic.

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

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

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

Specific 2008/09 Project

The rehabilitation of the *La Morada* facility to serve as transitional housing for kids graduating out of the foster care system is a project intended to prevent homelessness. Since approximately 50% of foster kids end up homeless once they turn 18, this project will be a way to prevent this specific source of homelessness. The project was funded by California’s Small Cities CDBG grant, and was recently completed. Residents at La Morada receive the services necessary to ensure they avoid homelessness, including counseling, job training, and enrollment at Santa Barbara City College.

C. Discharge Coordination Policy

Publicly Funded Institution(s) or System(s) of Care in CoC Geographic Area	Initial Discussion	Protocol in Development	Formal Protocol Finalized*	Formal Protocol Implemented*
Foster Care	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Health Care	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Mental Health	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Corrections	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Foster Care: The Santa Barbara County Department of Social Services takes the lead role in ensuring that foster children are prepared to leave foster care and achieve a housed situation rather than become homeless. Staff offers assistance to foster children to plan the transition out of the foster care system, and work with transitional/permanent housing providers to locate housing units which fit the needs of young adults transitioning out of the foster care system. The Special Needs Housing Subcommittee of the County Housing Advisory Committee is currently conducting a survey of associated people to determine how discharge planning for transitioning youth can be improved in Santa Barbara County.

Health Care: Discharge planning from the aspect of Health Care is facilitated mainly by the Cottage Hospital Discharge Planning committee. This committee meets weekly, and includes street outreach workers, hospital staff, representatives of homeless shelters, and the public health department, among other organizations. The committee focuses upon individuals who are homeless, and are currently in the hospital. The committee ensures that individuals who are homeless are not simply released out into the streets without any sort of discharge plan.

Mental Health: The County Alcohol, Drug and Mental Health Services Department (ADMHS) coordinates discharge planning for homeless people with mental illness. This is accomplished by ADMHS staff working with agencies inside and outside of the County to assure that patients are not released into homelessness. ADMHS staff consults with permanent and transitional housing providers to locate a bed/unit for discharged clients. By working directly with facility staff ADMHS coordinates discharge for County clients from secure facilities such as State Hospitals, Institutes of Mental Disease (IMDs), Prisons, and the local Psychiatric Health Facility (PHF) and jail. Similarly, ADMHS assists clients moving out of transitional housing units or aging out of the juvenile justice or foster care system to secure new housing and avoid homelessness.

Corrections: Discharge planning with respect to law enforcement is facilitated by the Santa Barbara Restorative Policing Team. This committee includes members of various law enforcement organizations, along with County Mental Health and Public Health staff, outreach workers, social workers and representatives of homeless shelters, and works to ensure that individuals who are homeless avoid a cycle of criminal recidivism. While this committee does not ensure 100% of individuals who are homeless have a discharge plan when leaving the County Jail, it does help the law enforcement community to better deal with repetitive criminals.

Emergency Shelter Grants (ESG)

2008-09 is the first year that the Santa Barbara County has received ESG entitlement funds. ESG funds were included in the 2008-09 NOFA, along with CDBG and HOME funds. The County’s ESG entitlement for 2009-09 was \$84,550, 5% of which is retained for administrative costs. The other 95% of ESG funds were awarded to three organizations.

Organization	ESG Grant Amount
Good Samaritan Shelters/Casa Esperanza	\$45,000
Transition House (Prevention Activity)	\$15,322
Willbridge	\$20,000

COMMUNITY DEVELOPMENT

Community Development

Community Development activities are undertaken by the Santa Barbara County Urban County Partnership as it administers Community Development Block Grant funds. Members of the CDBG Urban County Partnership vary slightly from the HOME Consortium as the County of Santa Barbara joined with the cities of Buellton, Carpinteria, Lompoc and Solvang to achieve Urban County status with Community Development Block Grant Entitlement.

Since the Urban County Partnership was created by the combination of one existing entitlement community (Lompoc) and several other new non-entitlement communities, the Urban County Partnership’s community development needs are two sets of priority needs: 1) Lompoc’s previously established non-housing prioritization of needs and 2) non-housing needs applicable to four other Housing Market Areas (*South Coast, Santa Maria, Santa Ynez, and Cuyama*). The priorities have been determined based on public hearings, needs survey and consultations.

Cuyama, Santa Maria, Santa Ynez, and South Coast HMA Priorities

- **Public Infrastructure Priority:** provide assistance for revitalization and enhancement of low-income neighborhoods and communities by improving their physical character

including infrastructure, streets and sidewalk improvements, parks and other community improvements.

