



Third Program Year Action Plan

This document consists of Narrative Responses to specific questions that the Santa Barbara 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 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 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.*

The **2007-2008 Action Plan** details the Santa Barbara HOME Consortium's implementation plan for housing projects and other activities anticipated to be carried out using federal HOME funds for the program year 2007-2008. 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 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 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

It is noteworthy that 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 HOME Consortium the highlights for the program year 2007-2008 are presented in the following table:

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|---|--|
|  | <p>For the Program Year 2007-08, the Santa Barbara HOME Consortium received a HOME entitlement award of \$1,649,163. After a set-aside of 10 percent administration and 5 percent program implementation costs, a total of \$1,410,034 will be made available to fund HOME projects in the area.</p> |
|  | <p>For the Program Year 2007-08, the Santa Barbara HOME Consortium received an ADDI (American Dream Downpayment Initiative) allocation of \$27,464.</p> |
|  | <p>For the Program Year 2007-08, the Santa Barbara HOME Consortium is considering reservation of funds for the following projects:</p> |
| | <ul style="list-style-type: none"> <p>• Project: Dahlia Court Apartments, City of Carpinteria Sponsor: People’s Self-Help Housing Corporation Reserved: \$600,000 (City of Carpinteria HOME funds, Unincorporated County HOME funds, City of Carpinteria CDBG funds, Unincorporated County CDBG funds) Type: Land Acquisition</p> <p>• Project: Casa De Familia, City of Santa Maria Sponsor: Good Samaritan Shelter, Inc. Reserved: Up to \$1,075,704 (Unincorporated County HOME funds, City of Santa Maria HOME funds, City of Santa Maria CDBG funds) Type: New construction of a 16-unit affordable, multifamily apartment complex</p> <p>• Project: Recovery Way Home, City of Lompoc Sponsor: Good Samaritan Shelters, Incorporated Reserved: \$75,000 (Unincorporated County HOME funds) Type: Acquisition and rehabilitation of two existing structures to provide detoxification services and outpatient perinatal treatment</p> <p>• Project: Ted Zenich Gardens, City of Santa Maria Sponsor: Housing Authority of the County of Santa Barbara Reserved: \$350,000 (Unincorporated County HOME funds) Type: Project permanent financing costs</p> <p>• Project: Braddock House, City of Goleta Sponsor: Housing Authority of the County of Santa Barbara Reserved: \$150,000 (Unincorporated County HOME funds) Type: New construction of permanent supportive housing project</p> <p>• Project: Transitions Mental Health, City of Lompoc Sponsor: Santa Barbara Housing Assistance Corporation Reserved: \$200,000 (Unincorporated County HOME funds) Type: New construction of supportive housing project</p> <p>• Project: Disabled Move-In Cost Program, South County CHANCE, Incorporated</p> |

Reserved: \$100,000 (Unincorporated County CDBG funds)
Type: Financial assistance to low-income disabled persons to acquire rental housing in the open market

- Project: **College Park Apartments**, City of Lompoc
Sponsor: Lompoc Housing and Community Development Corporation
Reserved: \$50,000 (Unincorporated County HOME funds)
Type: CHDO Capacity Building / Technical Assistance activities related to future lease-up and operation of the College Park Apartment project.
- Project: **Casa De Desarrollo**, City of Lompoc
Sponsor: Lompoc Housing and Community Development Corporation
Reserved: \$195,431 (City of Lompoc HOME funds)
Type: Development of a 19-unit Single Room Occupancy complex
- Project: **Tenant Based Rental Assistance Program**, City of Santa
Sponsor: City of Santa Maria
Reserved: \$130,000 (City of Santa Maria HOME funds)
Type: Tenant Based Rental Assistance Program that will provide security deposit loans and a rental subsidy that will be based on renters' income and will decrease each month.



For the Program Year 2007-08, the County's Continuum of Care program was awarded **\$1,365,764** in federal McKinney-Vento Homeless Assistance Funds.



For the Program Year 2007-08, two noteworthy affordable housing projects are currently underway. The Ted Zenich Gardens Apartments are new construction in the City of Santa Maria that will provide 24 affordable rental units; and the College Park apartments are new construction that will provide 35 affordable rental units

General Questions

I. Geographic Distribution of Projects

For the program year 2007-2008, eight different projects have been approved for *reservation of funds*. The Santa Barbara 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. The table on the following page maps the Project to its geographical location:

List of Program Year Projects Mapped to their Location

| Project | Location |
|--|---------------------|
| Dahlia Court Apartments | City of Carpinteria |
| Braddock House | City of Goleta |
| Disabled Move-In Cost Program | South County |
| Casa De Familia | City of Santa Maria |
| Ted Zenich Gardens | City of Santa Maria |
| Tenant Based Rental Assistance Program | City of Santa Maria |
| Recovery Way Home | City of Lompoc |
| Transitions Mental Health | City of Lompoc |
| College Park Apartments | City of Lompoc |
| Casa De Desarrollo | City of Lompoc |

The distribution of HOME funds between the various Consortiums 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 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 2007-2008 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.
 - 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.
- The Consortium will continue to seek out additional public and private financial resources to support affordable housing programs.
- The County HCD is planning a marketing campaign intended to educate area residents on issues of affordable housing and to garner support for area affordable housing programs.

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 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 Finance Division (HFD) of the County HCD administers the HOME grant and all other State, and locally-generated affordable housing resources. The HFD is also responsible for the development of the Consolidated Plan.

Although the development of the Consolidated Plan is undertaken by the County HFD, 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 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 Action Plan 2007-2008 is essentially an implementation plan for housing projects and other activities anticipated to be carried out using federal grant 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. There is also a close and collaborative working relationship with the County's Planning and Development Department.

The HCD Department additionally provides valuable technical advice and guidance as well as other forms of assistance to local CHDOs. During the reporting period, the Consortium has reserved \$845,000 for CHDOs, which is approximately **60 percent** of available HOME funds for the Program Year 2007-2008. 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 a 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.

As a prime illustration of cooperation and coordination between agencies that address diverse needs of the area low-income residents, a regional *Housing Coordinator* was recruited three years ago as a joint effort between HCD and the County of Santa Barbara, Department of Alcohol Drug and Mental Health Services (ADMHS). This joint recruitment bears testimony to the acknowledgement of housing requirements of the Special Needs population and a coordinated effort to address the specific needs of the ADMHS clients. The job responsibilities of the *Housing Coordinator* include developing and strengthening partnerships and collaborations, and providing a menu of available housing options and a needs and gaps assessment. Moreover, the position is critical to implementation efforts under the County's 10-Year Plan to End Homelessness that was adopted in 2006.

Citizen Participation

I. Summary of the Citizen Participation Process

During the preparation period for Action Plan 2007-2008, 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.

- A Needs Assessment Public Hearing was held for individuals and organizations with an interest in providing affordable housing opportunities for low and very low-income persons. The staff discussed the County's affordable housing priorities and goals and as well as solicited details of planned housing developments/programs that may require an application for HOME/CDBG/Continuum of Care Homeless (McKinney/Ventu) and/or local funds. **The Hearing was held on Wednesday, November 15, 2006 in City of Buellton, CA, which is centrally located within the County 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 Monday, February 12, 2007, 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

30-day public notices were published on April 13th 2007 in the County's leading newspapers, including the Santa Barbara News Press, the Lompoc Record, and the Santa Maria Times, 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 HDC, 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 14th - May 14th, 2007.**

III. Summary of Efforts to Broaden Public Participation

The Santa Barbara 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.
- 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 is currently in the process of updating its Citizen Participation Plan in compliance with the requirements of 24 CFR 91.105. HCD hopes to have the updated CPP approved and adopted by the County Board of Supervisors shortly after the submittal of the 2007-2008 Action Plan.

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.

A new Director was recently hired by the County to lead the HCD team who is emphasizing process improvement within the department in an effort to more efficiently utilize staff resources. Management has elected to recruit a Business Manager that will supervise the department's Cost Analyst and will serve as a compliance officer, monitoring the County's many affordable housing projects, including the HOME Homebuyer's Assistance Program. The Director, partnered with the new Assistant Director, is focused on increasing efficiency and effectiveness of existing programs.

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 Steering Committee*. The HOME Consortium 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. The Steering Committee 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. After reviewing the committee composition, the new Director has decided to implement some changes in the structure of the committee. Some of the committee members currently 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. In an effort to minimize the *appearance* of a potential conflict of interest within the committee, the HCD Director is considering moving these members to a non-voting status. Additionally, it is being considered that county staff from the Treasurer-Tax Collectors' and Auditor-Controllers' offices will be added as voting members of the Loan Committee. The committee will continue 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 that receive CDBG entitlement funding allocate their portion of the HOME funds independently; however, 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.

Monitoring

I. Actions to Monitor its Housing Projects

The Santa Barbara 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 project/program, monitoring is completed annually, bi-annually or every third year. 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 Consortium is planning on updating its current monitoring plan. Management is currently recruiting a compliance officer that will not only be responsible for monitoring the County’s many affordable housing programs, including HAP, but will additionally be charged with the development of a comprehensive Consortium Monitoring Guide detailing monitoring objectives and strategies. The guidebook will 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 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 conducts a long-range lead-based paint mitigation plan to reduce lead-based paint hazard in all of its public housing facilities.
- 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.

