

2020-2025 Consolidated Plan

Santa Barbara County HOME Consortium
Santa Barbara County CDBG Urban Partnership



Executive Summary

ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

1. Introduction

The County of Santa Barbara is a recipient of federal funds from the U.S. Department of Housing and Urban Development (HUD) that may be used to support a variety of community programs that serve low- and moderate-income persons. This Consolidated Plan is required by HUD in order to continue receiving allocations of Community Development Block Grant (CDBG), Home Investments Partnership (HOME) program and Emergency Solutions Grant (ESG) funds.

The County of Santa Barbara is the lead entity of the CDBG Urban County Partnership and the HOME Consortium. The Urban County is comprised of the County and the cities of Buellton, Carpinteria, and Solvang. The HOME Consortium includes the County and the cities of Buellton, Carpinteria, Lompoc, Solvang, Goleta and Santa Maria.

The Consolidated Plan identifies priority needs, short- and long-term goals and strategies to achieve those goals. It serves as a strategic planning document for implementing HUD programs and satisfies HUD reporting requirements for the CDBG, HOME, and ESG programs.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The Consortium's goals for the five-year planning period focus on expanding affordable housing, assisting homeless and those at risk of homelessness with emergency and permanent housing services, assisting non-homeless special needs populations, building community infrastructure and service capacity, and promoting economic development.

3. Evaluation of past performance

The County of Santa Barbara's CDBG and HOME investments have been used to make long lasting improvements serving low- and moderate-income residents. The County's past programs have focused on community needs that continue to exist including affordable housing, neighborhood improvements, and social service support for low-income residents. The County believes the programs proposed for the 2020 Action Plan year and goals for the five- year planning period to be the most efficient and effective use of HUD block grant funds.

4. Summary of citizen participation process and consultation process

See Appendix A. Consultation and Citizen Participation supplement to this Plan.

5. Summary of public comments

No comments were received during the public comment period.

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

No comments were received during the public comment period.

7. Summary

Please see above.

The Process

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

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

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

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

Table 1 – Responsible Agencies

Narrative

The County of Santa Barbara’s Housing and Community Development Division is the lead agency for both the Santa Barbara County HOME Consortium and the Santa Barbara County Urban County Partnership. The Urban County includes the County of Santa Barbara, Buellton, Carpinteria, and Solvang. The HOME Consortium is comprised of all members of the Urban County along with the cities of Goleta and Santa Maria. As the lead agency, County HCD assumes overall responsibility for the development, management, administration, implementation, planning and reporting pursuant to the 2020-2024 Consolidated Plan. Each member jurisdiction participates in strategic planning through participation on the Urban County/HOME Consortium Steering Committee. As the cities of Goleta, Lompoc, and Santa Maria are also CDBG entitlement jurisdictions, they are responsible for developing their respective Consolidated Plan and related implementation documentation.

Consolidated Plan Public Contact Information

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

This section reviews the stakeholder consultation process conducted for the Santa Barbara County 2020-2024 Consolidated Plan.

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

The County of Santa Barbara Community Services Department, Housing and Community Development Division (HCD) serves as the collaborative applicant for the Santa Maria/Santa Barbara County Continuum of Care (CoC), which includes representatives from homeless service providers, housing providers, mental health and service agencies, local governments, and the Department of Veterans Affairs. In addition, HCD participates in a regional collaborative effort called Home for Good Santa Barbara County that seeks to improve cross-sector coordination and foster public and private partnerships to address homelessness. HCD also coordinates with the County of Santa Barbara Human Services Commission, a volunteer body appointed by the County Board of Supervisors that advises on the development and implementation of effective human service programming and policies. The County may also use the Human Services Commission to make recommendations for the awarding of grants to non-profit agencies of specified state, federal, and local funds.

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

HCD serves as the collaborative applicant and Homeless Management Information System (HMIS) Lead Agency for the Santa Maria/Santa Barbara County Continuum of Care. Established in August of 2014, the role of the CoC is to increase Countywide participation, service coordination, and programmatic efficiencies in order to support a community-wide commitment to end and prevent homelessness. The CoC Board maintains oversight over CoC operational and planning responsibilities, including project evaluation, written standards implementation, coordinated assessment system development, coordinated entry system management, HMIS operations, and housing and service system implementation. The CoC established the Review and Rank Committee to conduct the evaluation and scoring of project applications for Continuum of Care Program funds and ESG funds made available through the State of California.

The membership of the CoC intersects with Home for Good Santa Barbara County, which operates as a countywide collective body of stakeholders, to pursue initiatives in support of ending homelessness,

coordinate partner and stakeholder commitment to ending homelessness, and implement and evaluate evidence-based, best practice strategies to address homelessness. Home for Good Santa Barbara County is under the umbrella of the United Way of Santa Barbara County. Home for Good Santa Barbara County was initiated in December 2017, when the prior Central Coast Collaborative on Homelessness (C3H) approved transition of responsible oversight of homelessness policy planning for Santa Barbara County to United Way.

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

Overlap in membership of the Human Services Commission and CoC Review and Rank Committee facilitates the strategic allocation of ESG funds and other local, state, and federal funds. The CoC Board maintains oversight over CoC operation and planning responsibilities, including the development of standards and evaluation of project outcomes as well as the operation of the HMIS and interface with the Santa Barbara County Coordinated Entry System. HCD, as the HMIS Lead Agency, will work with the CoC and Home for Good Santa Barbara County to implement policies and procedures for HMIS and funding strategies to continue its operations and further its expansion. HCD coordinates with the CoC on the prioritization of objectives and evaluation of activities in support of those objectives and with Home for Good Santa Barbara County for funding development opportunities.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	COUNTY OF SANTA BARBARA
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Lead Agency
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Santa Barbara County, Housing and Community Development Division is the lead agency for the preparation of the Consolidated Plan. In addition, the departments of Planning and Development and General Services were interviewed. County HCD coordinates with the Departments of General Services, Public Works, and Parks Division on utilizing federal funds to improve infrastructure for low-income communities and persons with disabilities. HCD also collaborates with the Dept. of Behavior Wellness to combine respective funding on affordable housing projects. Finally, HCD consults with the Dept. of Planning and Development to coordinate the use and timing of federal funds with planning approvals. HCD also works with P&D on affordable units created under the County’s Inclusionary Housing Ordinance and the State’s Density Bonus program.
2	Agency/Group/Organization	HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The director of housing development was interviewed and representatives attended a community focus group. Information was requested on the housing authority's self-sufficiency programs for residents, the perceived needs of public housing residents and voucher holders, and the status of the general public housing and Section 8 waiting lists. The Housing Authority is one of the County’s primary affordable housing developers and is an active participant in the Continuum of Care coordinating efforts.

3	Agency/Group/Organization	INDEPENDENT LIVING RESOURCE CENTER
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization assisted in the recruitment of participants for the individuals with disabilities focus group. Organization representatives also participated in the stakeholder focus group. More detail is provided in the Consultation and Citizen Participation appendix.
4	Agency/Group/Organization	People’s Self-Help Housing Corporation (PSHHC)
	Agency/Group/Organization Type	Services – Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization assisted in the recruitment of participants for the Hispanic focus group. Representatives of People's Self-Help Housing also participated in the stakeholder focus group. More detail is provided in the Consultation and Citizen Participation appendix. PSHHC is one of the County’s primary affordable housing developers, developing housing for families, seniors, and farmworkers and their families.
5	Agency/Group/Organization	DOMESTIC VIOLENCE SOLUTIONS FOR SANTA BARBARA COUNTY
	Agency/Group/Organization Type	Services - Housing Services - Children Services - Victims of Domestic Violence Services - Homeless Services – Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Interviewed organization executive director. Information was requested on the housing and supportive service needs of victims of domestic violence. More detail is provided in the Consultation and Citizen Participation appendix.

6	Agency/Group/Organization	GOOD SAMARITAN SHELTER (GOOD SAM)
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Victims of Domestic Violence and human trafficking Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization attended a community focus group. Organization is the largest homeless services provider in the area, serving families and individuals experiencing homelessness in the northern end of the county. Information was requested on the housing and supportive service needs of individuals and families experiencing homelessness. More detail is provided in the Consultation and Citizen Participation appendix. Good Sam acquires and operates shelters and group homes for persons with special needs, including homeless, homeless veterans, domestic violence victims and their children, and victims of human trafficking. Good Sam is an active participant in the Continuum of Care coordinating efforts.
7	Agency/Group/Organization	JODI HOUSE
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Representatives of Jodi House participated in the stakeholder focus group. More detail is provided in the Consultation and Citizen Participation appendix.
8	Agency/Group/Organization	PEOPLE ASSISTING THE HOMELESS (PATH)
	Agency/Group/Organization Type	Services - Housing Services-homeless

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization attended a community focus group. Information was requested on the housing and supportive service needs of individuals experiencing homelessness in the southern part of the county. More detail is provided in the Consultation and Citizen Participation appendix. PATH is a primary operator of homeless services and shelter in south Santa Barbara County and is an active participant in the Continuum of Care coordinating efforts.
9	Agency/Group/Organization	LEGAL AID FOUNDATION OF SANTA BARBARA COUNTY
	Agency/Group/Organization Type	Services - Housing Services- Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Interviewed organization. Information was requested on issues of fair housing and services provided to the community in support of fair housing rights. More detail is provided in the Consultation and Citizen Participation appendix. County HCD contracts with a qualified agency, currently, Legal Aid to provide fair housing services for the residents of the County to assist the County in furthering fair housing and combatting housing discrimination.
10	Agency/Group/Organization	COMMUNITY ACTION COMMISSION OF SANTA BARBARA COUNTY

	Agency/Group/Organization Type	Services - Housing Services - Children Services – Seniors Economic Development
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization attended a community focus group. Information was requested on the housing and supportive service needs of individuals vulnerable populations. More detail is provided in the Consultation and Citizen Participation appendix.
11	Agency/Group/Organization	PLANNED PARENTHOOD OF CENTRAL COAST
	Agency/Group/Organization Type	Services - Families Services – Health
	What section of the Plan was addressed by Consultation?	Non-Housing Needs Assessment.
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization attended a community focus group. Information was requested on health needs of women. More detail is provided in the Consultation and Citizen Participation appendix.
12	Agency/Group/Organization	HABITAT FOR HUMANITY
	Agency/Group/Organization Type	Services – Housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization attended a community focus group. Information was requested on low income housing needs especially homeownership housing opportunities. More detail is provided in the Consultation and Citizen Participation appendix.
13	Agency/Group/Organization	YMCA
	Agency/Group/Organization Type	Services - Children Services – Families Services – Education

	What section of the Plan was addressed by Consultation?	Non-housing Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization attended a community focus group. Information was requested on needs families and children. More detail is provided in the Consultation and Citizen Participation appendix.
14	Agency/Group/Organization	Community Partners in Caring
	Agency/Group/Organization Type	Services – Seniors
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Non-Housing Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization attended a community focus group. Information was requested on needs of seniors. More detail is provided in the Consultation and Citizen Participation appendix.
15	Agency/Group/Organization	SANTA BARBARA COMMUNITY HOUSING CORPORATION
	Agency/Group/Organization Type	Services – Housing Services – Special Needs Populations
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization attended a community focus group. Information was requested on housing needs of low income families and vulnerable populations. More detail is provided in the Consultation and Citizen Participation appendix.
16	Agency/Group/Organization	WOMEN’S ECONOMIC VENTURES
	Agency/Group/Organization Type	Services – Jobs Economic Development
	What section of the Plan was addressed by Consultation?	Non-Housing Special Needs Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization attended a community focus group. Information was requested on job training, business development, and needs of small business owners. More detail is provided in the Consultation and Citizen Participation appendix.
17	Agency/Group/Organization	NEW BEGINNINGS COUNSELING CENTER
	Agency/Group/Organization Type	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	What section of the Plan was addressed by Consultation?	Service – Housing Services – Homeless
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization attended a community focus group. Information was requested on needs of people experiencing homelessness, in particularly needs of the homeless living in their vehicles. More detail is provided in the Consultation and Citizen Participation appendix.
18	Agency/Group/Organization	BAND OF BROTHERS
	Agency/Group/Organization Type	Services – Veterans Services – Homeless Services Homeless – Veterans
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Non-Housing Needs Assessment Homeless Needs - Chronically homeless Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization attended a community focus group. Information was requested on needs of veterans including those experiencing homelessness. More detail is provided in the Consultation and Citizen Participation appendix.
19	Agency/Group/Organization	LOMPOC VALLEY CHAMBER OF COMMERCE
	Agency/Group/Organization Type	Economic Development

	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization attended a community focus group. Information was requested on economic development needs of Lompoc. More detail is provided in the Consultation and Citizen Participation appendix.