- Community Facilities Priority: provide assistance to low-income neighborhoods by funding critical community facilities like neighborhood centers or libraries.
- Public Services Priority: provide assistance to low-income neighborhoods by funding critical public services like health services or services for special needs population.
- Economic Development Priority: provide resources to improve the overall economic health of low-income neighborhoods by improving access to capital or by creation of micro-enterprises or by job training programs for low-income persons.

Lompoc HMA priorities (non-housing):

- Priority #5:- Support public service programs for low and moderate-income persons including programs for housing and other community development needs.
- Priority #6: Support economic development proposals that leverage financial resources to create or retain jobs for low and moderate-income persons.
- Priority #7: Address gaps in Community infrastructure, such as streets, sidewalks, eligible fire fighting equipment and other public structures. Address architectural barriers and other barriers to community services to persons with mobility and other impairments as promoted under the Americans with Disabilities Act (ADA).

As a reflection of the above described community development priorities, the Urban County Partnership is recommending allocation of resources for the following Public Facilities for the program year 2008-09:

A. Unincorporated County CDBG Capital Projects

- New Cuyama Recreation Center: The scope of this project involves finding an appropriate project site to construct key public facilities needed by New Cuyama, an impoverished area one hour's drive from the nearest city in the most isolated area of Santa Barbara County. The Community facility will house public health, library, meeting and recreational amenities including a community pool and support facilities. The community consists of approximately 800 citizens many of whom are employed in agriculture. The community is located in a low income census tract with seriously deteriorated housing stock in need of rehabilitation. The proposed community facility is the first phase of a multi-year approach to allow Cuyama to become a "village center". The estimated project cost is about \$2.9 million.

The following table provides funding details of the capital projects that are being approved for reservation of CDBG for the 2008/09 program year:

Unincorporated County Community Development Projects , Program Year 2008

Project	Recommended Funding	Funding Source
New Cuyama Recreation Center	\$400,000	CDBG FY 2008 Allocation
Total CDBG Allocation	\$400,000	

B. Lompoc CDBG Capital/Economic Projects

- Lompoc Theatre Restoration Project: this project is a public facility project that will involve restoration of a historic landmark and returning theatre to operation as a community asset. The use of CDBG funds for restoration of a public facility is eligible under code of Federal Regulations 570.210 (c).
- New Community Center: this project is a public facility project that will serve as a multi-purpose community asset in a low income neighborhood. The project is the intended re-use of existing Lompoc Hospital structure for use as a multi-purpose community center. The Lompoc Hospital Healthcare District is currently constructing a new \$70 million new hospital in Lompoc to replace the existing old Lompoc Hospital. Once the new hospital is built, the old site will be used for the Community Center.
- Self Employment Training (SET) Program: this economic development program is to benefit low- and moderate-income persons by assisting private, for-profit businesses through loans, grants, or interest subsidies in order to create or retain jobs in Lompoc. Specifically, FY 2008-09 funds have been recommended for the Micro Enterprise Loan Program, to subsidize a qualified low-income applicant's tuition in the Self Employment Training Program.

The following table provides funding details of the capital projects that are being approved for reservation of CDBG for the 2008/09 program year:

City of Lompoc Community Development Projects , Program Year 2008

Project	Recommended Funding	Funding Source
Lompoc Theater Restoration Project	\$277,677	CDBG FY 2008 Allocation
New Community Center	\$89,471	CDBG FY 2008 Allocation
Self Employment Training (SET) Program	\$3,000	CDBG Program Income

The Following chart provides connection between the selected community project and the Urban County Partnership’s Consolidated Plan “non-housing” priorities:

Santa Barbara Urban County Linkage Chart: Proposed Projects 2008-2009 to Consolidated Plan Priority Needs
<p><u>Project Title and Description:</u> <i>Lompoc Theatre Restoration.</i> This project is a public facility project that will involve restoration of a historic landmark and returning theatre to operation as a community asset. The use of CDBG funds for restoration of a public facility is eligible under code of Federal Regulations 570.210 (c).</p>
<p>Project Match: Priority Need Category # 7 of Lompoc HMA of Consolidated Plan 2007-2010 Address gaps in Community infrastructure, such as streets, sidewalks, eligible fire fighting equipment and other public structures. Address architectural barriers and other barriers to community services to persons with mobility and other impairments as promoted under the Americans with Disabilities Act (ADA).</p> <p>Specific Objective: Expand Economic Opportunity</p>
<p><u>Project Title and Description:</u> <i>New Cuyama Recreation Center.</i> The scope of this project involves finding an appropriate project site to construct key public facilities needed by New Cuyama, an impoverished area one hour’s drive from the nearest city in the most isolated area of Santa Barbara County. The Community facility will house public health, library, meeting and recreational amenities including a community pool and support facilities. The community consists of approximately 800 citizens, many of whom are</p>
<p>Project Match: Community Facilities Priority of the Urban County Provide assistance to low-income neighborhoods by funding critical community facilities like neighborhood centers or libraries.</p> <p>Specific Objective: Suitable Living Environment</p>

Antipoverty Strategy

The Urban County Partnership will be striving to better the lives of the poor and underserved residents in the jurisdiction through a variety of housing and non-housing and public service programs. The strategy to address anti-poverty is essentially two-pronged:

- An attempt at providing basic life necessities of food, clothing and shelter;
- Provide empowerment through personal and professional skill development.