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

HOUSING

Specific Housing Objectives

I. Priorities and Objectives for Program Year 2007-2008

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 2007-2008 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 **ten** projects for the Program Year 2007-2008. 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 2007-2008 to Consolidated Plan Priority Needs |
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| 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. |
| Applicant's Name: People's Self Help Housing (PSHH) |
| 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. |
| Project Title and Description: <i>Casa De Familia</i> in Santa Maria will add an element of permanent housing (16 units) to a site that already includes an Emergency Shelter for homeless persons, a Family Transitional Shelter, and an After School Program for homeless children. Ongoing supportive services will be readily available for residents and will be integrated into individual and household self-sufficiency plans. |
| Applicant's Name: Good Samaritan Shelter, Inc. |
| 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. |
| Project Title and Description: <i>Recovery Way Home</i> will include acquisition and rehabilitation of an existing building in Lompoc to provide perinatal residential treatment and detoxification services for female residents. The project will also provide outpatient perinatal treatment for up to thirty women and as well as on-site childcare. This project additionally proposes acquisition of a 4-bedroom modular home that will provide a six bed co-ed, transitional detoxification facility. |
| Applicant's Name: Good Samaritan Shelter, Inc. |
| 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. |
| Project Title and Description: <i>Ted Zenich Gardens</i> in Santa Maria will be a 24 unit complex comprised of two, three, and four bedroom units for low-income families. |
| Applicant's Name: Housing Authority of the County of Santa Barbara |
| 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. |
| Project Title and Description: <i>Braddock House</i> will be new construction of a 2,400 square foot 4-bedroom home on a land parcel located in Goleta, owned by the project applicant and adjacent to its Goleta administrative offices. This home will provide permanent supportive housing for four individuals with special needs. |
| Applicant's Name: Housing Authority of the County of Santa Barbara |
| 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. |
| Project Title and Description: <i>Transitions Mental Health</i> will be new construction of a supportive |

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| housing project that will provide 39 studio apartments in the City of Lompoc. 19 of the units will be reserved for mentally ill, disabled individuals and 18 for very-low income individuals, with two studios allocated for on-site resident managers. |
| Applicant's Name: Santa Barbara Housing Assistance Corporation |
| 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. |
| Project Title and Description: <i>Disabled Move-In Cost Program</i> currently operates in the South County, and proposes expansion of this program that provides direct financial assistance to low-income disabled persons to acquire rental housing in the open market. |
| Applicant's Name: CHANCE, Inc. |
| 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. |
| Project Title and Description: <i>College Park Apartments</i> are currently under construction in Lompoc and will provide 35 affordable units. The requested funds will provide for CHDO Capacity Building / Technical Assistance activities related to future lease-up and operations of this project. |
| Applicant's Name: Lompoc Housing and Community Development Corporation |
| 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. |
| Project Title and Description: <i>Casa De Desarrollo</i> in Lompoc will consist of 19 Single room Occupancy units. |
| Applicant's Name: Lompoc Housing and Community Development Corporation |
| 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. |
| Project Title and Description: A <i>Tenant Based Rental Assistance</i> Program in Santa Maria will provide security deposit loans and income based rental subsidies on a decreasing basis. |
| Applicant's Name: City of Santa Maria |
| 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. |

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 2007-2008 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 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 2005 and 2006, 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 2007-2008.

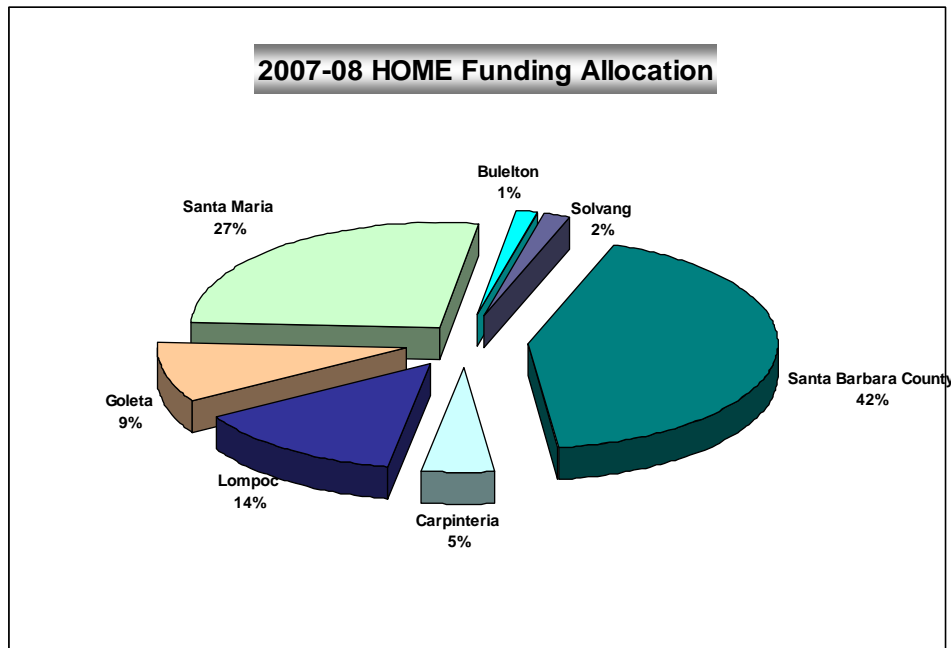
While the Santa Barbara Consortium largely uses resources from the HOME consortium entitlement program to address the affordable housing needs of area residents, the County recently achieved Urban County status and, effective 2007-08, is now receiving CDBG entitlement funds. The subsequent sections elaborate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

A. 2007-2008 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, “Figure 1”, provides an illustration of the HOME funding breakdown:

Figure 1



The Santa Barbara HOME Consortium was allocated \$ 1,649,163 by HUD for the program year 2007-2008. 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 | \$1,649,163 |
| 10% Administrative Costs | \$164,916 |
| Subtotal | \$1,484,247 |
| 5% Implementation Costs | \$74,212 |
| Project Funds | \$1,410,035 |

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% | \$597,714 |
| Goleta | 28,810 | 971 | 319 | 30,419 | 9.28% | \$130,851 |
| Carpinteria | 14,194 | 788 | 239 | 15,460 | 4.72% | \$66,554 |
| Lompoc | 41,103 | 1,946 | 1,176 | 45,401 | 13.86% | \$195,431 |
| Buellton | 3,828 | 155 | 66 | 4,115 | 1.26% | \$17,766 |
| Solvang | 5,332 | 146 | 39 | 5,556 | 1.70% | \$23,971 |
| Santa Maria | 77,423 | 5,159 | 2,596 | 87,774 | 26.79% | \$377,748 |
| Total | 301,498 | 13,699 | 6,211 | 327,619 | 100% | \$1,410,035 |

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

The Housing Department of the County of Santa Barbara issued a Notice of Funds Available (NOFA) on February 1, 2007 (see Appendix for the NOFA). The funding allocations that were identified in the NOFA were **estimates only** due to the fact that HUD's final budget and resulting HOME and CDBG funding allocations to participating jurisdictions had not yet been adopted at the time of the publication of the NOFA.

Estimated Funding Allocations Identified in 2007 NOFA

- \$1.5 million in HUD HOME Investment Partnership Funds from the Unincorporated County, Buellton and Solvang formula allocations;
- \$65,000 from the City of Carpinteria HOME Funds; and
- \$130,000 from the City of Goleta HOME Funds; and
- \$450,000 in CDBG Funds from the Unincorporated County, Buellton and Solvang formula allocations; and
- \$90,000 from the City of Carpinteria CDBG Funds;
- \$850,000 From the Santa Ynez Local funds; and
- \$4 million from the Isla Vista Redevelopment Agency

Total: \$7,085,000

After calculations in the HUD budget were completed, the following funding allocations were available for projects.

Actual Funding Allocations Available for Projects

- \$1,649,163 in HUD HOME Investment Partnership Funds from the Unincorporated County, Buellton and Solvang formula allocations;
- \$66,554 from the City of Carpinteria HOME Funds; and
- \$130,851 from the City of Goleta HOME Funds; and
- \$494,657 in CDBG Funds from the Unincorporated County, Buellton and Solvang formula allocations; and
- \$115,237 from the City of Carpinteria CDBG Funds;
- \$850,000 From the Santa Ynez Local funds; and
- \$4 million from the Isla Vista Redevelopment Agency

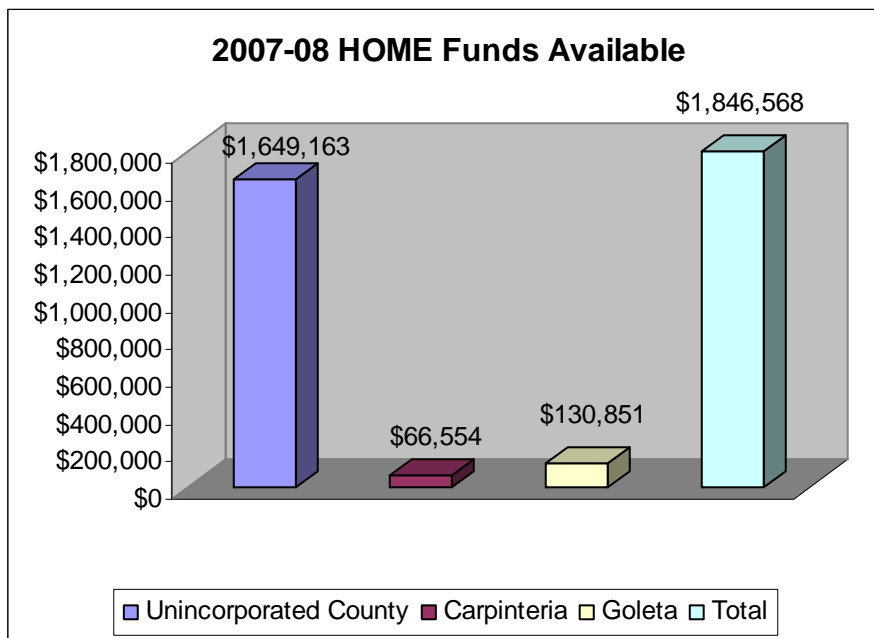
Total: \$7,306,462

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 the two cities:

- \$ 195,431 in Lompoc HOME formula allocation
- \$ 377,748 in Santa Maria HOME formula allocation

The following graph, “Figure 2”, provides a breakdown of the **HOME Formula Allocations** for the Santa Barbara Consortium for the reporting period of 2007-2008:

Figure 2



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 . The Cities of Santa Maria and Lompoc issue separate NOFA’s for allocating their share of HOME funds, and Lompoc issued an additional NOFA separate from the Urban County Consortium for their share of CDBG funds.

