

SANTA BARBARA COUNTY BOARD AGENDA LETTER



Clerk of the Board of Supervisors
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Santa Barbara, CA 93101
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Agenda Number:
Prepared on: 5/4/06
Department Name: Housing & Community Dev.
Department No.: 055
Agenda Date: 5/16/06
Placement: Administrative
Estimate Time: None
Continued Item: NO
If Yes, date from:

TO: Board of Supervisors

FROM: Edward Moses, Director
Housing & Community Development

STAFF

CONTACT: Yekaterina Mishina, ext. 3521

SUBJECT: Action Plan 2006-2007

Recommendation(s):

That the Board of Supervisors:

- A. Adopt the attached resolution (**Attachment A**) approving the Santa Barbara County HOME Consortium Action Plan 2006-2007 (county fiscal year) to be submitted to the Federal Department of Housing and Urban Development and
- B. Authorize the County Executive Officer to 1) execute all certifications (**Attachment B**) and grant application SF 424 (**Attachment C**) included with the submission of the Plan, and to 2) execute routine documents required for administration of the HOME Program. (An approval by the Board of the Action Plan 2006-2007 constitutes an approval of a reservation of funds for the projects listed therein.)

Alignment with Board Strategic Plan:

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

Executive Summary and Discussion:

The Action Plan 2006-2007 details Santa Barbara HOME Consortium's implementation plan for housing projects and other activities to be carried out using federal HOME funds for the program year 2006-2007. All activities to be undertaken are intended to meet the long-term strategies and priority needs that have been identified in the County's 2006-2010 Consolidated Plan. The Action Plan 2006-2007 is attached as (**Attachment D**).

HUD has allocated \$1,660,973 to the Consortium in 2006, a decrease of \$101,223 from the 2005 funding level. The HOME allocation for all jurisdictions tend to vary (increase/decrease) each year based upon federal appropriations for the program itself. Consequently, there has been a 5.7 percent decline in this year's HOME Consortium allocation. Based upon this year's HOME allocation and a set-aside of 10 percent administration and 5 percent program implementation costs, a total of \$1,420,132 is available through the Consortium to fund new projects. Following are the projects that have been identified for reservation of funds for the program year 2006-2007:

Project	Description	Reservation of Fund
Carpinteria Agriculture Industry Workforce Housing	Preconstruction funds for Carpinteria Camper Park.	\$150,000 (City of Carpinteria HOME Allocation)
Good Samaritan Shelter TC House II	Technical Assistance to the newly formed Community Housing Development Organization.	\$50,000 (Unincorporated County HOME Allocation) <u>\$50,000</u> (City of Santa Maria HOME Allocation) \$100,000 Total
Ted Zenich Gardens	Construction of <u>24</u> affordable units.	\$477,369 (Unincorporated County HOME Allocation) <u>\$300,000</u> (City of Santa Maria HOME Allocation) \$777,369 Total
Casa de Desarrollo	19 unit Single Room Occupancy (SRO) complex for transitioning youth with an emphasis on those that have just left the foster care system.	\$187,290 (Unincorporated County HOME Allocation) <u>\$196,830</u> (City of Lompoc HOME Allocation) \$384,120 Total
Other	Reallocation from previously funded project in 2005-2006.	\$8,643 (Unincorporated County HOME Allocation)
TOTAL		\$ 1,420,132

Additionally for the program year 2006-2007, HUD has allocated \$27,464 specifically for the American Dream Downpayment Initiative (ADDI) program. Other funding sources that are available for new projects through this year's Action Plan 2006-2007 process include:

- \$400,000 from the South Coast Local Trust Fund
- \$2,700,000 from the Isla Vista Redevelopment Agency 20% housing set-aside
- \$950,000 from the County Portfolio Recapitalization Loan Fund
- \$250,000 from the Santa Ynez Valley Housing Market Funds

While the County invites proposals for HOME and the above listed funds through the same Notice of Funds Available (NOFA) process, each source has its unique set of qualifications that need to be met. For instance, the Isla Vista Redevelopment Project funds are available for eligible

projects within the Isla Vista Redevelopment Project Area (RDA) boundaries. All applications are evaluated based on relevant eligibility criteria and competitiveness. *Consequently, if applications are received from projects meeting the eligibility requirements and/or are not competitive, the County reserves the right not to expend all available sources of funds and instead carries forward the allocation to next year's NOFA.*

The Housing Finance Division of the Housing and Community Development Department (Housing Finance) published a NOFA on January 31st, 2006, to invite project proposals for the aforementioned funds. Applications for reservation of funds were due by February 27th, 2006. Housing Finance staff held an Affordable Housing forum on September 8th, 2005 in Santa Barbara and another forum on September 9th, 2005 in Santa Maria to announce available affordable housing resources, update the public on Housing Finance activities and to explain the process of applying for housing development resources. The applications received were analyzed by a team of technical experts from the National Development Council, the City of San Luis Obispo and the County and staff reports were prepared. The proposed projects were then reviewed and recommended upon by both the Affordable Housing Loan Committee and the Santa Barbara HOME Consortium Steering Committee at their meeting on March 28th, 2006. The City of Lompoc and City of Santa Maria hold their own procurement and approval processes for the award of HOME funds.

An approval by the Board of the Action Plan constitutes an approval of preliminary reservation of funds for the above listed projects. All projects will be brought to the Board of Supervisors individually for final approval of a commitment of funds as they become ready for implementations.

In accordance with the County's Citizen Participation Plan (**Attachment E**), the Action Plan Draft was published for public comment on Apr 5th, 2006 with comments received through May 4th, 2006. At the time of this writing, no comments from the public have been received on the Plan. Any comments received prior to May 4th, 2006 will be provided to the Board. All public comments received will be included in the Action Plan to be submitted to the Department of Housing and Urban Development.

Mandates and Service Levels:

This Housing Finance and Development Division Program is not mandated; however, acceptance of funds to carry out affordable housing activities requires the County to comply with the conditions attached to those funds. As the lead agency of the HOME Consortium, the Housing and Community Development Department is responsible for administration of the HOME program funds and compliance to federal HOME program regulations.

Fiscal and Facilities Impacts:

Submission to and approval by HUD of the Action Plan is required for receipt of the federal HOME funds. For County fiscal year 2006-2007 that amount is \$1,660,973, ten percent of which is available to the County for Program and Consortium administration. The Housing Finance Budget is on page D-258 and D-259 of the current fiscal year County Budget.

Concurrences:

Auditor-Controller

County Executive Officer

Special Instructions:

Please return a signed original resolution and two original SF424 & Certifications to Yekaterina Mishina in Room 3 (or call x 3521 for pick up), as soon as executed.

Attachment(s):

- A - Authorizing Resolution
- B – Certifications
- C - SF 424
- D – Action Plan 2006-2007
- E - County's Citizen Participation Plan