While the CDBG Partnership’s message is unanimous, the City of Lompoc has an existing four-

fold strategy:

- Promoting economic development and job creation at both the micro and macro-level;
- Promoting literacy for parents and their children;
- Acquiring, preserving, constructing, and managing affordable housing through community partnerships; and
- Providing public service assistance, so that families can expend limited resources on increasing their economic potential.

This strategy attempts to address in small incremental ways large societal forces which impact on a great majority of families. Poverty levels have risen throughout Santa Barbara County since, 1980, due to a loss of manufacturing jobs and an increase in service industry jobs, which generally pay less. There is also a large component of the county and local workforce involved with part-time and seasonal employment, primarily in the agricultural industry. In the City of Lompoc, the poverty level has increased from 12.4% in 1980, to 14.0% in 1990, to 15.4% in 2000. Nearly 21% of Lompoc’s children under 18 years of age are living below poverty level. Given that the City’s anti-poverty strategy is limited to matters over which the City has control, the City will pursue several successful programs that are helping individuals and families improve their economic circumstances.

In sum, the jurisdiction will make every effort to pursue a comprehensive strategy of anti-poverty. The public service programs of a CDBG jurisdiction is a direct attempt at providing basic necessary services for the poor and underserved in the area. The following table details the recommended human service spending for the program year 2008-09:

Human Services Allocation of Urban County Partnership, Program Year 2008

Consortium Member	Recommended Allocation
Carpinteria	\$19,571
Lompoc	\$158,878
Unincorporated County	\$109,272
Total	\$254,903

A. Carpinteria Human Services Projects Approved by City Council

Carpinteria’s human service applications were reviewed by a three member committee during a public meeting on March 17th. Four projects that were unanimously recommended by the committee was approved by the City Council on March 26th, 2008. Following is a summary table of the funding allocation:

City of Carpinteria 2008 Human Services Grant Awards

<u>Organization/Program</u>	<u>Service Location</u>	<u>Amount Requested</u>	<u>Amount Recommended</u>
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<u>Peoples' Self-Help Housing – Youth Education Enhancement Program</u>	<u>Camper Park & Dahlia Court</u>	<u>\$10,000</u>	<u>\$5,000</u>
<u>City of Santa Barbara - Rental Housing Mediation Task Force</u>	<u>Citywide</u>	<u>\$10,000</u>	<u>\$7,500</u>
<u>Peoples' Self-Help Housing – Housing the Homeless</u>	<u>Camper Park & Dahlia Court</u>	<u>\$8,000</u>	<u>\$2,071</u>
<u>Boys and Girls Club – Carpinteria Clubhouse Daycare Program</u>	<u>Citywide</u>	<u>\$6,000</u>	<u>\$5,000</u>
<u>Total Funds Available/Requests Funded</u>			<u>\$19,571</u>

The Program details are as follows:

Peoples' Self-Help Housing Corporation – Youth Education Enhancement Program

The Youth Education Enhancement Program is a year-round educational program for 90 children from kindergarten to 12th grade that operates at the Camper Park and at Dahlia Court. The program provides individualized lesson plans, one-on-one instruction, and regular communication with parents and teachers. The objectives of the program are to maintain an average daily attendance, improve students' study habits, survey parents to obtain feedback on the program's success, and incorporate volunteers into the program. Expected outcomes of the program are included in the attached grant request.

City of Santa Barbara - Rental Housing Mediation Task Force

The Rental Housing Mediation Task Force has had a long term presence in assisting Carpinterians with landlord-tenant disputes and successfully keeping many disputes from reaching a court of law through voluntary mediation. This program is financially supported by other agencies including the County of Santa Barbara and the City of Goleta whose residents are also able to employ the rental mediation services as necessary. Due to a reduction in funds from other state and federal sources, the Task Force had been unable to continue to provide services to Carpinteria's residents. However, the City of Carpinteria provided grant money to this program last year, allowing for the service to be available to our residents as needed.

The Task Force was established in 1976 and provided service to City of Carpinteria landlords and tenants until the 2006 – 2007 fiscal year when financial considerations resulted in the loss of

this service. This program was funded through a 2007 - 2008 CDBG Human Services grant as shown in the table above. Approximately 100 Carpinteria landlords and tenants are expected to utilize the service over a one year period. In the second quarter of Fiscal Year 2007 – 2008, 16 persons from Carpinteria utilized the services. The Task Force expects that more individuals will use the service as the City continues to advertise on the scroll and on the City website that these services are available. In addition, two Task Force volunteers and a staff person from the City of Santa Barbara recently attended a City Council meeting to accept a proclamation recognizing March as Mediation Month.