As a consequence of the three separate NOFA’s in the Santa Barbara HOME consortium, a total of \$7,987,269 will be made available for **affordable housing projects** for the program year 2007-2008. The following table provides a breakdown of the same:

| Funding Source | Amount |
|--|--------------------|
| Total Unincorporated County HOME funds (includes formula allocations for the Unincorporated County, Buellton, and Solvang; reprogrammed HOME funds ; after HOME allocations carried forward and HOME program income) | \$639,451 |
| Lompoc Formula HOME Allocation | \$195,431 |
| Santa Maria Formula HOME Allocation | \$377,748 |
| Goleta Formula HOME Allocation | \$130,851 |
| Carpinteria Formula HOME Allocation | \$66,554 |
| Total Unincorporated County CDBG funds (includes formula allocations for the Unincorporated County, Buellton and Solvang; after CDBG allocations carried forward) | \$494,657 |
| Carpinteria Formula CDBG Allocation | \$115,237 |
| Isla Vista Redevelopment Agency 20% set-aside | \$4,000,000 |
| Santa Ynez Valley Housing Market Fund | \$850,000 |
| Total Project Funds 2007-2008: | \$6,869,929 |

As noted above, in addition to the HOME funds, a variety of local funds 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. *The amount of these funds tends to vary each year and there were no funds in this category available in FY 2007-08 through this year’s NOFA.*

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.

The County anticipates receiving approximately \$6,796,886 through Tax Credit Program as matching funds.

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.

For the current program year, \$4,000,000 is expected to be available through the RDA funds. The proposals for projects within the RDA must meet the redevelopment agency regulations.

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 table on the following page 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:

- Women’s Economic Venture Revolving Loan Fund (Two separate CDBG Grants totaling \$800,000, awarded in 2003/04)
- Ventucopa Water System Study (PTA Grant \$35,000, awarded in 2003)
- La Morada Residential Crisis Center (CDBG Grant \$500,000 to be 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 will become 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 \$1,659,238 in CDBG funds will be available to fund capital projects in the County of Santa Barbara for the year 2007-08.

C. Proposed 2007-2008 Affordable Housing Projects

Projects that were recommended for *reservation of funding* in the competitive 2007-2008 “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 subsequent section provides relevant details of the proposed projects.

Projects Recommended for Reservation of 2007-2008 HOME or Local Funds

- 1. Project: Dahlia Court Apartments, Carpinteria**
Sponsor: Peoples’ Self – Help Housing Corporation

| <u>Key Financial Information</u> | |
|---|--|
| \$12,072,066 | Total Project Cost |
| 34 | Affordable Units |
| \$349,184 | Development Cost Per Unit |
| \$72,727 | Funds Requested Per HOME Unit (11 units) |
| \$60,000 | Recommended Funds Per HOME Unit (11 units) |
| 18:1 | Initial Ratio of Leveraged Funds |
| Reserved: | \$660,000 |
| Source: | \$65,000 City of Carpinteria HOME Allocation |
| | \$530,000 Unincorporated County HOME Allocation |
| | \$90,000 City of Carpinteria CDBG Allocation |

Summary and Analysis:

Peoples’ Self – Help Housing Corporation has requested funds to acquire land located adjacent

to its Dahlia Court Apartments located at 1300 Dahlia Court, between the existing apartments and Highway 101. The property is currently for sale and Peoples' Self Help Housing is negotiating with the owner regarding purchasing it. The funding application also indicated that the City of Carpinteria has expressed support for future development of affordable housing on the site, which is currently zoned Multifamily Residential. PSHHC is considering construction of up to thirty-five (35) apartment units; of the proposed eleven HOME-assisted units, ten would be allocated to residents earning up to 50% of Area Median Income (AMI), and one for households earning up to 60% of AMI.

- 2. Project: Casa De Familia, Santa Maria**
Sponsor: Good Samaritan Shelter, Inc.

| <u>Key Financial Information</u> | |
|---|--|
| Reserved: | \$1,075,704 |
| Source: | \$500,000 Unincorporated County HOME Funds |
| | \$278,201 City of Santa Maria HOME Allocation |
| | \$297,503 City of Santa Maria CDBG Allocation |

Summary and Analysis:

Good Samaritan Shelter, Inc. (GSSI) has requested \$500,000 in unincorporated County HOME funds for new construction of a 16,672 square foot apartment structure located at a site owned by the organization at 412 West Morrison Street in the City of Santa Maria. In 2005/06 Good Samaritan Shelters, Incorporated acquired Community Housing Development Organization (CHDO) status, qualifying them to apply for the 15% set – aside of the HOME funding allocation for organizations meeting this designation. (This designation does not limit the funds available to CHDOs to a 15% set – aside. Santa Barbara County HOME Consortium has historically committed 62% of its total HOME funding allocations to CHDOs.)

The 412 West Morrison Street site currently has other resources and services that Good Samaritan shelters provides including: an Emergency Shelter for homeless persons and households; a Family Transitional Shelter; an Afterschool program for homeless children; Detox/Acute Care services; a Dining Hall/Overflow Shelter; and the Community Action Commission's Head Start Program. The organization provided a myriad of supportive services and resources to residents of the City of Santa Maria and adjacent areas.

The proposed project would add an element of permanent housing to the site and incorporate sixteen housing units including one studio apartment, 4 one-bedroom apartments, 8 two-bedroom apartments, and 3 three-bedroom apartments. Ongoing supportive services are readily available for these households and will be integrated into individual and household self-sufficiency plans.

By virtue of the population being served by Good Samaritan Shelter’s other programs and services, all program beneficiaries will likely be very-low income.

The application for funding reservation reflected a proposed total project cost of \$3,377,220, of which \$2,552,297 is construction-related. It indicated a proposed project start date of August 2007, forecasting completion and occupancy for June 2008.

- 3. Project: Recovery Way Home, Lompoc**
- Sponsor: Good Samaritan Shelter, Inc.**

| <u>Key Financial Information</u> | |
|---|---|
| \$2,105,000 | Total Project Cost |
| 30 (+6) | Affordable Units (Recovery Beds) |
| \$58,472 | Funds Requested Per Unit |
| 28:1 | Ratio of Leveraged Funds |
| Reserved: | \$75,000 |
| Source: | Unincorporated County HOME Funds |

Summary and Analysis:

Good Samaritan Shelters, Incorporated proposes to acquire an existing 8,000 square foot building located at 608 West Ocean Avenue in the City of Lompoc and rehabilitate it to provide perinatal residential treatment (recovery beds), and detoxification services for female residents of Lompoc. The project will also provide outpatient perinatal treatment for up to thirty (30) women and women with children, as well as on-site childcare. In addition, Good Samaritan proposes to acquire a four-bedroom modular home to be located on the property that will provide a six bed of co-ed, detoxification facility allowing stays of anywhere from 3 to 21 days. Also proposed for the site is incorporation of a thrift store. The thrift store will provide both employment and job training opportunities for qualified program participants.

The project application indicates a strong need for resources and services involving detox and recovery from drug and/or alcohol addictions. Currently, Good Samaritan Shelter has programs in operation in Santa Maria in which approximately 50% of the perinatal program’s participants are from the City of Lompoc. The location of programs and services within the City of Lompoc would allow its residents to receive treatment in their city of residence and might enhance their recovery and self-sufficiency opportunities. Program participants to be served through the *Recovery Way Home* program will all be at or below 50% of area median income and will likely receive rental assistance (in addition to paying 30% of their income), during their participation from Santa Barbara County’s Alcohol Drug and Mental Health program.

- 4. Project: Ted Zenich Gardens, Santa Maria**
Sponsor: Housing Authority of the County of Santa Barbara

| <u>Key Financial Information</u> | |
|---|---|
| \$9,916,074 | Total Project Cost |
| 24 | Affordable Unites |
| \$413,170 | Development Cost per Unit |
| \$72,258 | Funds Requested Per Unit |
| \$164,199 | Recommended Funds per HOME unit (11 units) |
| 5.49:1 | Ratio of Leveraged Funds |
| Reserved: \$350,000 | |
| Source: Unincorporated County HOME Funds | |

Summary and Analysis:

The Housing Authority of the County of Santa Barbara (HACSB) has requested an additional \$350,000 in Santa Barbara County HOME funds for permanent financing costs associated with its Ted Zenich Apartments project, located at 1034 East Chapel Street in the City of Santa Maria. The 24-unit apartment complex currently under development will include 5 two-bedroom, 13 three- bedroom and 6 four-bedroom apartments as well as an on- site community center.

At its January 2, 2007 meeting, the Affordable Housing Loan Committee approved the commitment of \$1,456,188 in HOME funds to the Ted Zenich Gardens project. On February 13, 2007 the Santa Barbara County Board of Supervisors approved the Loan Committee’s recommendation of commitment of funds. The terms of the loan are 5% over 55 years; the existing Loan Agreement can be amended to include the additional \$350,000 proposed if approved.

The Housing Authority’s non-profit development entity—Surf Development--began project construction activities on February, 16, 2007, and anticipate completion and occupancy during the final quarter of 2007. The \$350,000 is required at time of completion of construction activities and conversion from construction to permanent financing. The \$350,000 was originally reserved for the project but borrowed by the Housing Authority to meet the shortfall required to close escrow on their Central Gardens project.

- 5. Project: Braddock House, Goleta**
Sponsor: Housing Authority of the County of Santa Barbara

| Key Financial Information | |
|----------------------------------|---|
| \$675,000 | Total Project Cost |
| 4 | Affordable Units |
| \$168,750 | Development Cost per Unit |
| \$37,500 | Funds Requested Per Unit |
| \$37,500 | Recommended Funds per HOME unit |
| 4.5:1 | Ratio of Leveraged Funds |
| Reserved: | \$150,00 |
| Source: | Unincorporated County HOME Funds |

Summary and Analysis:

The Braddock House project proposes new construction of a 2,400 square foot four-bedroom home on a land parcel located in the City of Goleta, owned by the County Housing Authority, adjacent to its Goleta Administrative offices on Armitos Street in Old Town. Once completed, it will provide permanent supportive housing for four individuals with special needs. The project has received a financial commitment of \$200,000 from the Tri-Counties Regional Center (TCRC), for construction-related hard costs; TCRC has also agreed to serve as a supportive services/operations contractor to insure that residents need are addressed and that site operations and management are consistent with the project’s specific administrative requirements.