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

N/A; the Santa Barbara County Consolidated Plan process provided an opportunity and invited participation and comments from all relevant organizations and agencies.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Santa Barbara County Housing and Community Development	Assist persons who are homeless and at risk of homelessness
Housing Element	Santa Barbara County Planning Department	Remove barriers to affordable housing development
Analysis of Impediments to Fair Housing Choice	Santa Barbara County Housing and Community Development	Affirmatively further fair housing

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

The County of Santa Barbara is an active participant in the CoC, the Santa Barbara County Association of Governments and the Joint Cities-County Affordable Housing Task Group. HOME Consortium and Urban County member jurisdictions also participate in the implementation of the Consolidated Plan through representation on the Steering Committee which meets quarterly to discuss community needs and long-term housing strategies.

Narrative

Please note that all relevant housing and supportive service providers in Santa Barbara County were invited to participate in the Consolidated Plan process, including the Housing Authority of the County of Santa Barbara, stakeholders from nonprofit entities (organizations serving low and moderate income persons, housing and service providers, and local fair housing organizations) as well as private sector entities such as banks and other financial institutions, developers, rental companies, landlords, and realtors.

HCD participates in collaborative efforts and task forces. These include Home for Good Santa Barbara County, which includes functional areas with targeted objectives such as data, performance, and evaluation, and involves stakeholders from a variety of local and regional entities, as well as the Joint Cities-County Affordable Housing Task Group, which brings together elected officials and government representatives to discuss affordable housing projects and policy initiatives. When seeking input from a variety of stakeholders, HCD employs outcome-oriented charrettes with key stakeholders, including, but not limited to, homeless service providers, local governments, housing and social service agencies, and formerly homeless persons to obtain comprehensive and diverse input. When requested, HCD also provides for reasonable accommodations to input from disabled community members as well as persons with Limited English Proficiency.

PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)

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

The citizen participation process for the Consolidated Plan consisted of four public meetings, each with a primary focus: 1) Affordable Housing residents; 2) Economic Development and Small Business; 3) Social Services/Advocacy/Non-Profits; and 4) Affordable Housing Developers/Stakeholders. Meetings were held in both north and south County with one meeting each in Santa Maria, Lompoc, Goleta, and Santa Barbara. While each meeting had a specific focus, all target groups were invited to all meetings and could discuss any topic of interest. This community feedback on housing and community development needs helped shape the goal-setting process to address the identified needs.

Citizen Participation Outreach

1	Focus Group – Santa Maria	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Please see Consultation and Citizen Participation appendix.	Please see Consultation and Citizen Participation appendix.	Please see Consultation and Citizen Participation appendix.	
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2	Focus Group - Lompoc	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Local Business and government officials</p> <p>Residents of Public and Assisted Housing</p>	Please see Consultation and Citizen Participation appendix.	Please see Consultation and Citizen Participation appendix.	Please see Consultation and Citizen Participation appendix.	
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3	Focus Group - Goleta	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Social Services Advocacy and Non-Profit services providers</p>	Please see Consultation and Citizen Participation appendix.	Please see Consultation and Citizen Participation appendix.	Please see Consultation and Citizen Participation appendix.	
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4	Focus Group – Santa Barbara	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Affordable Housing Developers and other Stakeholders</p>	Please see Consultation and Citizen Participation appendix.	Please see Consultation and Citizen Participation appendix.	Please see Consultation and Citizen Participation appendix.	
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Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

In order to ensure the most efficient and effective use of resources, Santa Barbara County must first assess community needs. In this section, the County's various demographic and economic indicators will be described and analyzed to provide the foundation needed for grant management.

Developing a picture of the current needs in the County begins by reviewing broad trends in population, income, and household demographics. Once this information is gathered, it can be examined with a more nuanced analysis of variables, such as how family and household dynamics relate to race and housing problems.

A key goal of the Needs Assessment section is to identify the nature and prevalence of housing problems experienced by County residents. Per HUD's definition, there are four housing problems that are assessed:

- Cost-Burden, which is defined as households who spend 30% or more of their income on housing costs
- Lack of Complete Plumbing
- Lack of Complete Kitchen Facilities
- Overcrowding

In addition to the demographic analysis, this section also examines factors that impact or are impacted by the housing market. The County's public housing stock, needs of homeless persons, and non-homeless special needs are also discussed. Finally, this section analyzes non-housing development needs such as public services and infrastructure, which assist in determining where resources should most effectively be allocated.

Whenever possible, this section juxtaposes each of these issues with economic and demographic indicators to determine if certain groups are disproportionately burdened. Understanding the magnitude and prevalence of these issues in Santa Barbara County is crucial to identifying and setting evidence-based priorities for entitlement program funding allocations.

Data Note: Many fields in this document are populated automatically by the IDIS system. In order to provide the most accurate and up-to-date analysis, additional data sources are often used.

NA-10 Housing Needs Assessment - 24 CFR 91.405, 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The housing needs of a community are, like all items in the market economy, a product of supply and demand. However, determining the factors that impact supply and demand is much more complicated than building one house for one household. Changes in population, household size, availability of rental housing, income, and the condition of a property all work to shift the community's housing needs.

The following section will show that the greatest housing issue facing the citizens of Santa Barbara County is affordable housing. There are approximately 61,407 cost burdened households in the County, making up 43.8% of the population. Renters are much more likely to be cost burdened than homeowners; approximately 57.6% of all renters pay over 30% of their income towards housing. Homeowners are better off but still 37.4% of those with a mortgage and 17.5% of those without a mortgage are cost burdened. This points to the current housing supply being either too small or too expensive.

Demographics	Base Year: 2010	Most Recent Year: 2017	% Change
Population	416051	442996	6
Households	141793	144015	2
Median Income	60,078	68,023	13

Table 5- Housing Needs Assessment Demographics

Data Source: 2006-2010 ACS, 2013-2017 ACS

Since 2010, the population of Santa Barbara County has grown by nearly 27,000 people or 6%. The number of households in the community has grown at a significantly lower rate of 2%, which reflects a likely increase in household size. This may also indicate an increase in the number of overcrowded households in the County.

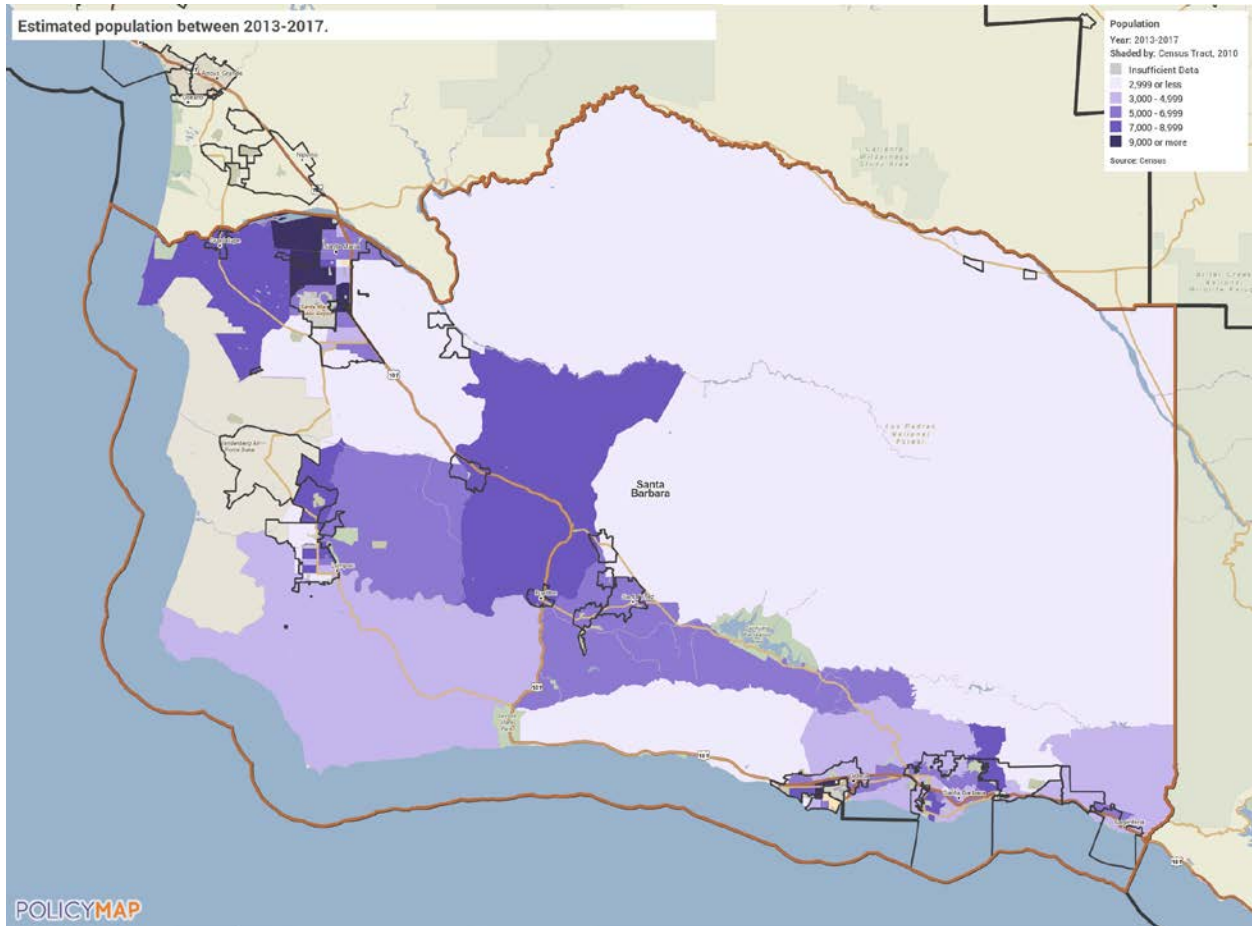
Residents have a 13% higher median household income when compared to 2010. Unfortunately, due to inflation consumer buying power has not increased substantially. The 2010 median household income of \$60,078 had the same buying power as \$67,329 in 2017. The true change in buying power represents growth of approximately 1.0%.

Population

The following map displays the population throughout Santa Barbara County by Census Tract. Census tract boundaries are determined every 10 years by the US Census Bureau. When determining census tract boundaries, the Census Bureau attempts to keep a similar number of residents (approximately 4,000) in each tract. Tracts with a high population represent areas that have likely seen growth since the last census. Conversely, tracts with a low population have likely seen the population decrease since 2010.

In Santa Barbara County there are a few areas that have a disproportionately large population by census tract. The cities of Goleta and Santa Maria are both located in and surrounded by high population census tracts with over 9,000 people. On the other end of the spectrum, rural areas tend to have a relatively small population with under 3,000 people per tract.

Source: 2013-2017 American Community Survey 5-Year Estimates

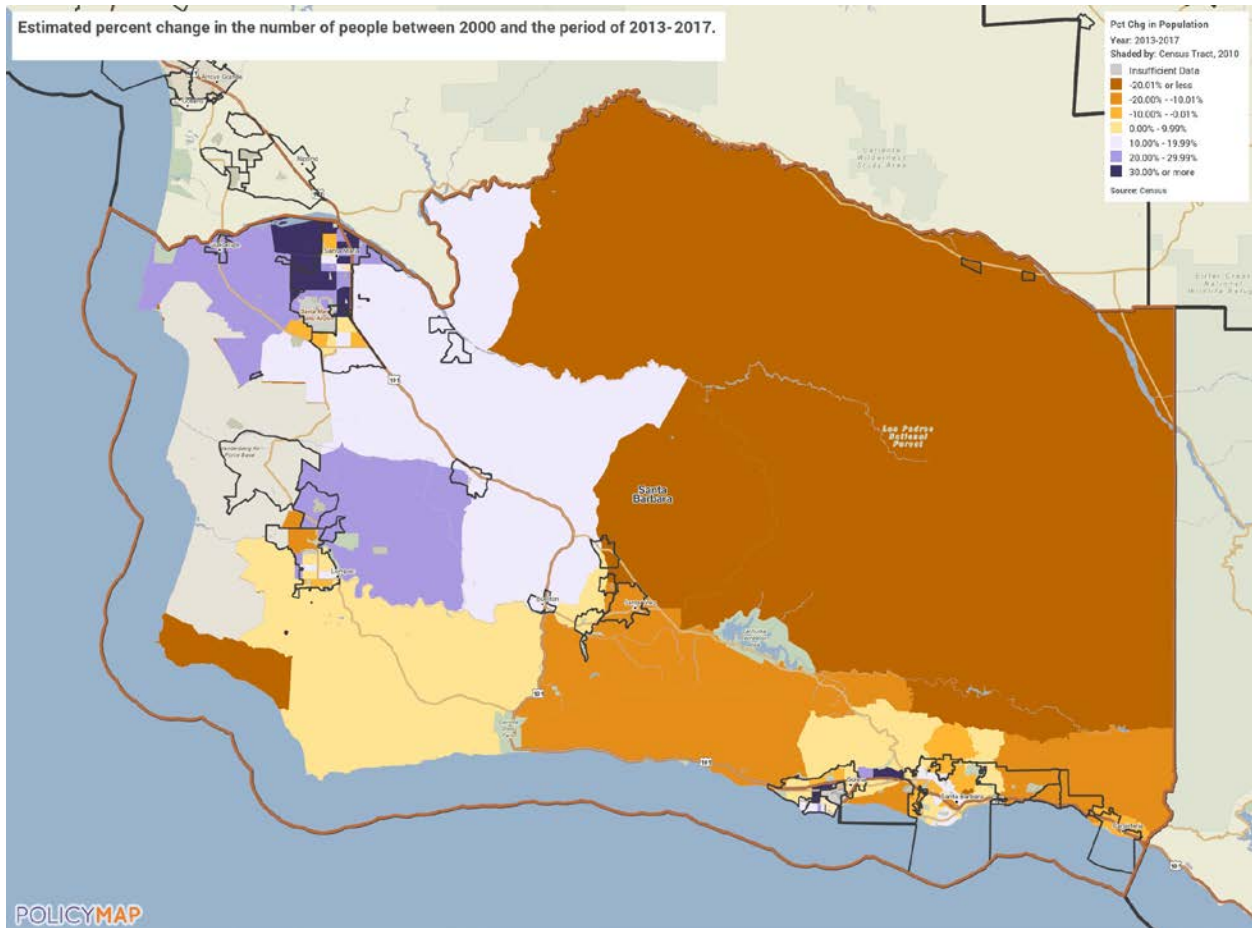


Population

Change in Population

The following map shows the change in population between 2000 and 2017. Growth rates have not been uniform throughout the County. A significant number of census tracts experienced declines in population over the last 17 years. Rural tracts, in particular, are losing population while suburban and urban areas are experiencing growth.