Peoples' Self-Help Housing Corporation - Housing the Homeless

The program goal is to end homelessness and encourage independent living. Target populations benefited by this program are homeless, low income and very low income residents of PSHHC's affordable rental complexes in Carpinteria, Isla Vista, Goleta, Guadalupe and Orcutt. Peoples' intends to set aside 20 units over the next two years to house the chronically homeless. Approximately 100 persons are expected to be served by the program.

The program provides supportive services to ensure that homeless individuals stay housed and are successful in their transition from homelessness to stable, independent lives. With the requested funding from the City of Carpinteria and the County of Santa Barbara, Peoples' would have a full-time Licensed Clinical Social Worker (LCSW) and two bilingual, bicultural Marriage and Family Therapist (MFT) interns to provide these services. Peoples' is collaborating with the Santa Barbara County Ten-Year Plan to End Chronic Homelessness. Additionally, there is collaboration with various other community agencies such as the Rescue Mission, Casa Esperanza and Domestic Violence Solutions to name a few.

Boys and Girls Club – Carpinteria Clubhouse Daycare Program

The Boys and Girls Club operates a licensed daycare program for children from kindergarten age to sixth grade. Daycare children are transported daily from three local school sites to the clubhouse. The children receive a nutritional snack, do homework, and then have time to play outdoors or in the gym, and are engaged in varied activities including computer use, arts and crafts. The daycare program is one of several after-school programs offered through the Boys and Girls Club.

The target population for the daycare program is low-income, socially and economically disadvantaged youth. The program is now in its 15th year with 45 children enrolled in 2007; this has been a relatively constant number of attendees over the last several years. The primary goal of the program is to offer affordable daycare and strengthen youth assets in Carpinteria. Families contribute to the program based on their ability to pay.

B. Lompoc Human Services Projects Approved by City Council

The City of Lompoc works with a seven (7) member Human Service Commission on allocating financial resources, which come from three (3) sources: federal CDBG funds, Comcast corporate

donations, or the City’s utility billing donation fund. The following table provides a summary of all the human service programs that have been approved by the City Council for the human services funding:

City of Lompoc 2008 Human Services Grant Awards

Agency	Program	Allocated
Lompoc Boys and Girls Club	After-School Program	\$16,200
Casa Esperanza	10-Year Plan to End Chronic Homelessness	\$4,500
Catholic Charities	Food and Essential Services	\$16,680
Catholic Charities	ID’s, Utility Aid, Emergency Rent, Counseling	\$14,400
Community Action Commission	Senior Nutrition Program	\$12,200
Community Partners in Caring	Volunteer Program	\$3,500
Court Appointed Special Advocates	Children Services	\$4,175
Domestic Violence Solutions	Various Services	\$13,800
Family Service Agency	Service and Intake/Referral	\$5,760
Family Service Agency	In-home Care for the Elderly	\$5,060
Family Service Agency	Lompoc Family Resource Center	\$8,000
Food Bank of Santa Barbara County	Operations	\$7,100
Good Samaritan Shelters, Inc.		\$3,376
Lompoc Valley YMCA	Before and After School Program	\$1,800
Lompoc Housing and Community Development Corporation	Bridgehouse	\$3,500
Lompoc Housing and Community Development Corporation	Mark’s House	\$3,200
Lompoc parks and Recreation	Summer Drop-in Program	\$9,020
Lompoc Valley Police Activities League	Boxing Program	\$2,815
Lompoc Valley Youth Center	Target Teen Program	\$760
North County Rape Crisis	Child Protection Center	\$12,116
Santa Barbara County District Attorney	Sexual Assault Response Team	\$4,616
Transitions	Drop-in Mental Health	\$4,080
Lompoc Valley Haven	Senior Day Center	\$2,220
Total Funds Awarded		\$158,878

▪ Unincorporated County CDBG Human Services Awards

2008-09 Santa Barbara Unincorporated County CDBG Human Services Program
Review Committee Funding Recommendations