In this regard, the County Housing Authority and TCRC have consulted with George Braddock, who is an expert in design and development of special needs housing. There is a lack of facilities and housing within the county that adequately addresses this population’s specific housing and residential requirements. Therefore, the project, as new construction, can incorporate the most current building, design and architectural features based on Mr. Braddock’s consultation and expertise. In terms of future conceivable operations, the Housing Authority has indicated that it will continue to work with TCRC in assessing eligible residents as well as in potentially allocating Section 8 rental assistance to future residents serving both residents’ needs and project cash flow. By virtue of the population being served, all future residents will be at or below 50% of area median income.

- 6. Project: Transitions Mental Health, Lompoc**
Sponsor: Santa Barbara Housing Assistance Corporation

| Key Financial Information | |
|----------------------------------|---|
| \$9,055,420 | Total Project Cost |
| 39 | Affordable Units (Studios) |
| \$232,190 | Development Cost Per Unit |
| \$5,128 | Funds Requested Per Unit |
| \$18,182 | Recommended Funds Per HOME Unit (11 units) |
| 45:1 | Ratio of Leveraged Funds |
| Reserved: | \$200,000 |
| Source: | Unincorporated County HOME Funds |

Summary and Analysis:

Located at 513 North G Street in the City of Lompoc, Santa Barbara County Housing Assistance Corporation’s proposed Transitions Mental Health supportive housing project will provide thirty-nine (39), studio apartments. Nineteen will be reserved for mentally ill, disabled individuals and eighteen for very-low income individuals; two studios will be allocated for on-site resident managers. Once constructed, project operations management will be provided by Transitions Mental Health Association, which anticipates receiving program funding from Santa Barbara County under the State of California’s Mental Health Services Act (MHSA); it is anticipated that this resource may conceivably provide up to ten full-time positions at the project site.

The project involves construction of 17,396 square feet of housing and non-residential space. The proposed 3,200 square feet of non-residential space will provide on-site counseling offices for up to five full-time mental health professionals, as well as daily activity space for mentally disabled residents. On average, the studio apartments will provide 364 square feet of living space on a per/unit basis. In terms of project readiness, site control was established in November, 2006 when Santa Barbara Housing Assistance Corporation acquired the property. The projected start date of construction activities is tentatively scheduled for June, 30, 2007.

- 7. Project: Disabled Move-in Cost Program, South County**
Sponsor: CHANCE, Incorporated

| Key Financial Information | |
|----------------------------------|----------------------------|
| Reserved: | \$100,000 |
| Source: | CDBG Program Income |

Summary and Analysis:

CHANCE, Incorporated’s project proposes expansion and continuation of an existing program implemented by the organization that provides direct financial assistance to low-income disabled persons to acquire rental housing in the open market. CHANCE has identified barriers for disabled persons to acquire rental housing resulting from lack of security deposits and other “move-in” costs. Low-income persons with disabilities lack the financial resources to accumulate sufficient savings for rental deposits; moreover, federal and state agencies providing benefits by definition and regulation prohibit personal assets in excess of \$2,000-\$3,000 per individual/household. The project proposal addresses this issue and provides needed resources for disabled persons enter into rental contracts. The level of assistance varies according to need, and 90% of the funding is in the form of direct assistance to clients.

- 8. Project: College Park Apartments, Lompoc**
Sponsor: Lompoc Housing and Community Development Corporation

| Key Financial Information | |
|----------------------------------|---|
| \$14,371,425 | Total Project Cost |
| 35 | Affordable Units (Studios) |
| \$410,612 | Development Cost Per Unit |
| \$27,851 | Funds Requested Per Unit |
| \$75,958 | Recommended Funds Per HOME Unit (11 units) |
| 1:11.38 | Ratio of Leveraged Funds |
| Reserved: | \$50,000 |
| Source: | Unincorporated County HOME Funds |

Summary and Analysis:

Lompoc Housing and Community Development Corporation is requesting \$50,000 in HOME funding for CHDO Capacity Building/Technical Assistance activities related to future lease-up and operations of the College Park Apartment project. College Park Apartments has received past financial assistance in the amount of \$2,085,466 through Santa Barbara County and City of Lompoc HOME and Portfolio Recapitalization funds. The project is currently under construction and is scheduled for completion in September 2007, with plans on beginning lease-up activities in July 2007.

As indicated, the funding will provide for capacity building, technical assistance and professional consultation regarding rental and leasing activities, income certification and verification, as well as ongoing compliance monitoring related to management and operations of affordable housing developments financed through federal Low Income Housing Tax Credits (LIHTC). As the College Park Apartments represent LHCDC's first tax-credit funded projects, and tax credit management and operations require high levels of compliance detail, the capacity building funding will permit the organization to benefit from professional expertise and oversight during the project's first year of operations. It will also benefit the organization over the longer term as it expands conceivable development activities utilizing tax credit financing as a finance instrument

- 9. Project: Casa De Desarrollo, Lompoc**
Sponsor: Lompoc Housing and Community Development Corporation

| <u>Key Financial Information</u> |
|--|
| Reserved: \$195,431 Source: City of Lompoc HOME Funds |

Summary and Analysis:

Lompoc Housing and Community Development Corporation (LHCDC) is requesting \$195,431 in funding for the development of Casa de Desarrollo. It is a proposed 19 unit Single Room Occupancy (SRO) complex for transitioning youth with an emphasis on those that have just left the foster care system. The project will also include an on-site community room and offer extensive case management services.

The City of Lompoc RDA has already provided short term financing for the purchase of the site.

LHCDC plans on applying for HUD's Supportive Housing Program (SHP) and Federal Affordable Housing Program (AHP) funding to fund the project.

D. Other Programs Supported by HOME Funding

The HOME Consortium proposes administering a Tenant Based Rental Assistance Program for the Program Year 2007-08, specifically in the City of Santa Maria. The City has identified a need for rental assistance, largely due to the fact the all Section 8 waiting lists in the Santa Barbara County are currently closed to new applicants and local Housing Authorities are issuing new Housing Choice Vouchers infrequently. The subsequent section provides a brief description of the proposed program.

- 1. Project: Tenant Based Rental Assistance Program**
Sponsor: Block Grants Advisory Committee

| <u>Key Financial Information</u> |
|---|
| Reserved: \$130,000 Source: City of Santa Maria HOME Funds |

Summary and Analysis:

Some of the public service agencies that provide emergency and transitional housing for the homeless in the Northern Santa Barbara County have expressed difficulty in placing families in permanent rental units due to past evictions, poor credit history and inadequate income, which creates lack of security for the landlord. It is believed that a security deposit and rental assistance program would help to address this need in the community. A pilot program will operate as follows:

Public service agencies will apply to the City in order to participate in this program. Upon selection by a Program Committee, participating agencies will be allowed a limited number of tenant referrals to the City program (in order to insure the City receives quality referrals with the greatest chance of success). Tenants will be referred from a City approved participating agency and must be under case management with the participating agency and continue case management until completion of the program. The City would like to build partnerships with property owners in order to transition program participants into Section 8 vouchers, or to reserve subsidized housing units for the City's program participants, to maximize funds and insure success of the program.

The City of Santa Maria will pay a security deposit to the landlord (as a loan to the tenant) in an amount not to exceed \$1,000, which will be in the form of a loan that would begin repayment in month seven. A monthly rental subsidy will be provided directly to the landlord for the tenant's

rent on a decreasing basis (the first month’s subsidy amount will be based on the maximum allowed rent of 30% of the renter’s income). Because the program participants will be supervised by their caseworker, and assistance provided through a City sponsored program, landlords may be less apprehensive about entering into leases with tenants who have less than perfect credit or blemishes on their rental history, which is common among low-income renters. Since all of the Section 8 waiting lists in the County are currently closed to new applicants, and new Section 8 vouchers are seldom issued, this program is expected to fill a great need in the community.

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 Action 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 public 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 public 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 2005*, 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 | 5 | 5 | 2 | 5 | 5 |
| Income >30% but <=50% of AMI | 1,630 | 5 | 5 | 4 | 2 | 5 | 5 |
| Income >50% but <80% of AMI | 441 | 4 | 4 | 3 | 1 | 3 | 4 |
| Elderly | 602 | 4 | 4 | 3 | 4 | 2 | 3 |
| Families with Disabilities | 450 | 5 | 5 | 4 | 5 | 4 | 5 |
| Hispanic | 3,335 | 5 | 4 | 3 | 2 | 4 | 4 |

I. 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 possesses the dubious distinction of being the **least** affordable region in the Country. So, the extremely high cost of housing on one hand while constantly dwindling financial resources on the other hand act as prime obstacles to meeting underserved needs in the County. Over the years, there has been substantial reduction in funding from all levels of government. Consequently, the ability of the Consortium to fund affordable units/programs is severely constrained.

Additionally, there are other resource constraints, which include but are not limited to **availability of land** for residential, commercial, retail, and industrial uses, **conflicting**

governmental regulations intended to protect and preserve agricultural land and the air quality and last but not least the **water supply** in a historically arid region.

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.

Governmental regulation, while intentionally regulating the quality of development, can unintentionally delay construction, increase the financial and/or overhead costs of development and, in turn, increase the cost of housing. The topic of governmental regulation in relation to the cost of housing has been a popular and well debated topic throughout Santa Barbara County for the last several years. Restrictive land use and housing policies are partially responsible for rising housing prices. Land use and growth controls create artificial scarcities while the demand for housing grows, resulting in increased rents and home prices. Opponents to this argument state that land use controls are necessary to balance growth with limited services and resources such as water, roads and urban land.

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 2007-2008 are intended to ameliorate barriers to affordable housing:

- The County and its member cities (Santa Maria and Goleta) are updating their respective *Housing Elements*. These updates include 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.
 - 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 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 Consortium will continue to seek out additional public and private financial resources to support affordable housing programs.
- The *Housing Advisory Committee*, a think tank consisting of members (Public Agencies, Local Non-Profits, Banks and Private Citizens) from all over the County with interest and/or knowledge regarding housing issues will continue deliberating and making policy recommendations to the County Housing & Community Development (HCD) Department. HCD will be using these recommendations as guidelines in setting forth new housing programs and initiatives.
- The County HCD is working on the marketing campaign intended to educate area residents on issues of affordable housing and to garner support for area affordable housing programs.