Source: 2013-2017 American Community Survey 5-Year Estimates

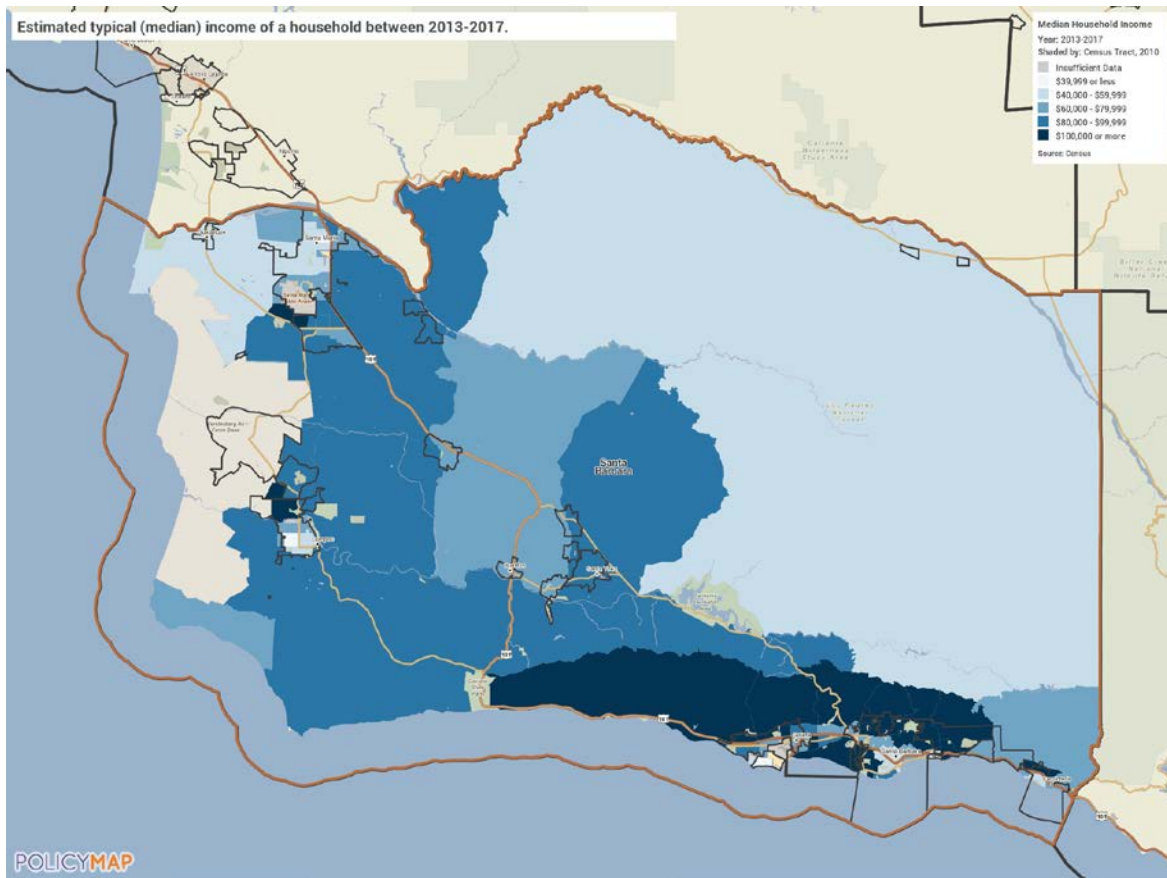


Population Change

Median Household Income

In Santa Barbara County, household income varies significantly by location. High MHI areas (\$100,000 or more) are located primarily in the southern part of the county along the coast and in a few tracts near Lompoc and Santa Maria. There are some tracts that have both a low median household income and substantial population loss since 2000. The pursuit of greater economic opportunities is a powerful force that may be driving some of this relocation. It is important to note that when income is concentrated in certain areas, it can become difficult for low-income households to live or access services there. When this leads to concentrated areas of poverty it can become problematic, particularly if such areas include a significant minority population.

Source: 2013-2017 American Community Survey 5-Year Estimates



Median Household Income

Poverty

The map below displays the percentage of the population living below the poverty level by census tract. As expected, there is a close relationship between an area's MHI and poverty rate. Tracts with a low poverty rate tend to have a high MHI and vice versa. High poverty tracts (20% or more) are found in the suburban areas around cities and towns and include:

Santa Maria

06083002303 with 26.6%
06083002304 with 23.6%
06083002206 with 24.5%
06083002101 with 30.6%
06083002402 with 22.9%
06083002403 with 33.1%
06083002404 with 27.7%

Lompoc

06083002706 with 22.5%
06083002705 with 28.9%
06083002702 with 37.7%

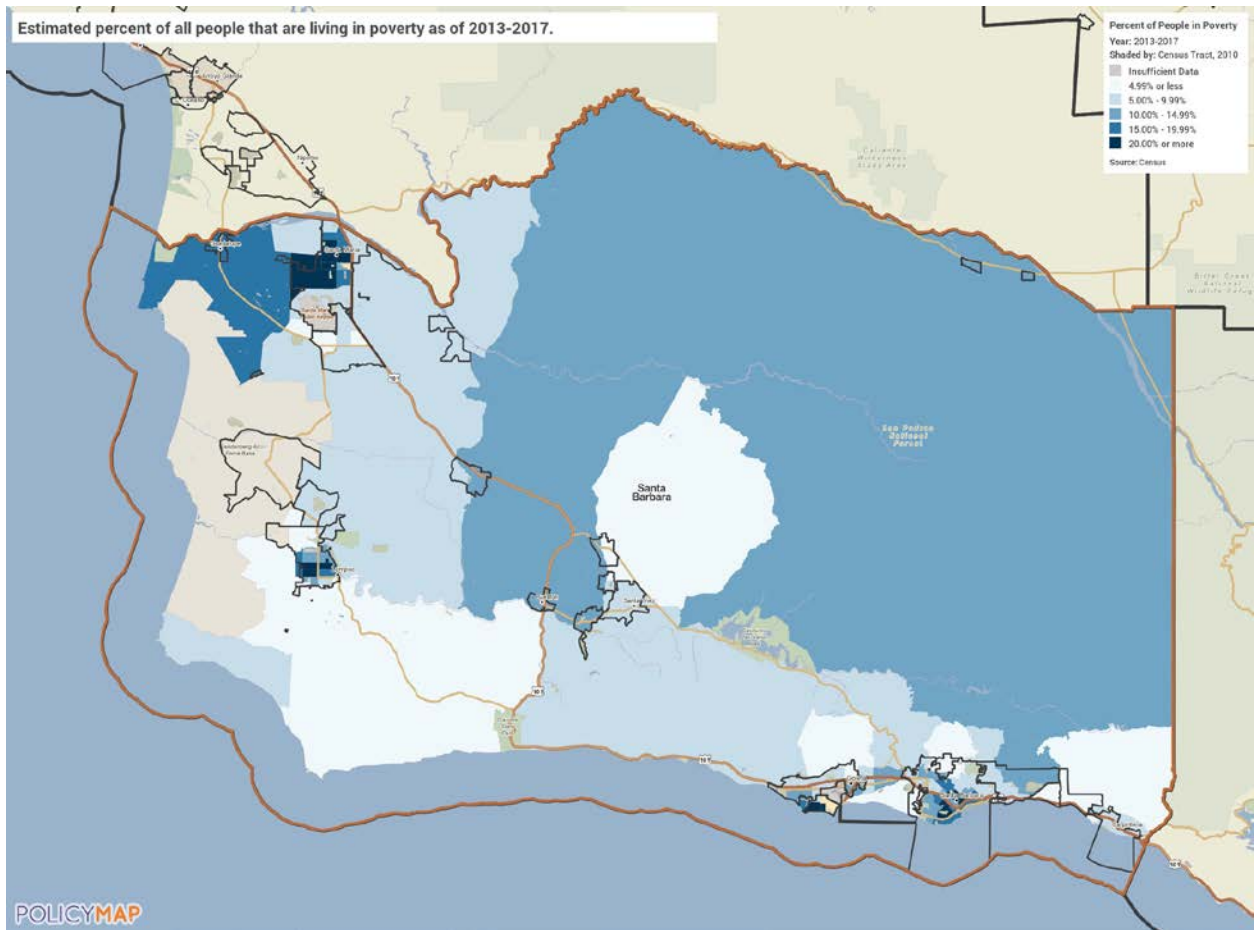
Isla Vista

06083002928 with 63.4%
06083002926 with 72.5%
06083002924 with 70.1%

Santa Barbara City

06083000900 with 25.7%
06083001102 with 22.6%
06083001203 with 20.8%

Source: 2013-2017 American Community Survey 5-Year Estimates



Poverty Level

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80- 100% HAMFI	>100% HAMFI
Total Households	20620	18375	25020	13625	65405
Small Family Households	5060	5810	8940	5105	30225
Large Family Households	2045	3215	4480	2080	6520
Household contains at least one person 62-74 years of age	3270	3640	4965	2910	4450
Household contains at least one person age 75 or older	3725	3230	4195	1830	1595
Households with one or more children 6 years old or younger	3140	4070	5410	2555	8915

Table 6 - Total Households Table

Data Source: 2012-2016 CHAS

Number of Households

The table above breaks down family dynamics and income in Santa Barbara County using 2016 CHAS (Comprehensive Housing Affordability Strategy) data. There are several differences between the demographics of households with higher incomes and those with lower incomes. Approximately 46.2% of households in the >100% HAMFI (HUD Area Median Family Income) range are small family households, while small families make up only 24.5% of 0-30% HAMFI households. Additionally, only 9.2% of >100% HAMFI households have a resident over the age of 62, while 33.9% of extremely low-income households have an elderly resident.

This shows that a household's demographics may be linked to their household income, though this correlation does not identify causation. It is possible that residents who have small families have fewer expenses which leads to a higher income. It could also be that lower income residents tend to live in larger, multi-generational households to reduce overall family costs.

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	690	255	380	70	1395	55	65	20	10	150
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	1140	1260	1170	410	3980	35	90	250	105	480
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	1205	1855	1900	845	5805	200	270	565	310	1345
Housing cost burden greater than 50% of income (and none of the above problems)	8525	4550	2175	330	15580	3215	2145	2050	900	8310
Housing cost burden greater than 30% of income (and none of the above problems)	1015	2470	5570	2290	11345	620	1235	2525	1825	6205
Zero/negative Income (and none of the above problems)	1000	0	0	0	1000	420	0	0	0	420

Table 7 – Housing Problems Table

Data Source: 2012-2016 CHAS

Housing Needs Summary

The table above gives an overview of housing problems in the County. Using 2016 CHAS data, it provides the numbers of households experiencing each category of housing problem broken down by income ranges (up to 100% AMI, or Area Median Income) and owner/renter status.

Cost burden is clearly the leading housing problem in Santa Barbara County in terms of sheer numbers – a common trend in many communities across the state and nation today. According to the 2016 CHAS data there were 26,925 renters and 14,515 homeowners in the 0% to 100% AMI range spending more than 30% of their income on housing costs. The bigger picture is worse, however, because these figures do not include households with earnings greater than 100% of the median income.