Agency	Program	Grant Amount
Pacific Pride Foundation	Necessities of Life	\$7,500
AIDS Housing	Sarah House	\$9,000
Foodbank of Santa Barbara County	Warehouse Operations	\$12,000
St. Athanasius Orthodox Church	St. Brigid Fellowship Day Center	\$12,000
North County Rape Crisis Center	Santa Maria Program	\$5,000
North County Rape Crisis Center	Lompoc Program	\$5,000
Santa Barbara Rape Crisis Center	Long Term Counseling	\$5,000
Peoples' Self-Help Housing	Housing the Homeless	\$7,500
Legal Aid Foundation	Housing Advocacy Project	\$7,500
Casa Esperanza	Isla Vista Outreach	\$8,000
Bringing Our Community Home	10-Year Plan to End Chronic Homelessness	\$17,500
Community Partners in Caring	Volunteer Program	\$4,272
Willbridge	Peer Street Outreach Program	\$9,000
Total CDBG Human Services Funds Reserved :		\$109,272

The Program details are as follows:

The County received 15 applications for funding in an amount totaling \$391,000 for the \$109,272 actually available. A volunteer three member Review Committee met with applicants on three days in March to discuss each proposed program. Following is a summary of the

project funding requests and Review Committee recommendations.

#1 Priority Projects (As designated by Review Committee)

- Project: Necessities of Life

Sponsor: Pacific Pride Foundation
Requested: \$ 10,000
Recommended: \$ 7,500
Priority: 1
Points: 75

Project Summary: Pacific Pride Foundation provides basic human needs products to people who are homeless through this program. The organization once focused primarily on people who are HIV positive, however, since that population has declined in past years, they now serve mainly people who are homeless and living on the streets. Products available through this program include food, hygienic supplies and clothing.

- Project: Sarah House

Sponsor: AIDS Housing of Santa Barbara
Requested: \$ 12,000
Recommended: \$ 9,000
Priority: 1
Points: 75

Program Summary: The organization provides hospice services and housing opportunities for their clients. In recent years, the client base of AIDS Housing has shifted from people with HIV and AIDS to the dying poor in general. There is normally at least one person infected with HIV in their facilities, however, the majority are people without the means to die in a peaceful environment with access to their families. Each person is paired with a RN at a cost of \$400/day/bed. 70% of their clients die within 12 days. 20% of their clients are chronically homeless, a number that is rising.

- Project: Warehouse Operations

Sponsor: Foodbank of Santa Barbara County
Requested: \$ 20,000
Recommended: \$ 12,000
Priority: 1
Points: 75

Program Summary: The Food Bank distributes fresh produce and other healthy foods to local emergency shelter and other housing providers. Most of their clients are Very-Low income, all others fall in the Low category. One example of how the Food Bank collects food is the Farm to Family program. This program runs across California as many farms

divert a certain percentage of their produce to be distributed to food banks.

- Project: St. Brigid Fellowship Day Center

Sponsor: St. Athanasius Orthodox Church
Requested: \$ 31,500
Recommended: \$ 12,000
Priority: 1
Points: 66

Program Summary: This program would enhance the outreach efforts and other supportive services offered by St. Athanasius Orthodox Church. Currently, these services are provided out of a temporary, mobile home type office. This funding will allow the organization to open a Day Center to provide a permanent location for people who are homeless to visit during the day to receive vital supportive services.

#2 Priority Projects (As designated by Review Committee)

- Project: Lompoc Program

Sponsor: North County Rape Crisis Center
Requested: \$13,000
Recommended: \$5,000
Priority: 2
Points: 75

Program Summary: The North County Rape Crisis center provides this service to students in Lompoc elementary schools in order to teach the children how to avoid becoming victims of sexual assault. They reach 14,500 students per year at schools in both Lompoc and Santa Maria. Recently, schools have begun requesting bilingual sessions. They measure the success of their school training program by doing follow up questionnaires with the kids to see how much they remember from earlier educational sessions. They rotate between Santa Maria and Lompoc every other year, so that each child receives an update every two years. Other functions of the organizations include grant writing and administration, and support counseling for victims. They are faced with an expansion of need for their services in the community due to growth in population of North County. This raises the need for services offered in Spanish.

- Project: Santa Maria Program

Sponsor: North County Rape Crisis Center
Requested: \$12,000
Recommended: \$5,000
Priority: 2
Points: 75

Program Summary: This program was covered in the program described above (Lompoc Program is the same as the Santa Maria Program, just a different audience.)

- Project: Long Term Counseling

Sponsor: Santa Barbara Rape Crisis Center
Requested: \$60,000
Recommended: \$5,000
Priority: 2
Points: 75

Program Summary: The Santa Barbara Rape Crisis Center provides long term counseling for victims of sexual assault. Most clients are suffering from Post-Traumatic Stress Syndrome and go through three states during treatment: initial crisis state, state of denial, and an acceptance of the fact that treatment is necessary. Often times, clients first try to treat themselves, using drugs, alcohol or self mutilation. Fees for counseling sessions range between \$5 and \$70 dollars, depending on the income of the client.