HOME/ American Dream Downpayment Initiative (ADDI)

I. Recapture of HOME Investment Option

The Santa Barbara HOME Consortium administers the Homebuyers Assistance Program (HAP) in collaboration with the City of Santa Maria (consortium member). 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 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 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 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 will reflect that three loans have been made in the past year 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 of Santa Barbara does not receive entitlement funds from either ESG or the HOPWA programs.

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 2007-2008, the Santa Barbara CoC received funding amounting to \$1,365,764. The following Table 12 provides details of projects that have been funded:

| Projects Receiving CoC 2007 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 2007-2008: | | \$1,365,764.00 |

As can be noted from the above table, many of the transitional and homeless prevention services are administered by local service providers rather than directly by the County. The main reason for this practice is based upon the premise that such service delivery is found to be more cost effective without compromising program quality. Additionally, by facilitating grants from HUD to local agencies, the County can help to leverage the private, in-kind and volunteer resources that are directed towards these organizations. 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. The following table presents a detail of the **\$2,553,983** in leveraged funds.

| Continuum of Care: Project Leveraging | | | |
|---|---|--|-----------------------------------|
| Name of Project | Type of Contribution | Source or Provider | Value of Written Commitmet |
| Casa del Mural | Funding | Santa Barbara County | \$444,886 |
| Permanent Clean and Sober Living | Medical Assessments, Referrals and Treatments | SB County Public Health Department | \$30,000 |
| Permanent Clean and Sober Living | In-Kind Food Donations | Foodbank of Santa Barbara County | \$12,000 |
| Permanent Clean and Sober Living | In-Kind Appliances and Household Goods | United Way of the Central Coast | \$20,000 |
| Permanent Clean and Sober Living | Operating Funds | Applicant Cash | \$15,000 |
| Domestic Violence Solutions Second Stage Transitional Housing | Volunteer Hours | Westmont College | \$7,462 |
| Domestic Violence Solutions Second Stage Transitional Housing | Volunteer Clinical Hours | DVS Clinical Staff | \$7,280 |
| Domestic Violence Solutions Second Stage Transitional Housing | Good, Clothing, etc. | Unity Shop | \$3,600 |
| Domestic Violence Solutions Second Stage Transitional Housing | Camp Scholarships | Boys and Girls Club | \$1,000 |
| Domestic Violence Solutions Second Stage Transitional Housing | Scholarships for Women | SB City College | \$1,040 |
| Bridgehouse | Operating Funds | Federal Emergency Shelter Grant, State of California | \$67,381 |
| Bridgehouse | Operating Funds | Community Donations | \$5,000 |
| Bridgehouse | Community Dinners & Donated Food | Local community members | \$17,500 |
| Bridgehouse | Operating Funds | Applicant Cash | \$10,000 |
| Mark's House | Operating Funds | Community Donations | \$6,000 |
| Mark's House | Operating Funds | Applicant Cash | \$15,000 |
| Hotel De Riviera | Mental Health | ADMHS | \$174,574 |
| Hotel De Riviera | Drug & Alcohol Treatment | Council on Alcoholism and Drug Abuse | \$66,967 |

| | | | |
|---------------------------|---|--|--------------------|
| Hotel De Riviera | Benefits | County Dept of Social Services | \$13,000 |
| Hotel De Riviera | Life Skills | County Dept of Human Services | \$10,000 |
| Casa Esperanza | Legal | Price Postel & Parma | \$10,000 |
| Casa Esperanza | Trash Collection | Marborg | \$9,600 |
| Casa Esperanza | Christmas Gifts | Private Individual | \$3,000 |
| Casa Esperanza | Food | City of Santa Barbara | \$40,500 |
| HMIS | Staff Wages | Transition House | \$6,000 |
| HMIS | Staff Wages | Casa Esperanza | \$7,320 |
| El Carrillo | HELP Loan | Federal | \$300,000 |
| El Carrillo | AHP Grant | FHL Bank/Santa Barbara Bank & Trust | \$250,000 |
| Shelter Plus Care Renewal | Supportive Services | Aids Housing | \$70,000 |
| Shelter Plus Care Renewal | Supportive Services | Sanctuary Psychiatric | \$270,000 |
| Shelter Plus Care Renewal | Case Management – Work Training Programs | ADMHS | \$11,564 |
| Shelter Plus Care Renewal | Mental Health Services – Work Training Programs | ADMHS | \$17,222 |
| Shelter Plus Care Renewal | Supportive Services | Work Training Programs | \$16,972 |
| Shelter Plus Care Renewal | Employment | Dept. of Rehabilitation | \$7,176 |
| Shelter Plus Care Renewal | Case Management – SBCHC | ADMHS | \$174,574 |
| Shelter Plus Care Renewal | Case Management – CHC | The Council on Alcoholism and Drug Abuse | \$66,485 |
| Shelter Plus Care Renewal | Supportive Services CHC | County Dept of Social Services | \$13,000 |
| Shelter Plus Care Renewal | Supportive Services CHC | County Human Services Commission | \$10,000 |
| Shelter Plus Care Renewal | Supportive Services | Tri-Counties Regional Center | \$194,400 |
| Shelter Plus Care Renewal | Case Management/ Supportive Services | Phoenix of Santa Barbara | \$209,130 |
| | | TOTAL | \$2,553,983 |

III. Homelessness

While members of the Santa Barbara Consortium have several transitional and permanent housing facilities to address the needs of its homeless population, the aim is to be able to develop such strategies that will eventually end homelessness (particularly chronic homelessness) in the area. It is noteworthy that while strategies to address homelessness have been in place for quite a number of years, these are constantly reviewed by a team of experts from various local jurisdictions and concerned citizens to make appropriate adjustments to the complex nature of

the problem. The following is a summary of significant ongoing efforts in the jurisdiction:

- The Santa Barbara County's Continuum of Care is collaborating with Alcohol, Drug and Mental Health Department's Housing Coordinator to develop an initial framework for data integration of the Homeless Management Information System (HMIS) and the ADMHS Consumer Database. The integration of these two databases would allow us to determine how many times each homeless person utilizes social services provided throughout the community, so that there is a better understanding of *who* is utilizing *which* services.
- As a result of cooperative efforts between Santa Barbara County and the cities of Lompoc, Santa Maria, Goleta, Carpinteria and the City of Santa Barbara, a 10-Year Plan to End Chronic Homelessness was completed in the end of 2006. Each city and the County committed financial funds to the 10-Year Plan, which maps out better coordinated services and additional funding towards ending all forms of homelessness. The Plan represents an unprecedented collaboration of over one-hundred community leaders throughout Santa Barbara County who focused on preventing and ending homelessness in our communities. Focus in 2007 will be on implementing the 10-Year Plan's goals and objectives.

IV. Chronic Homelessness Strategy and Goals

A. Past Performance

The Santa Barbara County Continuum of Care emphasizes providing permanent supportive housing for the chronically homeless as a prime component of ending chronic homelessness. Thus, recent accomplishments involve planning for and creating new beds and housing units for the chronically homeless, along with coordinating efforts to maintain a Homeless Management Information System (HMIS) for the Central/South Coast region. The following are the highlights of ongoing efforts:

- Santa Barbara County also took a step to end chronic homelessness by creating a partnership between the Housing and Community Development Department and the Alcohol, Drug, and Mental Health Services Department. The County hired a full-time Housing Specialist to serve as a liaison between the two Departments who is responsible for identifying funding sources for projects to house clients with disabilities, including those fitting the federal definition of chronically homeless. Funding sources in California are the AB2034 program and Prop 63 which both make funds available to house the chronically homeless. This innovative partnership earned national recognition in 2005, as Santa Barbara County was invited to present the collaboration between the two departments at a national conference on homelessness.
- Earlier in the year 2004, *the Santa Barbara City Council approved the expansion of the Casa Esperanza Homeless Center from purely winter shelter beds to 100 year round transitional beds.* These beds differ from the emergency beds offered at Casa Esperanza not only by the time of year they are available, but they also require residents to endure case management which includes employment education. This expanded availability of case management services was in part made possible by a budget adjustment approved by HUD in December, 2003. The subrecipient status of this grant was shifted from the Society of St. Vincent de Paul directly to Casa Esperanza. Whereas previously the Society of St. Vincent de Paul used money from the Supportive Housing Program to lease the walk in center building, now Casa Esperanza itself is the subrecipient and pays a monthly lease payment itself. This extra funding previously used on leasing the building was shifted into more services for the chronically homeless, including extensive case management. Given the high percentage of chronically homeless people that access services at the Casa Esperanza Homeless Center walk-in facility, it is likely that the newly offered beds at the facility will be used by the chronically homeless to get off of the streets.
- In a significant move to address chronic homelessness, the Housing Department of the County of Santa Barbara completed a *Homeless Management Information System Feasibility Study.* This study was funded

by a Planning and Technical Assistance grant from the State of California's Community Development Block Grant program. The study included a questionnaire of all local agencies that provide services to homeless people regarding their current ability to implement an HMIS. The results of the study were that the local homeless service providers had a tendency to serve common clients, had common funding sources, and had similar annual and quarterly reporting requirements. It was also found that many of the service providers already had computerized databases in place to keep track of information about their clients, and that many had unduplicated numbers of clients they serve.

- All of these results render to the feasibility of implementing a countywide HMIS. No such system is currently in place. This is a step towards ending chronic homelessness because it proves that implementing an HMIS is feasible in Santa Barbara County, and an HMIS is a superior method to determine a baseline number of local chronically homeless people. Once an HMIS is up and running for a period of time, the number of chronically homeless people can be reported on not only to Congress, but also to County and City decision makers with the ability to form policies and programs in order to end chronic homelessness.
- In further efforts to address chronic homelessness, the County Housing and Community Development Department and the Division of Alcohol, Drug and Mental Health Services are jointly collaborating for the purpose of developing permanent, supportive housing for special needs clients, many of whom are chronically homeless. *Housing and Community Development and Alcohol, Drug and Mental Health entered into a MOU, and are funding a Housing Coordinator position.* This unique position comes with the responsibility of addressing the housing needs of the chronically homeless mentally ill individuals.

In sum, the aforementioned efforts will impact the needs of the chronically homeless significantly. Furthermore, the work done on the Homeless Management Information System feasibility study will make implementation of that system simpler and more efficient in order to help the Continuum of Care address chronic homelessness. Santa Barbara County has received Technical Assistance for its HMIS implementation from HUD's Washington Headquarters resulting from the quality of planning in its HMIS process. Additionally, there is great potential for HCD and ADMHS working together for chronically homeless housing in the coming years.