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	12575	10390	11195	3940	38100	4125	3805	5410	3150	16490
Having none of four housing problems	1590	1780	3090	2805	9265	910	2400	5125	3730	12165
Household has negative income, but none of the other housing problems	1000	0	0	0	1000	420	0	0	0	420

Table 8 – Housing Problems 2

Data Source: 2012-2016 CHAS

Severe Housing Problems

The table above shows households with at least one severe housing problem broken out by income and occupancy. There is a strong correlation between being low income and the presence of severe housing problems. For example, approximately 12,575 renters in the extremely low-income group (0-30% AMI), 83% of that group’s total number, lived in a home with a severe housing problem. Moderate income renters (80%-100% AMI) had a much lower prevalence of severe housing problems, at only 3,940 households or 58%. Severe housing problems were more even across income categories for owners, but still fell from 4,125 with 0-30% AMI (76% of the group’s total number) to 3,150 with >80-100% AMI (46%).

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	3650	3680	3995	11325	855	835	1615	3305
Large Related	1635	1985	1005	4625	250	415	110	775
Elderly	2075	1040	935	4050	1990	1330	930	4250
Other	5420	2410	2645	10475	780	305	525	1610
Total need by income	12780	9115	8580	30475	3875	2885	3180	9940

Table 9 – Cost Burden > 30%

Data Source: 2012-2016 CHAS

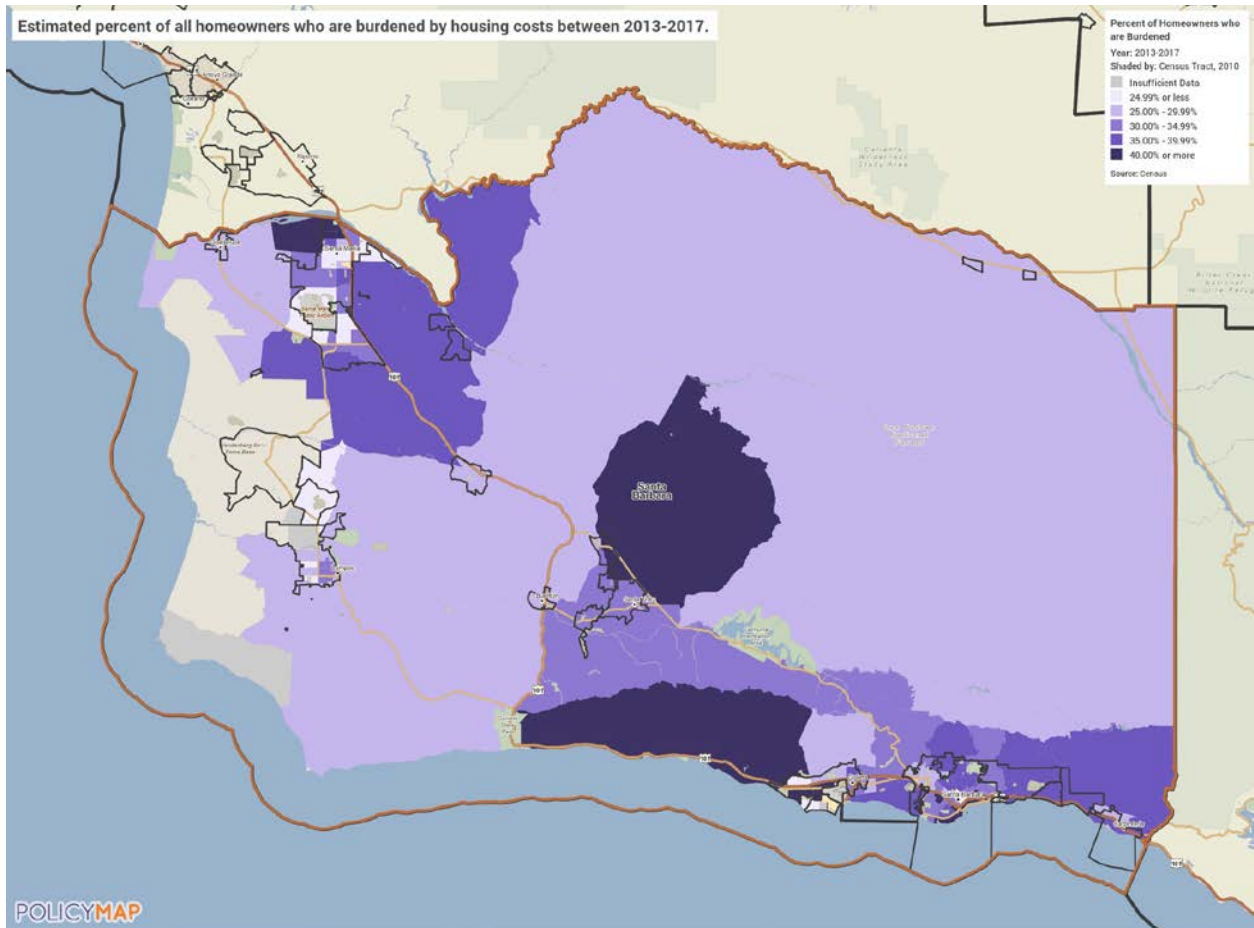
Cost Burden

The table above displays 2016 CHAS data on cost-burdened households in the County for the 0% to 80% AMI cohorts. HUD defines cost-burden as paying more than 30% monthly income on housing costs. In terms of total counts, renters are much more cost burdened than homeowners. All small households experience cost burden, irrespective of income level. Extremely low-income elderly households experience greater cost burden than any other elderly income level.

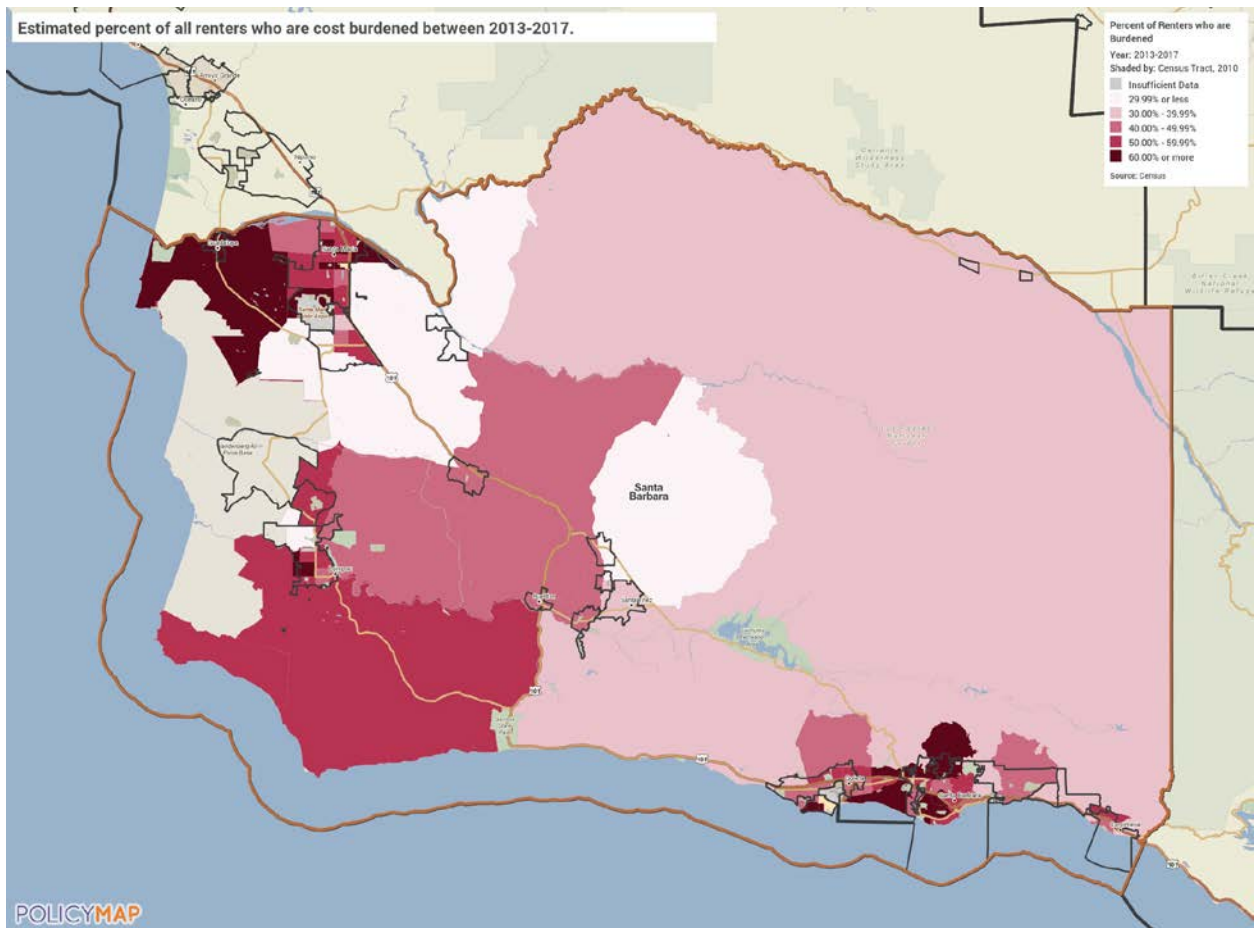
Housing Cost-Burdened

The following maps display the percentage of the population who are cost-burdened by census tract using data from the 2013-2017 American Community Survey 5-Year Estimates. Despite higher median household incomes in the County over the past several years, there are still high rates of cost burden in some areas, sometimes over 40% for homeowners and 60% for renters.

Source: 2013-2017 American Community Survey 5-Year Estimates



Cost Burdened Homeowners



Cost Burdened Renters

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	3105	1810	845	5760	680	695	675	2050
Large Related	1220	690	105	2015	250	285	240	775
Elderly	1580	730	435	2745	1470	680	435	2585
Other	4315	1735	790	6840	610	220	330	1160
Total need by income	10220	4965	2175	17360	3010	1880	1680	6570

Table 10 – Cost Burden > 50%

Data Source: 2012-2016 CHAS

Severe Cost Burden

The data presented above demonstrate the severe cost burden in the County, which is defined as paying more than 50% of household income on housing cost. In general, households with lower AMI are more severely cost burdened.

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	1860	2610	2220	970	7660	210	275	475	270	1230
Multiple, unrelated family households	125	355	670	175	1325	19	85	315	150	569
Other, non-family households	410	185	205	110	910	4	0	30	0	34
Total need by income	2395	3150	3095	1255	9895	233	360	820	420	1833

Table 11 – Crowding Information – 1/2

Data Source: 2012-2016 CHAS

Overcrowding

HUD defines an overcrowded household as one having from 1.01 to 1.50 occupants per bedroom and a severely overcrowded household as one with more than 1.50 occupants per bedroom. Overcrowding impacts renter households in the County much more than homeowners, especially single family renting households.

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	2795	3515	3810	10120	345	555	1600	2500

Table 12 – Crowding Information – 2/2

Data Source Comments: 2012-2016 CHAS

Describe the number and type of single person households in need of housing assistance.

According to the 2013-2017 American Community Survey 5-Year Estimates (S2501), 24.2% of the households in the County are single-person households (34,851 households). Single-person households are more likely to be renters than homeowners. Approximately 26.5% of renter-occupied units are single-person households (18,233 renter units) as compared to 22.0% of owner-occupied households (16,562 owner units). While the number of single-person households requiring housing assistance cannot be determined precisely, data show that cost burden is the main factor determining which households may need housing assistance, demonstrating that renters are more likely to be cost burdened than homeowners. Approximately 57.6% of renters and 38.4% of homeowners with a mortgage are cost burdened due to housing costs. For the purpose of describing the number of single-person households that may be in need of housing assistance, it can be inferred that over half of the single-person households renting and a third of single-person owner-occupied households with a mortgage are in need of housing assistance due to housing cost burden.

Single-person elderly households who live alone may also be in particular need of housing assistance due to cost burden as such persons are often on a fixed income. In Santa Barbara County, 42.8% of elderly households are single-person households (16,420 households). Approximately 60% of elderly renters and 30.7% of owners are cost burdened. While single-person elderly households were not broken out by tenure, the same general assumptions from single-person households needing housing assistance due to cost burden can be applied to the elderly. (Source: ACS 2013-2017, S0103)

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Victims of Rape and Domestic Violence

According to the FBI's Uniform Crime Reports, in 2017 there were 257 cases of rape and 940 cases of aggravated assault in Santa Barbara County. That translates to a crime rate of 57.19 instances of rape and 209.17 instances of aggravated assault per 100,000 people. Compared to statewide crime rates, Santa Barbara County has a higher rate of rape and a lower rate of aggravated assault.

The incidence of domestic violence, dating violence, stalking, or other sexual crimes was not gathered by the FBI, however there were a total of 1,532 cases of violent crimes in 2017.

Disability

In Santa Barbara County there are 41,954 individuals who have a disability, representing 9.6% of the population. The disability rate is highest for older residents. Ambulatory difficulty is the most common disability, reported by 19,128 residents. There were also 15,513 individuals with cognitive difficulty and 14,259 individuals with hearing difficulty. (Note that an individual may have multiple disabilities, e.g. both ambulatory and hearing difficulty.)