- Project: Housing the Homeless

Sponsor: Peoples' Self-Help Housing
Requested: \$ 17,000
Recommended: \$ 7,500
Priority: 2
Points: 75

Program Summary: Peoples' Self Help Housing will set aside a number of rental units within their multiple housing developments for the chronically homeless. This grant will allow PSSH to provide supportive services to residents. Service will include onsite social workers, case management, and other assistance with basic day to day activities. This type of program is indicative of what the 10-Year Plan to End Chronic Homelessness describes as the model of permanent supportive housing.

- Project: Housing Advocacy Project

Sponsor: Legal Aid Foundation
Requested: \$ 20,000
Recommended: \$ 7,500
Priority: 2
Points: 68

Program Summary: The Housing Advocacy Project will address a critical need in Santa Barbara County to provide education, advice, and counsel on tenant's rights to those in danger of eviction or of becoming homeless or those currently homeless, or those facing habitability or other housing disputes. Legal Aid will provide solutions to these

situations through counseling, mediation, or negotiation on behalf of qualifying residents.

- Project: Isla Vista Outreach

Sponsor: Casa Esperanza
Requested: \$ 25,000
Recommended: \$ 8,000
Priority: 2
Points: 66

Program Summary: This program gives people who are homeless in Isla Vista access to the supportive services offered at Casa Esperanza. This outreach to a community well beyond walking distance to the Casa Esperanza Day Center not only improves the ability of people living outdoors in Isla Vista to receive services, but also gives the staff at Casa Esperanza access to make an effort to get them into permanent supportive housing. This program has shown significant success in the past year, and will continue with its efforts in Isla Vista.

- Project: 10-Year Plan to End Chronic Homelessness

Sponsor: Bringing Our Community Home
Requested: \$ 40,000
Recommended: \$ 17,500
Priority: 2
Points: 66

Program Summary: Bringing Our Community Home is a countywide effort to end chronic homelessness locally. The plan was created in response to a study that found a tremendous financial and social impact of people experiencing long term homelessness along with disabling conditions. The plan focuses on getting preventing people from becoming chronically homeless, and to place those who are currently chronically homeless into permanent supportive housing.

- Project: Volunteer Program

Sponsor: Community Partners in Caring
Requested: \$ 5,400
Recommended: \$ 4,272
Priority: 2
Points: 66

Program Summary: Community Partners in Caring provides supportive services to local senior citizens through this program. Volunteer member of the community provide transportation, visitation, and other services to people who have become unable to drive

or partake in other activities due to age and disability.

- Project: Peer Street Outreach Program

Sponsor: Willbridge

Requested: \$ 28,000

Recommended: \$ 9,000

Priority: 2

Points: 64

Program Summary: This program employs residents of the Willbridge home to provide outreach efforts in the South Coast area. People living at Willbridge often have a better knowledge of where people who are homeless might be found, and also knowledge of how to best communicate with those on the streets. The goal of the Peer Street Outreach program is to find those people who have left the Willbridge program unexpectedly, and other members of the homeless community, and to bring them into supportive housing.

The Housing and Community Development Department of the County of Santa Barbara previously housed an Economic Development Division, but a decision made by the Board of Supervisors resulted in the elimination of this division. Therefore, antipoverty strategies are limited to those programs designed to mitigate the health, child care, job training and transportation challenges faced by its low-income population. Provision of Health and Public Assistance is primarily handled by the following departments:

- Alcohol, Drug and Mental Health Services
- Child Support Services
- Public Health
- Social Services

The subsequent sections provide a reproduction of the key projects that each of these departments is currently pursuing:

I. Alcohol, Drug and Mental Health Services

Proposed Key Projects:

- Implement Vida Nueva, an Assertive Community Treatment (ACT) model program in Lompoc and the Central County, which is a highly under-served region with an ethnically diverse population. Vida Nueva will provide intensive community-based wraparound service delivery to 140 individuals, 24 hours a day, seven days a week, in order to keep people in recovery living independently. Additionally, peer support staff and family member staff will be added to a Assertive Community Treatment Team in Santa Maria to enable services to Guadalupe. Santa Barbara services will be expanded to include peer support staff and family member support staff to each existing team and to an existing team in Santa Barbara to extend services to Carpinteria, an under-served community in the South County.
- Develop culturally competent wraparound teams at all ADMHS children's service sites by expanding existing staff resources, adding youth and/or parent partners hired as staff and licensed mental health professionals who will "facilitate" the wraparound process as Personal Service Coordinators with the capacity to provide 24/7 services as needed. Non-traditional services, supports and supplies will be utilized to meet individual needs identified through strength-based assessments for all family members.