While several noteworthy accomplishments in addressing the needs of the homeless have been made, a few obstacles still remain. These include a lack of developable land and extremely high real estate values. 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. Each day thousands of commuters cross county lines from the north and the south come to work in Santa Barbara County due to the fact that there is very little affordable housing near their employment.

While there are numerous vacant parcels throughout the County, many are affected by endangered species such as the Red Legged Frog and the California Tiger Salamander, or are too far away from the services offered by urban areas to be able to suit the needs of the chronically homeless. Santa Barbara, the largest urban area with the highest number of chronically homeless people, is generally "built-out," meaning that there are nearly no vacant sites suitable for housing for the chronically homeless. Those sites remaining have land values so high that it would take a great deal of incentive for the owners of those sites to build housing for chronically homeless people rather than market rate units. However, successful urban in-fill developments *have* been realized. For example; sixty one new Single Room Occupancy units for the Chronically Homeless were recently developed on a one acre parcel in downtown Santa Barbara.

Another factor affecting the production of housing for the chronically homeless is neighborhood opposition to medium and high density housing as well as a 24 hour RV parking lots in most areas of the County. The public has voiced strong opposition to increasing the density on residential land or rezoning agricultural land for housing development, yet the County cannot fill its housing needs without rezoning some land.

With regards to RV parking, there are some vacant parcels owned by Santa Barbara County that have been proposed for a 24 hour RV lot, however, the public's concern about safety issues have delayed the opening of any such lot to date. The County Board of Supervisors recently adopted an ordinance allowing overnight RV parking in the County building parking lots, and the City of Santa Barbara engages in ongoing efforts to increase the number of parking spaces and locations available to RVs through their New Beginnings Safe Parking Program. Efforts to locate suitable lots for 24 hour RV parking will continue throughout the County, and New Beginnings continues to work with program participants living in RVs to identify means of acquiring permanent housing.

B. Current Chronic Homelessness Strategy

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 and Carpinteria. The Plan will soon be on the agenda of the Goleta City Council for consideration.

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***

The Leadership Council established a subcommittee for each of these strategies. Each subcommittee developed specific goals, objectives and policies with the aim of ending chronic homelessness within 10 years. The subcommittees are described in the table on the following page.

Prevention Committee

Fundamental to ending chronic homelessness is preventing homelessness, or the recurrence thereof, in the first place. Prevention of homelessness includes *discharge planning* from public institutions such as jails, prisons, hospitals, foster care, and inpatient mental health and substance abuse treatment facilities. Prevention also includes *interventions to retain housing* including emergency rental assistance, behavior-related eviction defense, and landlord-tenant mediation.

Supportive Housing Committee

A spectrum of housing opportunities connected to supportive services need to be available to people who have been homeless for a long time, and likely have co-occurring disorders. *Permanent supportive housing* is permanent housing with voluntary services provided, usually on-site. This and all other forms of housing that are needed, including *permanent affordable housing, emergency shelters, safe havens, and transitional housing*, will also be analyzed in order to ensure an appropriate continuum of housing opportunities.

Increasing Incomes Committee

People who are homeless generally have no or extremely low incomes inadequate to pay for housing and other basic necessities. *Customized employment* is one model of individualized employment training and placement that has proven successful for people with barriers to employment. Ensuring that jobs that are available pay a living wage is another way to increase incomes. Further, *accessing benefits* is critical in order to leverage all means available for support. This Committee will explore increasing client access to federal, state, and local benefits programs, including but not limited to, Food Stamps, SSI/SSP, Veterans Benefits, General Assistance.

Outreach, Engagement, and Services Committee

A client-centered approach to ending homelessness includes effective models of *outreach*, including street outreach, as well as “in-reach”—ensuring that clients already connected to services and housing remain so as they move between components of the Continuum. *Integrated services* bring multiple services (such as health, mental health, and outreach) together in order to more effectively support the whole person. An array of *supportive services* are needed throughout the system—including health, mental health, substance abuse treatment, counseling, family reunification, and legal services.

Finance Committee

Financing the Plan will require consideration of existing and new sources of funding for an array of services and housing to prevent and end chronic homelessness. Funding sources to be considered will include local, state (including MHSA funds), and federal funds and private funds. Types of funding that will be needed will include costs of capital, leasing, operations, and supportive services. This Committee will develop a financing plan to support actions generated by other Committees.

Oversight and Implementation Committee

This Committee will develop an Oversight and Implementation Body to administer the 10-Year Plan. Factors of sustainability, balanced representation, and formal authority will be considered. This Committee will also design the structure to monitor the timely implementation of the Plan, including benchmarks and performance measures.

Since the Plan's adoption, a group of people referred to as the Transition Team have been working on the transition between the planning process and the implementation of the Plan. The Transition Team has authority from the original Leadership Council to seek out funding for the Plan, and to establish a governing Board to oversee Plan implementation. The Governing Board will be responsible for the long term implementation of the Plan, and employ an Executive Director and Funds Developer specifically for the Plan. Funding for these two new positions is expected to come in the summer of 2007. The County continues to work with local and state agencies and partners in leveraging additional resources to address homelessness as well.

V. Discharge Coordination Policy

Non-profit organizations, homeless service providers and government agencies coordinate discharge planning in Santa Barbara County to ensure that no person becomes homeless as a result of being released from systems of care, foster homes, and mental and/or penal institutions. The process of which these organizations plan for client discharge is important for Santa Barbara County, and facilitates the coordination of local resources for homeless people.

One process in place for discharge planning is a weekly brown bag lunch meeting sponsored by Cottage Hospital in Santa Barbara. The weekly meeting is held at the hospital each Monday, and is regularly attended by staff of the County's Alcohol, Drug and Mental Health Department, Public Health Department, Social Services Department Homeless Outreach representatives, hospital admissions and discharge planning staff, emergency shelter and housing program staff of local non-profit organizations, as well as case workers involved in homeless service provision. Hospital staff discuss on a case-by-case basis weekly admissions and release of persons who have been admitted into the hospital for medical services who have no known local address and/or immediate family or familial resources to contact upon their release.

Participants of the meeting identify those people without permanent addresses who are ready to be released from the hospital, and discuss the best housing scenario for those people. The group also discusses whether or not people who were referred to an emergency shelter or transitional housing program eventually arrived at the facility. In the event a referred client does not make it to a housing facility that client's medical needs are discussed with a representative of the program so that the agencies are aware if that client arrives.

The method to ensure sound discharge planning used by the State of California Parole Department and local housing and shelter providers is similar to the method discussed above with respect to the hospital. Upon release, State parole agents notify shelter staff of persons being discharged from state penal institutions that have no known place of residence to which to return. Bed arrangements, scheduling, and transportation are then worked out between shelter staff and individual parole officers. The relationship between state parole officers and emergency shelter providers is relatively new, and a similar process and relationship with the federal agencies are still in development. However, the effectiveness of this discharge method will be refined through time and future cooperation.

At the monthly City/County Homeless Coalition meetings held in Santa Maria and Lompoc, along with bi-monthly meetings in Santa Barbara, there are discussions concerning discharge

planning on a fairly regular basis. Whereas the Coalition in Santa Barbara has more general discussions regarding discharge planning, the two Coalitions in Lompoc and Santa Maria get very specific about individual clients. Frequently, case managers from service providers in Lompoc and Santa Maria discuss clients who are for whatever reason leaving their program. Typically this involves foster children turning 18 years old. The Lompoc City/County Homeless Coalition discussed pursuing grant opportunities from the State of California for a local facility to house foster children unable to cope within the foster care program. Currently, such children are sent hundreds of miles away to Southern California or to Northern California, or manage to slip away from the foster care program and potentially become homelessness.

There has been considerable success in the County to avert homelessness within the population of people at risk of becoming homeless. In the past, this success has come through methods that are client specific and very local, rather than all encompassing of the at-risk homeless population Countywide. The County understands that very broad based policies must be made in order to be more comprehensive to ensure that clients discharged from publicly funded programs do not end up homeless. One tool to discuss such potential policies is the Homelessness Subcommittee of the Housing Advisory Committee. The Homelessness Subcommittee is comprised of homelessness experts from each part of the County who have the knowledge and vision to consider discharge planning policies to improve the County response as a whole.

Another tool for effective discharge planning on an even wider basis is a Homeless Management Information System (HMIS). Santa Barbara County with its adjoining jurisdictions San Luis Obispo County, Ventura County and the City of Oxnard has developed an HMIS to aid discharge planning on a broad basis based on accurate unduplicated data for the entire Central and South Coast region. In addition, HMIS facilitates client specific discharge planning by allowing agencies to become more familiar with the services offered over a very large area, and to be able to refer clients to those clients when appropriate.

Emergency Shelter Grants (ESG)

Santa Barbara County does not receive the ESG entitlement money. However, to serve the homeless and people with special needs, the County Housing Department has taken a lead in applying for the Continuum of Care funds. It works closely with other County departments like the Social Services and Public Health to run related programs. A detail of the County's relevant activities has been provided in previous section.

COMMUNITY DEVELOPMENT

Community Development

The County of Santa Barbara has joined together with the cities of Buellton, Carpinteria, Lompoc and Solvang to achieve Urban County status with Community Development Block Grant Entitlement. The Santa Barbara Urban County will come into official existence as of federal fiscal year 2007-08. This consortium is extremely unique as the Urban County entitlement jurisdiction has been created as a consequence of the City of Lompoc relinquishing its long standing status as a CDBG entitlement (since 1974) jurisdiction and entering into a 3-year partnership agreement with the Santa Barbara County. In the past years, Santa Barbara Urban County had been narrowly missing CDBG entitlement jurisdiction thresholds largely due to the subtraction of populations of the area cities that are in fact CDBG jurisdictions, such as the cities of Goleta, Lompoc, Santa Barbara and Santa Maria.

It is important to note that the CDBG Urban County Consortium differs slightly from the Santa Barbara HOME Consortium in its membership. The HOME Consortium is comprised of the *Urban County members of Lompoc, Carpinteria, Buellton and Solvang*, and additionally includes the cities of Santa Maria and Goleta. These two consortiums produce two separate Consolidated Plans, Action Plans, and CAPERs, so details of the Urban County will be spelled out separately.