What are the most common housing problems?

Like many communities across the nation, affordability is by far the largest housing problem in Santa Barbara County. The most recent data available from the American Community Survey estimate that 57.6% of renters are housing cost burdened (paying more than 30% of their income on housing costs). Approximately 38.4% of homeowners with a mortgage and 17.5% without a mortgage are cost burdened. In total, over 61,000 households in the County are financially overstretched due to housing costs.

Are any populations/household types more affected than others by these problems?

The 2016 CHAS data, while yielding different totals than the recent data from the Census Bureau, provide a more nuanced view into which segments of the population experience housing problems. In general, lower income households experience more housing problems across the board. The extremely low-income income range (30% AMI and below) is statistically more likely to have at least one problem than other income ranges, and extremely low-income renters more so than owners in the same income category range. When those facts intersect, we see that low and extremely low-income renters are disproportionately affected by housing problems than other groups. For example, extremely low-income renter households experience a greater incidence of severe housing cost burden than all other groups.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

HUD defines extremely low-income households as households that earn 0-30% AMI (area median income), and severe housing cost burden as housing expenses that are greater than 50% of income.

As indicated in 2016 CHAS data in Housing Needs Summary Tables, the lack of affordable housing is by far the greatest housing problem for extremely low-income households and families with children in Santa Barbara County. For extremely low-income households, there are 3,215 homeowner households and 8,525 renter households that have severe housing cost burden greater than 50%. That means there are over 11,700 households in the County that are both extremely low income and have severe housing cost burden, which places them at imminent risk of becoming homeless. Furthermore, 3,140 extremely low-income households in the County are households with one or more children age 6 and under.

According to the 2020 Point-in-Time Count by the Santa Maria/Santa Barbara County CoC, there were 1,897 persons counted countywide on the morning of January 29, 2020. Of this total count, 1,223 were unsheltered. There were 90 households with 185 children under the age of 18 that were literally homeless (this figure does not include families doubling up, paying for a motel or at-risk of being homeless).

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Santa Barbara County does not provide specific estimates of at-risk populations. However, as noted above, the populations at greatest risk are very low-income households, households that are extremely cost burdened, the elderly, residents with a disability, and survivors of domestic violence and rape.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Persons identified to be at increased risk include persons who are extremely low income; persons with disabilities; persons fleeing domestic violence; homeless persons being discharged from crisis units, hospitals and jails; and unaccompanied youth and youth aging out of foster care. Prevention assistance is also primarily provided to persons who have already received notice that eviction proceedings have initiated in court (having been served a three-day notice from landlord and not responded), since they are the households most likely to be evicted without having been provided assistance to retain their housing.

Three more important characteristics in the community that have also been linked with housing instability are the incidence of crime, sexually transmitted diseases, and opioid use. These issues are described below.

Crime

Crime plays a major role in determining where a household will decide to reside. Overall, crime is trending down in the County since 2010.

The FBI Uniform Crime Reports (UCR) reports on two types of crime in the County: violent crimes and property crimes. Violent crimes consist of aggravated assault, murder, rape, and robbery. Property crimes consists of burglary and motor vehicle theft. In 2010 the violent crime rate per 100,000 people was 434.31 and has since decreased to 340.90 in 2017. Property crimes are more prevalent than violent crimes, and have stayed relatively flat from 2010 to 2017. The property crime rate per 100,000 people was 2053.10 in 2010 and 1945.24 in 2017. (Source: FBI UCR via PolicyMap)

Sexually Transmitted Infections (STI)

If left untreated, STIs can have serious health consequences and long-term negative effects on a person's quality of life. Three common types of sexually transmitted infections are chlamydia, gonorrhea, and syphilis.

According to the Center for Disease Control (CDC) the number of STIs in Santa Barbara County has been rising this decade. There were 1,432 cases of chlamydia reported in 2010, and the number of cases climbed to 2,458 in 2017. In 2010, the number of cases reported for gonorrhea was 66 and has risen since that time to 377 in 2017. There are far fewer cases of syphilis in the County; however, this number has also increased from 3 in 2010 to 35 in 2017.

Persons with HIV are later discussed in NA-45 Non-Homeless Special Needs Assessment.

Opioid Use

According to the CDC, in 2017 there were 26 opioid related overdose deaths in the County. That makes for a rate of 5.8 per 100,000 people, which is slightly higher than the state rate of 5.2. Opioid poisoning includes all specified opioid overdoses ranging from prescription medicine or heroin. For many people, addiction is linked to instability and an increased risk of homelessness. Residents facing addiction are in need of medical care and support to gain stability and secure housing.

NA-15 Disproportionately Greater Need: Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

This section compares the incidence of housing problems among racial groups against that of the jurisdiction as a whole to assess if any group(s) shares a disproportionate burden of the area's housing problems. For this purpose, HUD guidelines deem a disproportionately greater need to exist when persons of a particular racial or ethnic group experience housing problems at a rate at least 10 percentage points higher than the jurisdiction as a whole.

The following series of tables looks at the existence of housing problems among different racial and ethnic groups across the 0% -30%, 30%-50%, 50%-80%, and 80%-100% AMI cohorts.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	16700	2500	1420
White	8130	1300	820
Black / African American	395	54	50
Asian	810	110	259
American Indian, Alaska Native	49	85	4
Pacific Islander	0	0	0
Hispanic	6835	845	260

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2012-2016 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	14195	4180	
White	5990	2115	
Black / African American	245	20	
Asian	445	190	
American Indian, Alaska Native	85	44	
Pacific Islander	35	0	
Hispanic	7140	1790	

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2012-2016 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	16605	8415	
White	6885	4910	
Black / African American	430	120	
Asian	750	330	
American Indian, Alaska Native	35	65	
Pacific Islander	50	0	
Hispanic	8185	2910	

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2012-2016 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7090	6535	
White	3990	4110	
Black / African American	190	29	
Asian	230	175	
American Indian, Alaska Native	4	8	
Pacific Islander	10	0	
Hispanic	2560	2050	

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2012-2016 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

This is a summary for each AMI cohort from the data in this section. The most recent CHAS (Comprehensive Housing Affordability Strategy) data demonstrate the extent of housing problems for the overall jurisdiction and then by racial or ethnic group to determine which groups are disproportionately affected. Based on HUD guidelines, only racial or ethnic groups that experience a disproportionately greater rate of 10% or more were highlighted for each AMI cohort.

0-30%

The jurisdiction-wide rate for housing problems is 81.0%. There are no racial or ethnic groups that are disproportionately affected in this income group according to the definition in HUD's guidelines.

30-50%

For this income group 77.3% of all residents have a housing problem. There are two racial groups that have housing problems at a disproportionately high rate in this income category. Approximately 92.5% of Black or African American households and 100% of Pacific Islander households have a housing problem. It should be noted however, the Pacific Islander population is a relatively small sample (35 households) which means there may be a large margin of error.

50-80%

For this income group 66.4% of households have a housing problem. There are two racial groups that have housing problems at a disproportionately high rate in this income category. Approximately 78.2% of Black or African American households and 100% of Pacific Islander households have a housing problem. Again, the Pacific Islander population is a relatively small sample (50 households in this income group) which means there may be a large margin of error.

80-100%

For the income group 52.0% of households have a housing problem. There are two racial groups that have housing problems at a disproportionately high rate in this income category. Approximately 86.8% of Black or African American households and 100% of Pacific Islander households have a housing problem. Again, the Pacific Islander population is a relatively small sample (10 households in this income group) which means there may be a large margin of error.

NA-20 Disproportionately Greater Need: Severe Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

This section compares the incidence of severe housing problems among racial groups against that of the jurisdiction as a whole in an effort to assess if any group(s) shares a disproportionate burden of the area's housing problems. For this purpose, HUD guidelines deem a disproportionately greater need to exist when persons of a particular racial or ethnic group experience severe housing problems at a rate at least 10 percentage points higher than the jurisdiction as a whole.

The following series of tables looks at the existence of severe housing problems among different racial and ethnic groups across the 0% -30%, 30%-50%, 50%-80%, and 80%-100% AMI cohorts.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	15065	4140	1420
White	7355	2070	820
Black / African American	370	80	50
Asian	750	170	259
American Indian, Alaska Native	49	90	4
Pacific Islander	0	0	0
Hispanic	6075	1605	260

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2012-2016 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	10490	7890	
White	4180	3920	
Black / African American	180	80	
Asian	360	275	
American Indian, Alaska Native	59	69	
Pacific Islander	10	25	
Hispanic	5525	3405	

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2012-2016 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8510	16510	
White	3410	8380	
Black / African American	85	460	
Asian	355	725	
American Indian, Alaska Native	14	84	
Pacific Islander	0	50	
Hispanic	4550	6550	

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2012-2016 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2975	10650	
White	1180	6920	
Black / African American	65	150	
Asian	80	325	
American Indian, Alaska Native	4	8	
Pacific Islander	0	10	
Hispanic	1600	3010	

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2012-2016 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

Discussion

This is a summary for each AMI cohort from the data in this section. The most recent CHAS (Comprehensive Housing Affordability Strategy) data used for this analysis demonstrate the extent of severe housing problems for the overall jurisdiction and then by racial or ethnic group to determine which group was disproportionately affected. Based on HUD guidelines, only racial or ethnic groups that experienced a disproportionately greater rate of 10% or more were highlighted for each AMI cohort.

0-30%

The jurisdiction-wide rate for severe housing problems is 73.0% for this income category. There are no racial or ethnic groups that are disproportionately affected in this income group according to the definition in HUD's guidelines.

30-50%

For this income group 57.1% of all residents have a severe housing problem. The only group disproportionately affected is Black or African American households with 69.2%.

50-80%

For this income group 34.0% of households have a severe housing problem. There are no racial or ethnic groups that are disproportionately affected.

80-100%

The jurisdiction wide rate for severe housing problems for this income group is 21.8%. There are two racial/ethnic groups that experience housing problems at a disproportionately high rate in this income category. They are Native American Indian or Alaskan Native households with 33.3% and Hispanic households with 34.7%.

NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

This section compares the incidence of housing cost burden and severe cost burden among racial groups against that of the jurisdiction as a whole in an effort to see if any group(s) shares a disproportionate burden of the area's cost burden. For this purpose, HUD guidelines deem a disproportionately greater need to exist when persons of a particular racial or ethnic group experience housing problems at a rate at least 10 percentage points higher than the jurisdiction as a whole.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	81970	30055	29460	1568
White	51180	16035	16560	840
Black / African American	1150	625	620	50
Asian	3725	990	1385	284
American Indian, Alaska Native	300	85	160	4
Pacific Islander	80	95	0	0
Hispanic	24090	11795	10005	350

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2012-2016 CHAS

Discussion

The most recent CHAS (Comprehensive Housing Affordability Strategy) data used for this analysis demonstrate the extent of housing cost burden for the overall jurisdiction and then by racial or ethnic group to determine which group was disproportionately affected.

By HUD's definition of a disparity of 10% or higher, only Pacific Islander households experience a disproportionate incidence of housing cost burden (paying between 30% and 50% of monthly income on housing costs). Jurisdiction-wide, 21.0% of households pay between 30% and 50% of monthly income

on housing costs (cost burdened). Approximately 54.3% of Pacific Islander households pay between 30% and 50% of monthly income on housing costs.

For extreme cost burden (paying over 50% of monthly income on housing costs), the jurisdiction-wide rate was 20.6% of households. There were no racial or ethnic groups that were disproportionately affected.

NA-30 Disproportionately Greater Need: Discussion - 91.205 (b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

As noted in sections NA-15, NA-20 and NA-25 above, this is a summary for each AMI cohort. The most recent CHAS (Comprehensive Housing Affordability Strategy) data used for this analysis demonstrate the extent of housing problems, severe housing problems, and cost burden for the overall jurisdiction and then by racial or ethnic group to determine which group was disproportionately affected. HUD guidelines deem a disproportionately greater need to exist when a particular racial or ethnic group experience these housing issues at a rate at least 10 percentage points higher than the jurisdiction as a whole. Only racial or ethnic groups that experienced a disproportionately greater rate were highlighted for each AMI cohort.

Housing Problems

0-30%

The jurisdiction-wide rate for housing problems is 81.0%. There are no racial or ethnic groups that are disproportionately affected in this income group.

30-50%

For this income group 77.3% of all residents have a housing problem. There are two racial groups that have housing problems at a disproportionately high rate in this income category. Approximately 92.5% of Black or African American households and 100% of Pacific Islander households have a housing problem. It should be noted however, the Pacific Islander population is a relatively small sample (35 households) which means there may be a large margin of error.

50-80%

For the income group 66.4% of households have a housing problem. There are two racial groups that have housing problems at a disproportionately high rate in this income category. Approximately 78.2% of Black or African American households and 100% of Pacific Islander households have a housing problem. Again, the Pacific Islander population is a relatively small sample (50 households in this income group) which means there may be a large margin of error.