- Improve crisis response to community members by developing an outpatient crisis program in North County that operates 24 hours per day, seven days per week.
- A multi-agency, multi-disciplinary, culturally competent team will be developed by expanding and coordinating current resources from Adult Protective Services, Geriatric Assessment Program, and Public Guardia, adding mental health professionals, peer and/or family member staff in order to respond and intervene 24/7 to older adults in the community who, because of a serious mental disorder, are at risk of acute psychiatric hospitalization.
- Create a one-stop, hub of support, drop-in center for services and social support Transitional Aged Youth in the Lompoc area. Peer support will be utilized in order to build meaningful and productive lives and relationships. Mentoring, support groups, leadership development, vocational support, counseling, housing assistance, and benefits assistance all will be available.
- Working under the existing Consumer and Family Member Services Coordinator position, additional family partners and peer recover staff will be hired to augment the service delivery teams, providing recovery activities in each region of the county to strengthen peer and family member services, facilitate hope and wellness and clarify the role of peers and family in the Adult System of Care.
- Strategically place outreach peer/family member staff in community settings to link the un-served to needed services. Dedicated peer and family staff will provide education about children's mental health conditions to school staff, including appropriate intervention for children and their families in the education system.
- Designate alcohol, drug and mental health specialist who are dedicated to the courts, probation, public defender, district attorney, community-based organizations and ADMHS service teams in order to facilitate quick linkage for incarcerated mentally ill people and/or people with mental illness and addiction to appropriate care in order to reduce recidivism through the justice system.

II. Child Support Services

Proposed Key Projects

- Improve the performance of California's Child Support Services Program by accomplishing the following objectives:
 - Increase the percentage of the state's child support cases that have support orders
 - Increase the statewide percentage of current child support collected
 - Increase the statewide percentage of cases with arrearage collections
 - ensure that the statewide percentage of child support cases with paternity established is 100%
- Establish and implement a single, statewide automated child support system, and notify the federal government of the implementation by September of 2008. Objectives Include:
 - Provide State Disbursement Unit services for all mandatory IV-D payments
 - Make SDU services available for all non-IV-D payments paid by wage assignments
 - Reduce California's federal automation penalties to zero
 - Increase to 100% the number of local child support agencies fully converted from ARS and CASES systems to the statewide system
- Promote statewide consistency and efficiency of child support practices among the program's governmental partners by promoting strong collaborative relationships with the Department of Motor Vehicles, Employment Development Department, Department of Corrections and Rehabilitation, and state and local health and human services administrators.

- Enhance Customer service to child support program clients by conducting outreach efforts and improving internet and phone accessibility to program and case information. By FFY 2009, ensure that at least 70% of callers have their issues resolved through the Integrated Voice Response System, and that 80% of callers who choose to speak to a customer service professional receive a response within five minutes.

III. Public Health

Proposed Key Projects

- Develop a mass vaccination/prophylaxis plan for use in the event of bioterrorism, disease outbreaks, and other public health threats and emergencies. Participate in HRSA (Health Resources and Services Administration) “Health Collaborative (HCD)” treatment model for Depression. This will entail a new treatment of depression by primary care providers in an ambulatory setting. Develop and initiate treatment models for Diabetes, Asthma, CVD, and Chronic on the HCD model. Develop and implement a routine tuberculin skin testing program and case management protocol for use at homeless shelters and congregate care living facilities.
- Expand clinic facilities and service capacity at Franklin Clinic. Implement the plan to place health care practitioners in the homeless shelters in Santa Barbara and Santa Maria.
- Complete planning phase for implementation of an Electronic Medical Record. Develop secure wireless network access to improve infrastructure as the department moves towards an electronic medical record (EMR). Redesign the existing Public Health website to facilitate emergency updates, improved navigation and content management.

IV. Social Services

Proposed Key Projects:

- Secure Workforce Investment Board (WIB) Grants:
The Santa Barbara County WIB is the County’s workforce broker helping individuals find jobs and businesses find employees with the proper skills they need for their companies to grow. A key project is to secure additional grants from the private and public sectors in order to provide enhanced job training programs for both unemployed and underemployed workers.
- Implement “Pay for Performance”
TANF (Temporary Assistance to Needy Families) Reauthorization legislation requires increased work participation rates. The Santa Barbara County Department of Social Services has initiated outreach and reengagement strategies with their clients to identify and resolve barriers so they can achieve meaningful and lasting employment. Incentive funds earned for increasing work participation rates can then be spent flexibly on services for other needy families to enhance their self-sufficiency.

NON-HOMELESS SPECIAL NEEDS HOUSING

Non-homeless Special Needs

The Santa Barbara County HOME Consortium prioritizes the housing needs of all its Special

Needs population to be “*High*”. The rationale for assigning high priority is that the extremely high cost of housing in Santa Barbara accentuates the needs of this subpopulation. Consequently, making available affordable housing units to area Special Needs residents assumes top priority for the HOME Consortium. This position is reflected in the Consortium’s *Priority Housing Needs* as:

- There is a serious need for rental housing opportunities (either new units or acquisition and rehabilitation of existing units) for small, extremely low, very low-income and low-income households including units for the elderly and special needs households.
- There is a serious need for Permanent Supportive Housing/Transitional Homes/ SROs (Single Room Occupancy) to address the needs of the homeless and/or special needs clients, and the extremely low, very low and low-income individuals and families who are at imminent risk of becoming homeless.