In terms of establishing community development priorities, the Santa Barbara CDBG Consortium has essentially two sets of priorities; one applicable to the Lompoc HMA and the other to the remaining four HMAs. The rationale for this move can be attributed to the “nature” of creation of this jurisdiction. Prior to relinquishing its status, the City of Lompoc was a CDBG entitlement with an established set of priorities. So, this move is to maintain the integrity of the voice of Lompoc residents.

Following is a listing of specific community development objectives:

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.

Also, the Human Services Applications that will be evaluated by the County will be rated on the following three-tier priority scale:

- 1st Priority – Services that help meet basic critical needs (food, shelter, clothing, and personal protection).
- 2nd Priority – Services that are preventative in nature and/or promote the highest degree of functioning the individual is capable of achieving.
- 3rd Priority – Services that seek to enhance the quality of life of persons whose basic human needs are already met.

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).

The Santa Barbara CDBG Consortium is dedicated to the cause of furthering *decent housing, suitable living environment* and *expanding economic opportunities* for jurisdictional residents. Consequently, the Consortium is considering allocation of resources for a variety of housing, community development and human services projects.

Unincorporated County CDBG Capital/Housing Projects under consideration

- Casmalia Water Quality Project
- Cuyama Community Pool

Unincorporated County CDBG Human Services Projects under consideration

**2007 Santa Barbara County CDBG Human Services Program
Review Committee Funding Recommendations**

| Agency | Program | Amount Requested | Designated Priority – Points | Amount Recommended |
|--|-----------------------------|------------------|------------------------------|--------------------|
| Foodbank of Santa Barbara County | Warehouse Operations | \$15,000 | 1 – 72 | \$12,000 |
| AIDS Housing, Santa Barbara | Sarah House | \$20,000 | 1 – 70.5 | \$10,000 |
| Lompoc Housing and Community Development Corporation | Bridgehouse Shelter | \$7,000 | 1 – 66.5 | \$6,000 |
| Casa Esperanza | Bringing our Community Home | \$82,000 | 1 – 59 | \$25,000 |
| North County Rape Crisis Center and Child Protection | Lompoc Program | \$13,000 | 2 – 75 | \$7,353 |

| | | | | |
|---|------------------------------------|------------------|----------|-----------------------------|
| Center | | | | |
| North County Rape Crisis Center and Child Protection Center | Santa Maria Program | \$12,000 | 2 – 75 | \$7,000 |
| Peoples' Self Help Housing | Supportive Housing Program | \$8,000 | 2 – 75 | \$6,000 |
| Santa Barbara Rape Crisis Center | Long term Counseling | \$60,000 | 2 – 75 | \$5,000 |
| Community Partners In Caring | Faith-based Volunteers for Seniors | \$9,600 | 2 – 66.5 | Not Recommended for Funding |
| Court Appointed Special Advocates of Santa Barbara | CASA of Santa Barbara | \$10,000 | 2 – 66 | Not Recommended for Funding |
| Legal Aid Foundation | Emergency Legal Services | \$15,000 | 2 – 65 | Not Recommended for Funding |
| New Beginnings | Homeless Outreach Program | \$13,000 | 2 – 63 | Not Recommended for Funding |
| Lompoc Valley Community Youth Center, Inc. | Day Shelter/ Snack Program | \$15,000 | 2 – 30 | Not Recommended for Funding |
| CHANCE, INC. | Targeted Case Management-Housing | \$55,000 | 2 – n/a | Not Recommended for Funding |
| Total Project Funding Requests | | \$334,600 | | |
| Total Funds Available/Projects Funded | | \$78,353 | | \$78,353 |

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 19th. Four projects that were unanimously recommended by the committee were approved by the City Council on March 26th, 2007. Following is a summary table of the funding allocation:

City of Carpinteria 2007 Human Services Grant Awards

| Organization/Program | Service Location | Amount Requested | Amount Recommended |
|---|--|-------------------------|---------------------------|
| Peoples’ Self-Help Housing – Education Enhancement Program | Camper Park & Dahlia Court | \$4,000 | \$4,000 |
| Peoples’ Self-Help Housing – Supportive Housing Program | Camper Park & Dahlia Court (Isla Vista & Orcutt) | \$4,000 | \$4,000 |
| City of Santa Barbara - Rental Housing Mediation Task Force | Citywide | \$10,000 | \$10,000 |
| Casa Esperanza – Bringing Our Community Home | Countywide | \$5,000 | \$2,335 |

| | |
|--|-----------------|
| Total Funding Requests | \$23,000 |
| Total Funds Available/Requests Funded | \$20,335 |

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, and 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 2007 Human Services Grant Awards

| | Requested | Allocated |
|--|------------------|------------------|
| Boys & Girls Club- Drop-in Scholarships | \$25,000 | 10667 |
| Catholic Charities- Community Services | \$20,000 | 15000 |
| Catholic Charities- Food Distribution Services | \$20,000 | 16500 |
| Community Action Commission- Senior Nutrition | \$18,000 | 12000 |
| Community Partners in Caring- Faith In Action | \$7,500 | 3833 |
| Court Appointed Special Advocates (CASA) | \$8,000 | 4433 |
| Domestic Violence Solutions- Lompoc Emergency Shelter | \$13,000 | 10000 |
| Family Service Agency- 211/Helpline Program | \$6,000 | 2833 |
| Family Service Agency- Lompoc Family Resource Center | \$15,000 | 10000 |
| Family Service Agency- Homemaker | \$10,000 | 6127 |
| Food Bank of Santa Barbara County - Food Distribution Program | \$15,000 | 6383 |
| Good Samaritan Shelter Inc - Recovery Way Home | \$10,000 | 3000 |
| Legal Aid Foundation- Emergency Legal Services | \$20,000 | 10444 |
| Lompoc City Firefighters- Lompoc Emergency Response Program | \$24,500 | 1200 |
| LHCDC- Bridgehouse | \$5,000 | 4417 |
| LHCDC- Marks House | \$4,000 | 4000 |
| Lompoc Parks & Recreation- Summer Drop-in | \$33,245 | 9100 |
| Lompoc Public Library- Adult Reading Program | \$2,000 | 1650 |
| Lompoc Valley Youth Center- Lompoc Target Teen Program | \$2,000 | 760 |
| North County Rape Crisis and Child Protection Center | \$20,000 | 12658 |
| Santa Barbara Rape Crisis Center- Sexual Assault Response Team | \$8,000 | 5000 |
| Transitions-Mental Health Association- Lompoc Drop-In Center | \$5,200 | 4000 |

| | | |
|--|---------|------------------|
| Valley Haven Senior Day Care Center - Program | \$6,600 | 3800 |
| Lompoc Police Activities League (PAL) Boxing Program | \$6,500 | \$6,500 |
| TOTAL: | | \$164,305 |

Lompoc CDBG Capital/Housing Projects Approved by City Council

- Lompoc Restoration Project
- Police Activity League (PAL) Youth Center
- Street/Sidewalk Improvements
- Self Employment Training (SET) Program
- The Code Enforcement Program
- Housing Program – City: This housing program administers 3 sub-programs
 - *Housing Rehabilitation Revolving Loan Fund*
 - *Emergency Repair Grant Program*
 - *Housing Rehabilitation Delivery Program*

For the Program Year 2007, the Santa Barbara Urban County was allocated a *total* of \$2,074,256. This allocation is distributed to each member jurisdiction based on the HUD formula (A + B + 2C). The projects that have been recommended for funding for FY 2007-08 are synonymous with the primary objective of the CDBG Program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons. For a more detailed discussion of the Santa Barbara Urban County, its short-term and long-term objectives, and the projects it will be funding with CDBG entitlement funds, please refer to the Santa Barbara Urban County 2007-2010 Consolidated Plan and its first year Action Plan.

The County is very excited about recent developments in the status of their Urban County with CDBG Entitlement, and looks forward to the community development opportunities that this will provide. The County has a history of funding special needs projects with *small cities competitive CDBG money administered by the State of California*, and anticipates a continued commitment to such projects with their newfound Urban County status.

Antipoverty Strategy

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. HCD Housing Finance Division has inherited the Economic Development projects and maintains the objectives set by the division. These objectives include pursuing the reduction of poverty through economic vitality, and capacity-building of local organizations and communities to improve the business climate in the local economy. Furthermore, implementation of a Comprehensive Economic Strategy will allow local governments to pursue state and federal economic development funding. Following are relevant goals set by HCD that are intended to ameliorate poverty in the County:

- Collaborate with Women’s Economic Ventures (WEV) to assist with micro-enterprise development – total of \$800,000 awarded to County from State CDBG program to facilitate development, second grant awarded January, 2004.
- Collaborate with Workforce Investment Board and workforce development staff to create greater employment opportunities to low-wage employees.
- Provide funding to tourism agencies in the Santa Barbara County, under Tourism Fulfillment Contracts, for the purpose of increasing the trade and commerce of the County.
- Implement Comprehensive Economic Development Strategy within the context of the local and regional economies to improve the effectiveness of programs for workforce preparation, infrastructure modernization, private capital investment, and the creation, expansion, retention and attraction of business. The Strategy qualifies the County and cities for state and federal economic development grant funding.
- Within the South Coast and Santa Ynez housing market areas, encourage and support the construction of “workforce” affordable housing for households **earning up to 200%** of the area median income, through the Inclusionary Housing Program and other feasible means, as indicated in the Housing Element of the Santa Barbara County General Plan.
- As a form of public outreach, offer application assistance to local farmers that were affected by the January 2007 freeze disaster in Santa Barbara County.

In addition to the aforementioned anti-poverty strategies pursued by HCD, Santa Barbara County has an extensive program of health and public assistance designed particularly 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:

- Work with public and private sector agencies on a Child Welfare Services “Redesign” program to develop community-based approaches to early intervention with “at risk” families and establish programs to help children leaving foster care to successfully transition to adulthood.
- Use the “Linkages” grant and technical support to improve the coordination of services and service planning for CalWORKs/Child Welfare Services clients to promote better outcomes for family well being and self-sufficiency.
- Provide basic information on accessing health care and health insurance throughout the community. Currently, DSS has provided presentations at health fairs, job fairs, school open houses, senior citizen community resource fairs, as well as Spanish radio and TV interviews to the community.
- Develop additional and specialized placement resources in-county for children under the supervision of Social Services, Probation and Alcohol, Drug and Mental Health Services.