80-100%

For the income group 52.0% of households have a housing problem. There are two racial groups that have housing problems at a disproportionately high rate in this income category. Approximately 86.8% of Black or African American households and 100% of Pacific Islander households have a housing

problem. Again, the Pacific Islander population is a relatively small sample (10 households in this income group) which means there may be a large margin of error.

Severe Housing Problems

0-30%

The jurisdiction-wide rate for severe housing problems is 73.0% for this income category. There are no racial or ethnic groups that are disproportionately affected in this income group.

30-50%

For this income group 57.1% of all residents have a severe housing problem. The only group disproportionately affected is Black or African American households with 69.2%.

50-80%

For this income group 34.0% of households have a severe housing problem. There are no racial or ethnic groups that are disproportionately affected.

80-100%

The jurisdiction wide rate for severe housing problems for this income group is 21.8%. There are two racial/ethnic groups that experience housing problems at a disproportionately high rate in this income category. They are Native American Indian or Alaskan Native households with 33.3% and Hispanic households with 34.7%.

Housing Cost Burden

By HUD's definition of a disparity of 10% or higher, only Pacific Islander households experience a disproportionate need when it comes to housing cost burden (paying between 30% and 50% of monthly income on housing costs). Jurisdiction-wide, 21.0% of households pay between 30% and 50% of monthly income on housing costs (cost burdened). Approximately 54.3% of Pacific Islander households pay between 30% and 50% of monthly income on housing costs.

For extreme cost burden (paying over 50% of monthly income on housing costs), the jurisdiction-wide rate was 20.6%; however, there were no racial or ethnic households that were disproportionately affected.

If they have needs not identified above, what are those needs?

No other needs are identified at this time.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Racial or ethnic households that were disproportionately affected were Black or African American, Pacific Islander, Native American Indian or Alaskan Native, and Hispanic households. Below are the census tracts with the highest concentration for each respective race/ethnic group and area relative to the tract.

Native Hawaiian or Pac Islander

Census tract 06083001304 with 1.91% (Santa Barbara City)

Census tract 06083002604 with 1.79% (Lompoc)

Census tract 06083001905 with 1.62% (Solvang/Santa Ynez)

Native American Indian / Alaska Native

Census tract 06083001906 with 4.90% (Solvang/Santa Ynez)

Census tract 06083001601 with 4.09% (Carpinteria)

Census tract 06083002802 with 4.03% (Lompoc)

Hispanic

Census tract 06083002403 with 96.42% (Santa Maria)

Census tract 06083002404 with 93.07% (Santa Maria)

Census tract 06083002305 with 90.43% (Santa Maria)

Census tract 06083002304 with 89.99% (Santa Maria)

Census tract 06083002502 with 88.62% (Guadalupe)

Census tract 06083002303 with 86.90% (Santa Maria)

Census tract 06083002209 with 81.69% (Santa Maria)

Census tract 06083002205 with 78.17% (Santa Maria)

Census tract 06083002402 with 76.41% (Santa Maria)

Census tract 06083000801 with 74.90% (Santa Barbara City)

Census tract 06083002702 with 73.68% (Lompoc)

Census tract 06083002206 with 73.17% (Santa Maria)

Census tract 06083002306 with 71.91% (Santa Maria)

Census tract 06083002101 with 71.79% (Santa Maria)

Black or African American

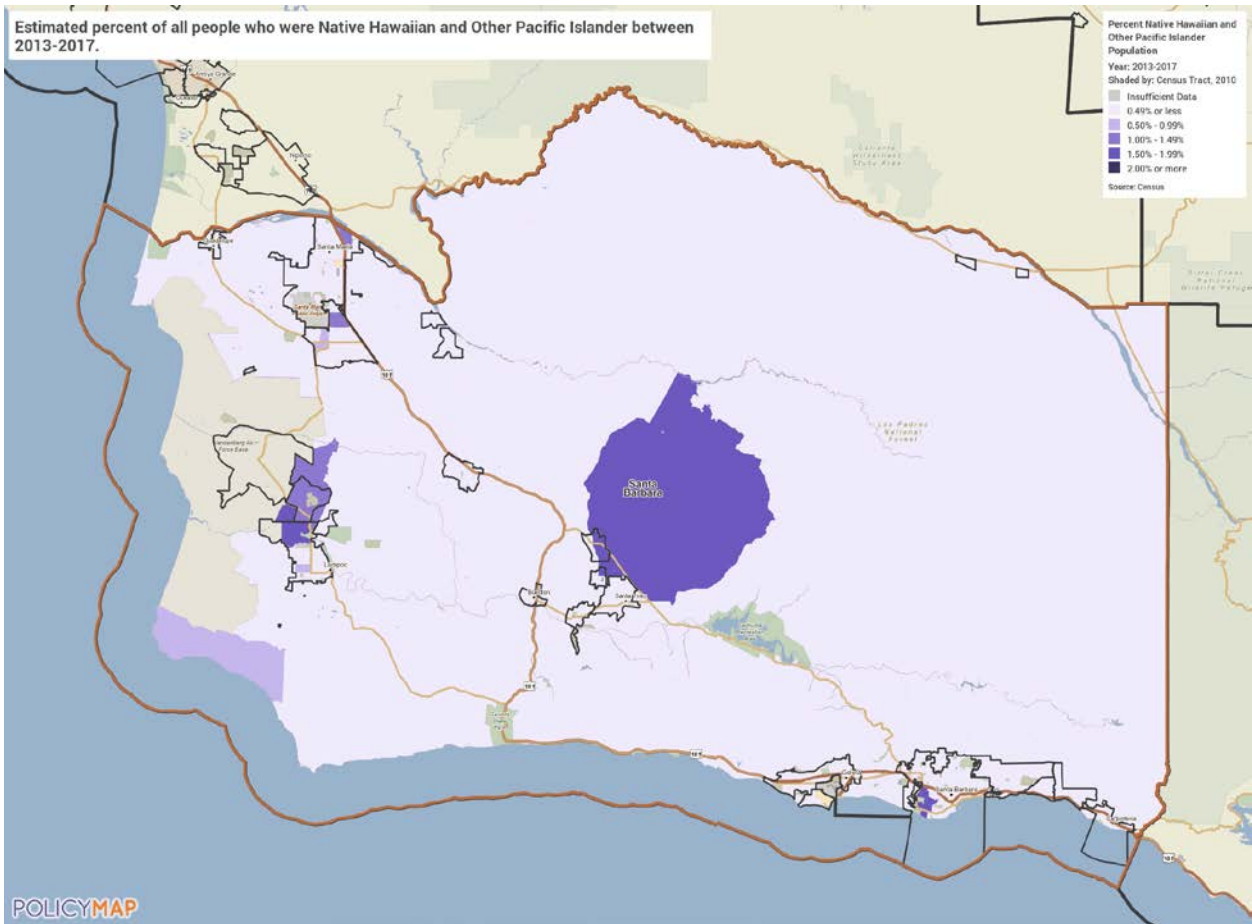
Census tract 06083002604 with 13.50% (Lompoc)

Census tract 06083002915 with 10.69% (Santa Barbara City)

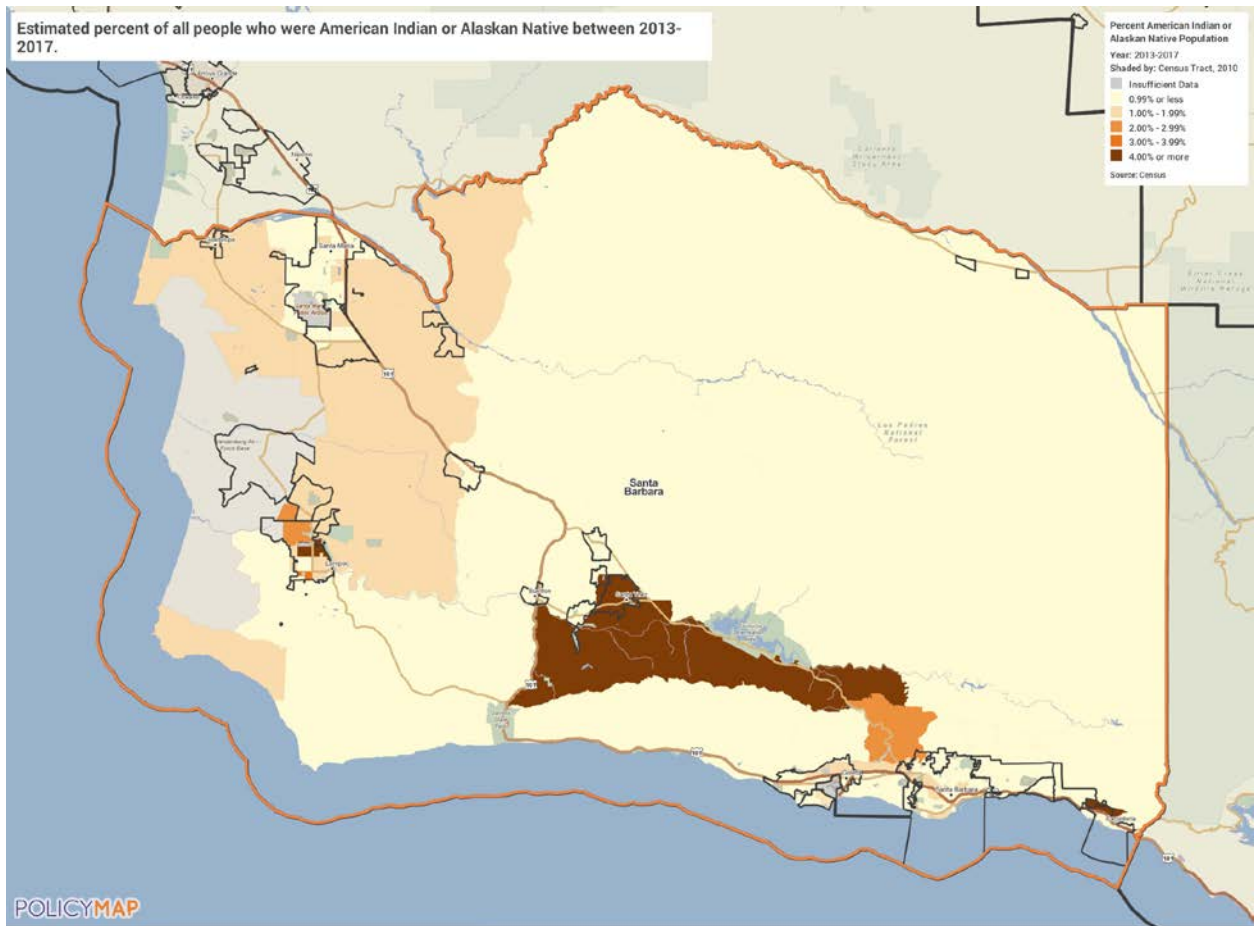
Census tract 06083002802 with 8.58% (Lompoc)

Census tract 06083002606 with 8.38% (Lompoc)

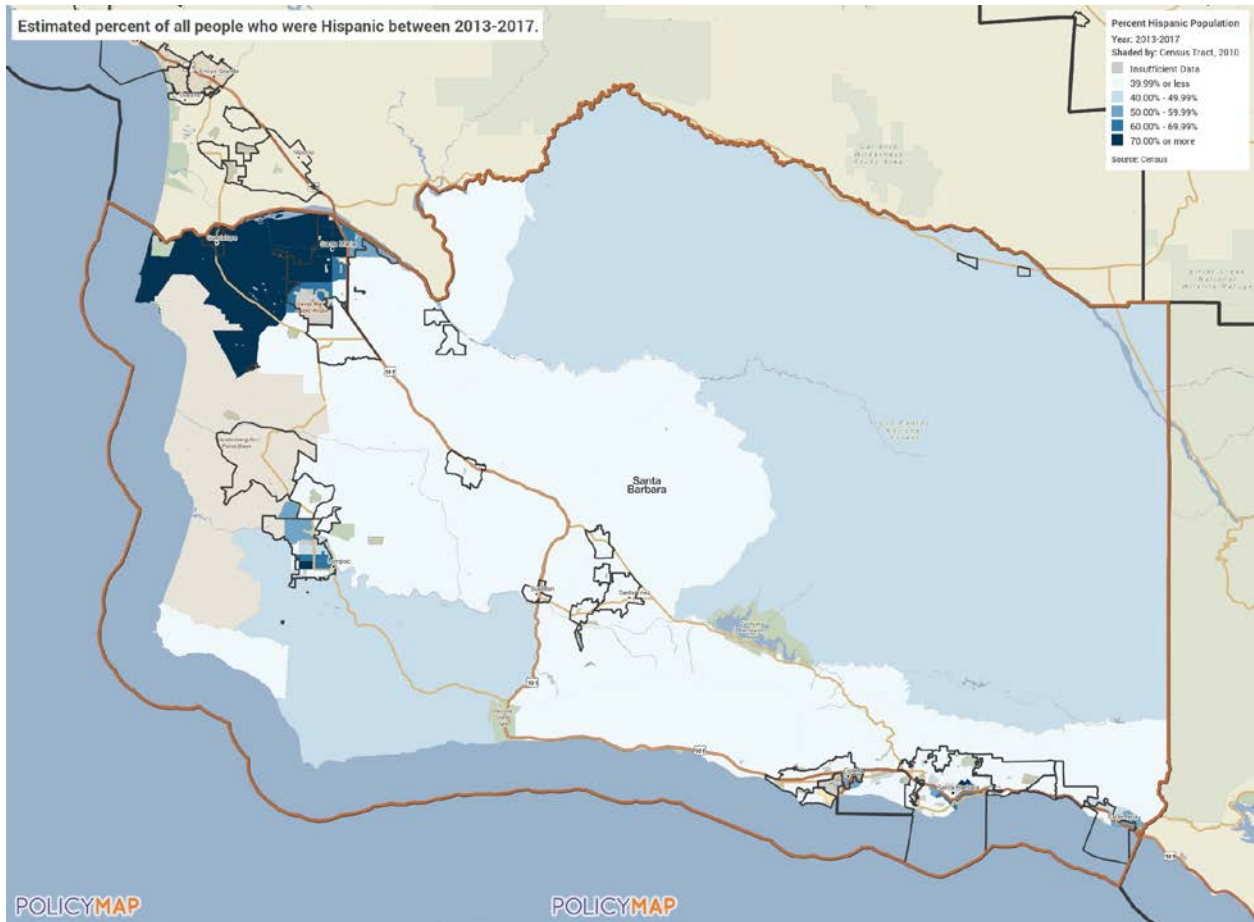
The following maps visually display the geographic distribution and concentrations for Black or African American, Native Hawaiian/Pacific Islander, Native American Indian or Alaskan Native, and Hispanic populations.