Based upon the above described priority needs, it is the intent of the Santa Barbara Consortium to add to the supply of affordable units available for the Special Needs clients either through construction of new units or through acquisition and rehabilitation of existing units. Also, effort will be made to encourage projects that provide on-site supportive services to residents needing the same.

As an illustration of ongoing efforts to expand the availability of housing and supportive services for the special needs population, the County HCD and Alcohol, Drug and Mental Health Services (ADMHS) work together to create potential housing solutions for individuals and families with special needs.

I. Use of Resources

The Santa Barbara County HOME Consortium intends to use HOME funds for projects that involve new construction of rental units for the elderly and special needs group. HOME funds may also be used for acquisition and rehabilitation of existing units. It is also the intent of the Consortium to use HOME funds for Permanent Supportive Housing or Transitional Housing for persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families). Additionally, the Consortium will aim to use the HOME funds to leverage other applicable sources of funds to enhance existing stock of affordable units and to combine housing with support services.

In addition to the HOME funds, the Consortium uses other state and local funds to compliment spending of Special Needs Housing Projects. The following ongoing efforts highlight the Consortium’s commitment to the cause of housing for area Special Needs:

- An on-going rehabilitation and retrofit program for persons with disability. This **two-year program** was funded by the State CDBG grant in 2005-2006, and it will assist persons with disabilities by providing them with the necessary equipment to function normally.
- The County will use Small Cities CDBG money to help fund the La Morada project, a facility that serves as a residential crisis center for adolescents who are aging out of the foster care system, many

of which have no housing plan upon exit. This project will fill a tremendous need in the Santa Barbara County since no facility of its type currently exists locally.

- HOME funds will provide assistance to CHANCE, Inc. for the continuation of an existing program that provides direct financial assistance to low-income disabled persons to acquire rental housing in the open market. Low-income persons with disabilities lack the financial resources to accumulate sufficient savings for rental deposits, and this program addresses this issue by providing the needed resources.

It is the intent of the Consortium to continue making efforts similar to the ones narrated above, all through the upcoming Plan period. During the next five years, the Consortium will continue to use a combination of HOME, CDBG, other relevant federal funds, state and local funds to address the needs of its Special Needs Clients.

Housing Opportunities for People with AIDS (HOPWA)

While Santa Barbara County is not a HOPWA Entitlement community, the County's Public Health Department administers the small cities HOPWA program. Public Health submits competitive HOPWA funding applications to the State of California, and is allocated federal HOPWA funds through the California Department of Health Services. Public Health subsequently allocates funds to community organizations, which have historically included Santa Barbara County's two HIV/AIDS housing and/or service providers, Pacific Pride Foundation and Sarah House: AIDS Housing Santa Barbara.

I. Pacific Pride Foundation

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

A. Case Management Services

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

- **Medical Services** – Referrals for comprehensive medical evaluations complete with lab tests to monitor HIV infection and any necessary medications of treatment therapies.

- **Health Education** – HIV education, general health education and stress reduction.
- **Case Management** – Assessing the needs of clients, individualized care plan, benefits counseling, client advocacy and referrals.
- **Food Assistance** – The Necessities of Life Project is Pacific Pride Foundation’s food assistance program. Two food pantries, North and South, provide free food and personal care products to low-income HIV+ clients and their families on a weekly basis.
- **Harm Reduction** – Methods of lowering health risk issues including drug and alcohol use, homelessness and mental health.
- **Volunteer Support** – Practical and emotional support.
- **Counseling Services** – Individual counseling as well as various support groups.

B. HIV Education & Prevention Services

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

II. Sarah House

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

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

A. Scattered Site Housing

Just over four years ago, a few of the Sarah House residents who had enjoyed increasingly

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

B. Sarah House: a Social Model

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

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

III. Funding Needs

Local organizations such as the Pacific Pride Foundation and Sarah House provide valuable services to the community, and are supported by an array of funding. Local jurisdictions, such as the County of Santa Barbara and the City of Santa Barbara provide much needed funding through competitive state grants and entitlement grants, as well as local Human Services Grants. These organizations also raise funds through private sources. While the Santa Barbara County HOME Consortium has not yet been able to fund activities of the Sarah House or the Pacific Pride Foundation, efforts are underway to collaboratively work with them to address the growing needs and priorities of persons with HIV/AIDS in the County.