In addition to the aforementioned key projects the County has allocated \$1,178,000 various Human Services Grants program. This program funds critical human services and child abuse prevention efforts in the county. The table of the following pages provides a snapshot of the funds that have been allocated for the program year 2007-2008:

***Please turn to next page for *Human Services Fund Grants* table**

| Human Services Fund Grants | | | |
|--|--|-----------------|-------------------|
| AGENCY | PROGRAM | Requested Grant | Recommended Grant |
| AIDS Housing Santa Barbara | Sarah House | \$30,000 | \$11,000 |
| AIDS Housing Santa Barbara | Scattered Site Housing | \$10,000 | \$2,000 |
| Boys & Girls of Santa Maria Valley | It's What's Inside That Counts | \$25,000 | \$16,000 |
| CALM for SART | Sexual Assault Response Team | \$40,000 | \$12,000 |
| Casa Esperanza | Day Center Program | \$25,000 | \$11,000 |
| Catholic Charities | Community Services | \$85,000 | \$68,000 |
| Catholic Charities | Isla Vista Food Program | \$15,000 | \$15,000 |
| Catholic Charities | Lompoc Food Distribution | \$20,000 | \$20,000 |
| Catholic Charities | Older Adult Services | \$8,500 | \$8,000 |
| Central Coast Literacy Council | Literacy Skill Development | \$24,000 | \$8,000 |
| Channel Islands YMCA Youth & Family | Isla Vista Teen Center | \$30,000 | \$10,000 |
| Community Action Commission | Family Services Center | \$75,000 | \$24,000 |
| Community Action Commission | Senior Nutrition | \$85,000 | \$76,500 |
| Community Kitchen of Santa Barbara | Meal Program | \$30,000 | \$26,000 |
| Community Partners in Caring | Volunteer Caregvr Hispanic/Latino Outreach | \$17,000 | \$7,000 |
| Council on Alcoholism and Drug Abuse | Project Recovery Detoxification Program | \$34,087 | \$10,000 |
| Council on Alcoholism and Drug Abuse | Teen Court | \$53,376 | \$28,000 |
| Court Appointed Special Advocates | Court Appointed Special Advocates SB Co | \$25,000 | \$8,000 |
| Domestic Violence Solutions for SB Co. | Domestic Violence Emergency Shelters (3) | \$75,000 | \$68,000 |
| Domestic Violence Solutions for SB Co. | Domestic Violence Intervention Program | \$15,000 | \$13,000 |
| Family Services Agency | Big Brothers Big Sisters | \$16,500 | \$15,000 |
| Family Services Agency | CRIS/HelpLine | \$70,000 | \$49,000 |
| Family Services Agency | Homemaker | \$40,000 | \$20,000 |
| Family Services Agency | Individual, Child & Family Counseling | \$17,500 | \$15,000 |
| Foodbank of Santa Barbara County | General Operations | \$35,000 | \$27,000 |
| Friendship Adult Day Care | Adult Day Care Program | \$45,000 | \$22,000 |
| Good Samaritan Shelter | Emergency Shelter | \$20,000 | \$19,000 |
| Good Samaritan Shelter | Family Transitional shelter | \$10,000 | \$9,000 |
| Good Samaritan Shelter | Project Premie | \$15,000 | \$14,000 |
| Guadalupe Area Senior Citizens Inc | General Operations | \$25,000 | \$6,000 |
| Isla Vista Youth Projects | After School and Summer Enrichment Program | \$25,000 | \$20,000 |
| Isla Vista Youth Projects | Children's Center Multicultural Component | \$10,000 | \$8,000 |
| Isla Vista Youth Projects | Children's Center Nutrition | \$4,500 | \$4,000 |
| Isla Vista Youth Projects | Family Resource Center | \$10,000 | \$9,000 |
| Legal Aid Foundation of SB County | Essential Legal Services | \$110,000 | \$92,000 |

| | | | |
|---|--|-------------|-------------|
| Lompoc Housing & Community Development Corp | Bridgehouse Shelter | \$24,000 | \$16,000 |
| Lompoc Housing & Community Development Corp | Marks House Transitional Shelter | \$8,000 | \$8,000 |
| Long Term Care Ombudsman | Advocacy Services | \$30,000 | \$11,500 |
| No. Co. Rape Crisis & Child Protect. Cntr | Intervention Program | \$16,000 | \$14,000 |
| OASIS – Orcutt Area Seniors in Service | Orcutt Area Seniors in Service | \$10,000 | \$6,000 |
| Pacific Pride Foundation | Counseling & Recovery Program | \$20,000 | \$8,000 |
| Pacific Pride Foundation | Necessities of Life Project | \$25,000 | \$10,000 |
| Pueblo Storyteller | Storyteller Children’s Center | \$20,000 | \$11,000 |
| Salvation Army – Santa Maria | Homeless Lunch Program | \$52,725 | \$19,000 |
| Salvation Army – Santa Maria | Human Services/Assistance Prog | \$54,150 | \$20,000 |
| Santa Barbara Comm Hous/New Beg | Homeless Initiative Project | \$56,000 | \$10,000 |
| Santa Barbara Meals on Wheels | Santa Barbara Meals on Wheels | \$10,000 | \$8,000 |
| Santa Barbara Rape Crisis Center | Santa Barbara Rape Crisis Center | \$20,000 | \$14,000 |
| Santa Maria Valley FISH, Meals on Wheels | Meals on Wheels | \$12,000 | \$8,000 |
| Santa Maria Valley Youth & Family Center | Youth Counseling Project | \$60,000 | \$50,000 |
| Santa Ynez Valley People Helping People | Advocates for Domestic & Child Abuse Prev. | \$7,000 | \$5,000 |
| Santa Ynez Valley People Helping People | Food & Emergency Services | \$30,000 | \$28,000 |
| Santa Ynez Valley People Helping People | Reading Quest | \$11,000 | \$7,000 |
| Santa Ynez Valley Senior Advisory Council | Solvang Senior Center | \$10,000 | \$6,000 |
| St. Vincents Institution | Casa Alegria Children’s Center | \$25,000 | \$18,000 |
| St. Vincents Institution PATHS | Program of Affordable Transitional Hous/Serv | \$25,000 | \$18,000 |
| Transition House | Homeless Prevention Program | \$23,000 | \$9,000 |
| Transition House | Infant Care Center | \$23,000 | \$20,000 |
| Transition House | Transitional Shelter & Serv | \$33,000 | \$30,000 |
| Transitions-Mental Health Assoc | Santa Maria Supportive Housing | \$20,000 | \$11,000 |
| United Boys & Girls Club of SB Co | SMART Moves | \$10,000 | \$10,000 |
| Valley Haven Senior Day Care | Senior Day Care Program | \$24,000 | \$13,000 |
| Visiting Nurse & Hospice of SB | Senior Caregiver Respite Program | \$6,000 | \$6,000 |
| VTC Enterprises | Mental Health Services | \$27,548 | \$8,000 |
| Your Helping Hands Referral Service | In Home Care Services | \$8,000 | \$5,000 |
| TOTALS: | | \$1,905,886 | \$1,178,000 |

The “Proposed Key Projects” discussed in the narrative above demonstrate the Countywide commitment to alleviating poverty and providing much needed services in local communities. Economic development, public health and social service continue to be high priorities, and the Santa Barbara County will continue to pro-actively seek out all possible sources of revenue to address these needs.

NON-HOMELESS SPECIAL NEEDS HOUSING

Non-homeless Special Needs

The Santa Barbara 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 employs a Housing Coordinator that functions as a liaison between HCD and Alcohol, Drug and Mental Health Services (ADMHS), who specializes in identifying potential housing solutions for individuals and families with special needs. The Coordinator recently created a Strategic Housing Plan that outlines a process that will be implemented over the next five years. In collaboration with the community of Santa Barbara County, the purpose of the ADMHS Strategic Housing Plan is to define, develop and sustain a supportive housing spectrum that covers the array of housing options for individuals, children and families with severe mental illness, diagnosed drug or alcohol abuse or who have been dually diagnosed with these conditions. The creation and implementation of this Plan will help to identify and meet the needs of this special population.

I. Use of Resources

The Santa Barbara 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 to 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 will serve as a residential crisis center for adolescents who are experiencing neglect or abuse either at the home of their family or in the foster care system. This project will fill a tremendous need in the Santa Barbara County since no facility of its type currently exists locally. La Morada will allow Santa Barbara County to provide medical assessment, basic food and shelter and educational opportunities locally.
- HOME funds will contribute to the creation of the Transitions Mental Health project. In addition to housing, this project will provide space for up to five full-time mental health professionals, as well as daily activity space for mentally disabled residents.
- The Braddock House, sponsored by the County Housing Authority, will be utilizing HOME funds to provide permanent *supportive* housing for four individuals with special needs. A local service provider has agreed to serve as a supportive services contractor to insure that the residents' needs are addressed.
- 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)

Santa Barbara County does not receive the HOPWA entitlement money. However, County Human Service Grants contribute funding to a locally based non-profit organization called the **Sarah House**, which runs a praiseworthy program of AIDS Housing in the City of Santa Barbara. The Sarah House submits a competitive application for the small cities HOPWA funds administered by the state of California. The subsequent sections elaborate the services provided by this facility.

I. 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.

II. 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.

III. The Non-HIV Hospice Care

Since January 1st 2005, Sarah House has expanded its services to provide care for non-HIV dying poor, as long as they have received a hospice designation and are attended by an RN from a hospice certified agency. At the present time Sarah House is caring for 7 people.

IV. 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.

V. Funding Needs

The Sarah House receives some CDBG funding from the City of Santa Barbara and Human Services Grants from the County of Santa Barbara. Additional funds are raised through private sources. While the Santa Barbara HOME Consortium has not yet been able to fund activities of the Sarah House, efforts are underway to collaboratively work with them to address the growing needs and priorities of persons with HIV/AIDS in the County.