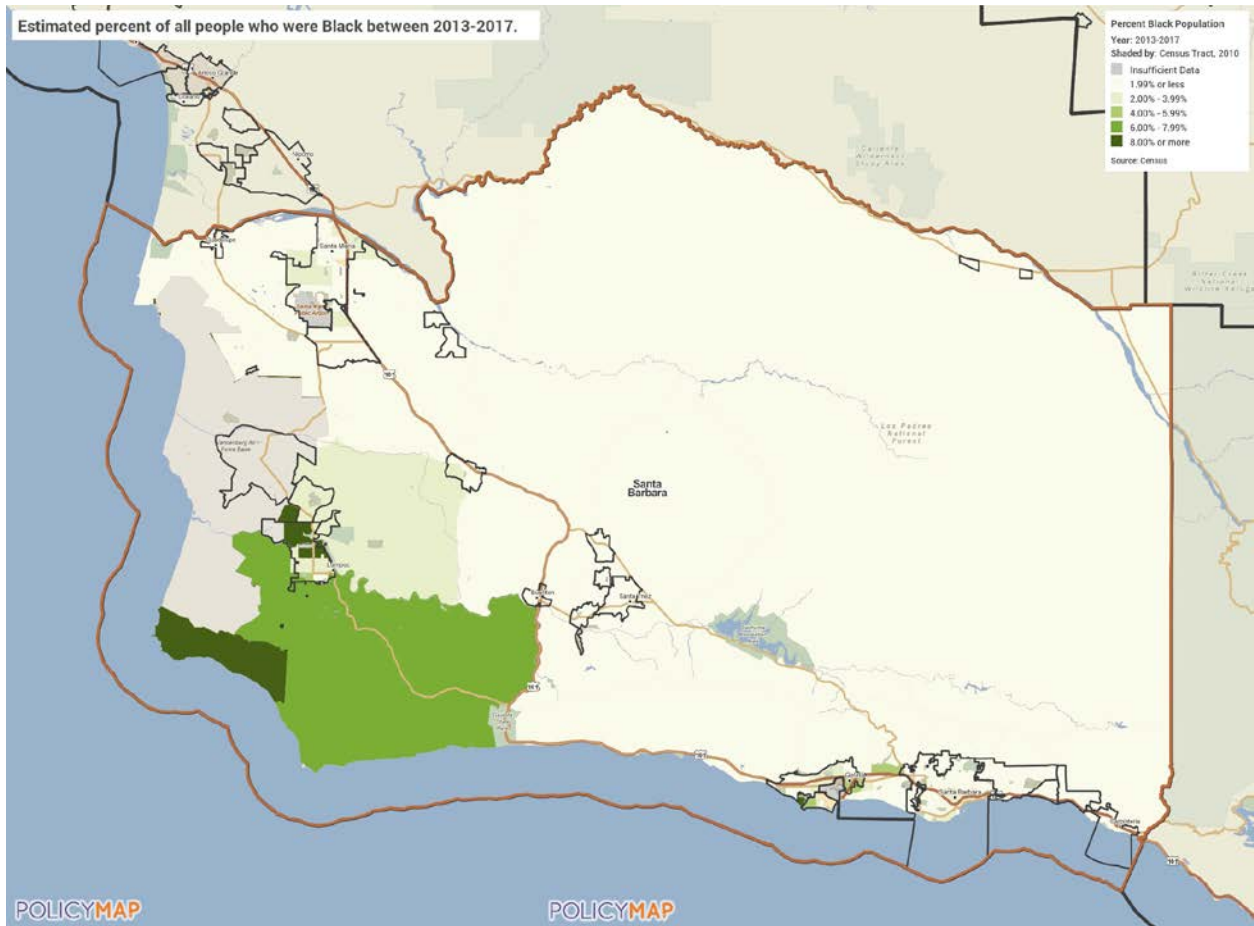
Native Hawaiian and Other Pacific Islanders Population



Native American or Alaskan Native Population



Hispanic Population



Black or African American Population

NA-35 Public Housing - 91.405, 91.205 (b)

Introduction

The Housing Authority of the County of Santa Barbara (HACSB) is the local public housing authority serving the people of Santa Barbara County. HACSB currently operates and manages 214 public housing units and has 3,785 Housing Choice Voucher participants.

Public housing was established to provide decent and safe rental housing for eligible low-income families, the elderly and persons with disabilities. Public housing comes in all types and sizes from scattered single-family homes to high-rise apartment developments for elderly families. The US Department of Housing and Urban Development (HUD) administered Federal aid to HACSB to manage public housing for low-income families at affordable rates.

The Housing Choice Voucher Program (HCV) provides "tenant-based" rental assistance to low-income families, the elderly, and the disabled to assist in acquiring decent, safe, and sanitary housing in the private market. A housing subsidy is paid to the landlord/management directly by the housing authority on behalf of the participating voucher holder family, while the family pays the difference between the actual rent charged by the landlord and the amount subsidized by the program. Generally speaking, households receiving tenant-based rental assistance pay 30% of their annual gross income as their portion of the overall rent payment.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	214	4102	756	3014	220	56	56

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	28,604	13,791	15,575	16,188	14,128	11,577
Average length of stay	0	0	8	8	1	8	0	0
Average Household size	0	0	4	2	2	2	2	3
# Homeless at admission	0	0	7	409	159	145	81	24
# of Elderly Program Participants (>62)	0	0	14	392	121	244	27	0
# of Disabled Families	0	0	17	861	233	559	62	7
# of Families requesting accessibility features	0	0	12	334	106	215	11	2
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	84	1982	295	1235	159	47	20
Black/African American	0	0	2	270	19	131	32	3	9
Asian	0	0	2	62	13	26	2	1	0
American Indian/Alaska Native	0	0	2	53	20	66	3	1	0
Pacific Islander	0	0	0	21	2	18	1	1	0
Other	0	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	91	1,873	141	920	44	30	5
Not Hispanic	0	0	15	1,677	134	551	137	24	24

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

As a public housing authority receiving Federal funds from HUD, the Housing Authority of the County of Santa Barbara (HACSB) is obligated to protect the rights of persons with disabilities. It complies with federal and state laws providing protection to persons with disabilities, including Section 504 of the Rehabilitation Act of 1973. Currently, the housing authority is continuing to affirmatively market with local agencies that assist families with disabilities.

As of February 2020, the combined number of applicants seeking housing assistance through the housing authority was 7,479. Over a quarter of the applicants on the waiting list were disabled (2,101 applicants). In a survey from disabled applicants, affordability and greater choice were the highest needs. As part of the response to this need, the PHA intends to create a special needs wait list preference for project-based units at its Thompson Park development.

What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

The combined number of applicants seeking affordable housing through the housing authority was 7,479, of which 82% were extremely low-income (6,153 families). Further, 931 were elderly and 2,101 were disabled. More than half of the applicants on the waiting list identified themselves as having Hispanic ethnicity.

The most immediate need of residents of public housing and Housing Choice Voucher (HCV) holders is additional affordable housing and incomes that can support self-sufficiency. According to HUD PIH Information Center data, provided by the PHA, the average annual income of County residents in publicly assisted housing is approximately \$28,604 for public housing residents and \$13,791 for HCV voucher participants – both well below the median income in the County. Without the help of subsidized housing, they would not likely be able to afford housing at market rates. The need for affordability is indicated by the long waiting lists for the affordable housing programs – 7,479 families.

How do these needs compare to the housing needs of the population at large

The elderly may require housing accommodations due to the nature of elderly persons being more likely to be disabled than the general population. Elderly households are also more likely to be living on fixed incomes, which means any change in housing costs affects affordability for them more than the general

population. Moreover, persons and families with a disability are more likely to require reasonable accommodations for accessibility to meet their specific needs.

Discussion

N/A

NA-40 Homeless Needs Assessment - 91.405, 91.205 (c)

Introduction:

Homelessness is a complex issue that communities across the United States must address. A major reason that homelessness is difficult to address is that it has many causes with overlapping and interrelated variables. The cause of any single person’s homelessness often lies, not in a single factor, but at the convergence of many events and conditions. From one perspective, homelessness is an economic problem caused by unemployment, lack of affordable housing options, or poverty. From another perspective, homelessness is a health issue because many homeless persons struggle with mental illness, physical disabilities, HIV/AIDS, substance abuse, or a combination of those health factors. A third perspective is to view homelessness as a social problem with factors such as domestic violence, educational attainment, and race lying at the root. In reality, homelessness can be caused by all of these issues and they are often interrelated. Due to this complexity, addressing homelessness requires a collaborative and community-based approach.

The Stewart B. McKinney Homeless Assistance Act defines the “homeless” or “homeless individual” or “homeless person” as an individual who lacks a fixed, regular, and adequate night-time residence; and who has a primary night-time residence that is:

- A supervised publicly or privately-operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
- An institution that provides a temporary residence for individuals intended to be institutionalized; or
- A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

Santa Barbara County serves as the collaborative applicant for the Santa Maria/Santa Barbara County Continuum of Care (CoC) to serve the homeless population in the County. The CoC is designed to address homelessness through a coordinated community-based process of identifying needs and building a system of housing and services to address those needs in the County. The data below are from the 2020 Point-in-Time (PIT) Count, which was taken on the morning of January 29, 2020. The PIT count shows a snapshot of people experiencing homelessness on any given night in the County, which on that night was 1,897 people. In the table below, the first three rows categorize the sheltered and unsheltered homeless count, and the rest of the rows are sub-categories of the homeless count.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	223	92	896	387	696	630 days
Persons in Households with Only Children	7	4	18	18	9	
Persons in Households with Only Adults	445	1,127	2896	931	372	1560 days
Chronically Homeless Individuals	151	396	1398	Unknown	Unknown	
Chronically Homeless Families	33	33	191	Unknown	Unknown	
Veterans	50	169	366	133	81	
Unaccompanied Child	7	4	18	18	9	
Persons with HIV	1	1	6	6	4	

Table 26 - Homeless Needs Assessment

Santa Maria/Santa Barbara County CoC 2020 PIT

Data Source Comments:

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Below is a summary of each homeless population category type. This information is from the 2020 Point-in-Time (PIT) Count, which was taken on the morning of January 29, 2020.

Chronically Homeless Individuals and Families:

According to the 2020 PIT Count, there were 547 individuals and 66 families that were reported as chronically homeless. This is an increase of 171% from the 2017 PIT (226 chronically homeless). Mental health issues are often the cause of long-term chronic homelessness. Of the total number of individuals and families reported as chronically homeless, 429 (70%) were unsheltered and 184 (30%) were sheltered.

Households with Adults and Children:

There were a total of 315 persons in households with both adults and children. This count does not include families that doubled up, that paid to stay at a motel, or that were at-risk of homelessness. Homeless families with children, more than any other homeless subpopulation, are in need of multi-bedroom housing, access to schools and educational resources. Working to get children out of homelessness will greatly improve the future success of the children in the County. Increased exposure to homelessness will cause harm to the development of children due to the lack of housing stability and the increased risk of living in poverty which include hunger and the lack of access to healthcare.

Veterans and Their Families:

There were 219 veterans in the 2020 PIT count. Veterans are in need of veteran-specific supportive services such as trauma-informed counseling, dialectical-behavioral therapy, and assistance with navigating the resources available through the VA.

Unaccompanied Youth:

Homeless youth are likely to have fled or been abandoned by parent(s) with mental health issues, drug addiction, or another family crisis. Similar to households with adults and children, increased exposure to homelessness will cause harm to the development of children due to the

lack of housing stability and the increased risk of living in poverty which include hunger and the lack of access to healthcare. According to the 2020 PIT Count, there were 11 unaccompanied youth and young adults that were experiencing homelessness.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	1,499	
Black or African American	128	
Asian	15	
American Indian or Alaska Native	58	
Pacific Islander	14	
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	703	
Not Hispanic	1,100	

Data Source: **These data are not available in the 2020 PIT.**
 Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

There were 90 households with adults and children comprising a total of 185 persons. As mentioned in this section, an increased exposure to homelessness will cause harm to the development of children due to the lack of housing stability and the increased risk of living in poverty which includes hunger and the lack of access to healthcare.

There were 210 veterans in the 2020 PIT count. Veterans are more likely to have a disability than non-veterans and this is also true for homeless veterans. Housing for homeless veterans may require any reasonable accommodations that will meet their unique needs especially if they have a disability.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

According to data collected in the 2019 PIT Count, the vast majority of residents who are experiencing homelessness are White, at over 83%. The second largest racial group is Black or African American residents who make up 7.1% of the population. The third largest group is multiracial with 89 residents but the provided table does not allow for this group to be included. Nearly 40% of residents experiencing homelessness identified as ethnically Hispanic. Sheltered status by race or ethnicity was not available.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

There were 1,223 unsheltered homeless on the night of the 2020 PIT count – 64% of the homeless population. There were 674 sheltered homeless persons, making up 36% of the homeless population. This is a notable shift from 2017 when there were 893 unsheltered (48%) and 967 sheltered (52%) homeless persons.

In Santa Barbara County, a large portion of the unsheltered homeless population sleeps in their cars. Approximately 52% of unsheltered homeless slept in their car and 48% slept on the streets.

Discussion:

N/A

NA-45 Non-Homeless Special Needs Assessment - 91.405, 91.205 (b,d)

Introduction

There are four primary groups with non-homeless special needs in Santa Barbara County. They are the elderly and frail elderly, those with HIV/AIDS and their families, those with alcohol and/or drug addiction, and the mentally or physically disabled. Below is a highlight of each of these populations and why they are special needs.

In Santa Barbara County, there are 63,210 elderly persons over the age of 65 – or 14.3% of the population. Almost a third are persons with a disability which is over three times the county rate. Approximately 4,700 elderly live in poverty and cost burden for the group is similar to the County as a whole.

There are an estimated 544 persons living with HIV in 2017 in the county with 26 new persons diagnosed with HIV that year. Persons with HIV require special attention as this disease comes with lifelong changes and accommodations.

Accurate data for alcohol and/or drug addiction are more difficult as people may refuse to report or be reluctant to seek services. Often times, data are only recorded when someone overdoses, gets arrested, or seeks treatment. However, there are some reports that say youth in the county perceived alcohol to be fairly easy or very easy to obtain and perceived the harm of use to be slight or none at all. Further, alcohol related emergency room visits for adults ages 18 to 65 years have risen from 1,802 in 2010 to 2,422 in 2014.

Finally, there are 41,954 people who have a disability in Santa Barbara County – 9.6% of the population. Disability is correlated with age and older residents are more likely to have one or more disabilities. They are a special needs population as the group may need special accommodations for them to live independently in the community.

The remainder of this section discusses who these groups are, what their needs are, and how the County is accommodating or should accommodate these needs. Later in the “Discussion” we will also discuss Crime, STDs and Opioid Use.

Describe the characteristics of special needs populations in your community:

Elderly: The elderly population faces increased challenges and providing decent, affordable housing is incredibly important. It is medically beneficial and emotionally comforting for this population to remain in a familiar setting and, as a result, strong emphasis is placed on the elderly maintaining a lifestyle that is as independent as possible. Unfortunately, the elderly population is often on a limited income and/or has a disability, which puts financial pressure on them that reduces independence. As the cost of goods

and services throughout the community continues to rise while income remains flat, the elderly population is disproportionately affected.

According to the most recent data available, there are approximately 63,210 residents over the age of 65 in the County, making up approximately 14.3% of the population. Over 20,000 residents the age of 65 or higher have a disability, or 32.9%, and approximately 4,700 (7.6%) are below the poverty level. Elderly residents are much more likely to live in owner-occupied residences (75%) than renter occupied residences (25%). However, many elderly residents are still cost burdened – approximately 60% of elderly renters and 30.7% of owners. (Source: 2013-2017 ACS, S0103)

HIV/AIDS: See discussion below.

Alcohol and Drug Addiction: Gathering accurate data about alcohol and drug addiction within a community is difficult. Addiction often goes unrecognized because people don't seek help due to fear of criminal charges and/or the social stigma associated with addiction and other medical issues. Often only when someone overdoses, gets arrested, or seeks treatment are they counted in statistics.

As mentioned in the 2017-2022 Alcohol and Other Drugs Strategic Prevention Plan, Santa Barbara County is unique in that winemaking, distilleries, and related tourism and hospitality are some of the major economies in the area – all of which can lend themselves to substance abuse. The plan reported that alcohol related visits for adults ages 18 to 65 years were on the rise increasing from 1,802 ER visits in 2010 to 2,422 in 2014.

Underage drinking is also a concern in Santa Barbara County. The 2017-2022 Alcohol and Other Drugs Strategic Prevention Plan indicate that youth continue to believe that alcohol is very easy to access and teens with easy access begin using drugs and alcohol at a younger age. The 2016-2017 California Healthy Kids Survey for Santa Barbara County reported that 66% of Grade 11 youth perceived alcohol to be fairly easy or very easy to obtain. Further, the survey reported that 41% of Grade 11 respondents perceived the harm of use to be slight or none at all.

Opioid Use will be discussed in the "Discussion" below.

Disability: There are 41,954 people in the County who have a disability, which is 9.6% of the population. Unsurprisingly, disability is correlated with age and older residents are more likely to have one or more disabilities. Ambulatory difficulty is the most common disability and independent living difficulty is the second most common disability. (Source: 2013-2017 ACS, S1810)

What are the housing and supportive service needs of these populations and how are these needs determined?

Elderly: Providing secure, safe, affordable, and stable housing for the elderly population is vitally important for this population. There are many factors that contribute to a healthy environment for the elderly including, but not limited to, access to health care, shopping, and social networks. A robust public transportation network is incredibly beneficial to assisting the elderly remain active and independent. Additionally, elderly residents' homes may need modifications to assist with any disabilities that may develop as a result of aging.

HIV/AIDS: See discussion below.

Alcohol and Drug Addiction: Individuals with substance abuse problems need a strong network in order to stay healthy and sober. Their housing needs include sober living environments, support for employment, access to health facilities, and easy access to family and friend networks. Additionally, detoxification facilities are necessary when addiction is first recognized.

Underage drinking is also a concern as some of the key findings from the 2017-2022 Alcohol and Other Drugs Strategic Prevention Plan indicate that youth continue to believe that alcohol is very easy to access and teens with easy access begin using drugs and alcohol at a younger age. Youth input from both the Santa Barbara County Alcohol and Drug Program Youth Survey (FY 2015-16) and from local focus groups conducted in 2016, indicates that youth are most likely to access alcohol in social settings including their home and parties.

Disability: Individuals with disabilities encompass a wide range of skill levels and abilities. Therefore, they have many of the same issues as the general population with the added needs that are unique to their capabilities. Individuals with disabilities generally live on fixed incomes and have limited housing options. The individuals with greater independent living skills tend to utilize subsidized housing options. Individuals requiring greater levels of support find residences in the publicly funded community homes, shared housing settings, or privately-owned personal care residences. Many individuals continue to reside with parents and families throughout adulthood. Regardless of the housing situation, a common thread is the need for continuous supportive services tailored to individual needs and capabilities.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to the 2017 California HIV Surveillance Report, there were 26 new persons diagnosed with HIV for a rate of 5.8 (per 100,000 persons) in Santa Barbara County. This was lower than the state HIV infection rate of 12.1 (per 100,000 persons). In total, there are an estimated 544 persons living with HIV in 2017 in the county. The surveillance reports that 444 persons living with a diagnosed HIV infection

are currently in care through one of the Continuum of HIV care service providers, which at 81.6% of persons is below the 90% goal for in-care for the 2021 California Integrated Plan Objective for assisting persons living with diagnosed HIV infection.

Discussion:

Crime

Crime plays a major role in determining where a household will decide to reside. Overall, crime has decreased in Santa Barbara County since 2010, however in recent years it has been increasing again. Based on current crime rates, the county is more safe than the state as a whole.

The FBI Uniform Crime Reports (UCR) reports on two types of crime in the county: violent crimes and property crimes. Violent crimes consist of aggravated assault, murder, rape and robbery. Property crimes consists of burglary and motor vehicle theft. In 2010 the violent crime rate per 100,000 people was 434.31 and dropped to a low of 293.39 in 2014, however it steadily climbed back up to 340.9 in 2017. The violent crime rate in county is lower than the state as a whole, where it is 448.9.

Property crimes are more prevalent than violent crimes, and have stayed steady since 2010. In 2010, the property crime rate per 100,000 people was 2053.1 and has since fluctuated between 2000 and 2400, but was 1945.24 in 2017. Currently, the property crime rate is lower in the county than the state as a whole, where it is 2496.66. (Source: FBI UCR via PolicyMap)

STIs

If left untreated, sexually transmitted infections (STIs) can have serious health consequences and long-term negative effects on a person's quality of life. Three common types of sexually transmitted infection across the country are chlamydia, gonorrhea, and syphilis. Since 2013, the number of cases reported for chlamydia have been increasing every year. In 2013 the rate of cases of chlamydia was 433.1 (per 100,000 persons) and has risen to 544.4 in 2017. Case rates of reported gonorrhea have also been rising. In 2013, the rate of cases reported in the county for gonorrhea was 27.8 (per 100,000 persons) and has risen since that time to 83.7 in 2017. There were many fewer cases of syphilis reported in the county, however the incidence has risen as well. In 2013, the rate of cases reported was 5.5 per 100,000 persons, however it had risen to 16.2 in 2017. (Source: Sexually Transmitted Diseases Summary Report Santa Barbara County 2013-2017, Santa Barbara County Public Health Department)

Opioid Use

Data for opioid use were provided by the California Department of Public Health (CDPH). In 2018 there were 31 opioid-related overdose deaths in Santa Barbara County which translates to a crude mortality

rate of 6.9 per 100,000 persons – higher than the state rate of 5.8 per 100,000 persons. It is possible the County rate is higher due to the presence of the University of California at Santa Barbara (UCSB) and college atmosphere in Isla Vista where UCSB is located. What the overdose statistics do not include are the number of people saved from a lethal overdose due to first responders' use of the drug Narcon. While data is not readily available, there are numerous reports of people being brought back from the brink of an overdose death by this life-saving drug.

Another indicator of the seriousness of the opioid use in the county is the number of hospital ER visits due to opioid use which is a significant drain on resources and finances. In 2018 there were 139 ED visits related to an opioid overdose and another 45 hospitalizations.

A concern is opioid use among the youth in Santa Barbara County. The 2016-2017 California Healthy Kids Survey for Santa Barbara County reported that 6% of Grade 11 youth already abused prescription or other medical drugs (excluding marijuana, alcohol, and inhalants) to get “high” or for reasons other than prescribed for medical reasons. It also reported that 10% of Grade 11 youth had heavy drug use and 4% used two or more drugs at the same time.

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The County's 2019-2024 Capital Improvement Program (CIP) includes the new construction or rehabilitation of County-owned facilities that serve the public, including low- to moderate-income persons. Examples include improvements to facilities of the Fire Department, Probation Department, Sheriff, and Health and Human Services (Alcohol, Drug and Mental Health Services, Public Health and Social Services). It also includes park and recreation improvements, public works projects, and improvements to community centers and libraries. The CIP contains 143 capital projects and of this total, 59 projects are fully funded, and the remaining projects are either partially funded or unfunded.

In order to fill funding gaps to address the issues reported in the CIP, the County Departments of General Services, Public Works, and Parks Division have submitted applications for CDBG funds to make facility improvements. Examples of projects funded with CDBG include: marina restroom rehabilitation to comply with the American with Disabilities Act, park improvements, medical clinic parking lot improvements to improve accessibility for persons with disabilities, bike lanes, sidewalks and pedestrian lighting.

How were these needs determined?

The needs were identified in the Santa Barbara County Capital Improvement Program's 2019-2024 5-Year Plan.

Describe the jurisdiction's need for Public Improvements:

Government Code section 65302.10(b) requires the County to identify disadvantaged communities within its jurisdiction; analyze infrastructure needs or deficiencies; and analyze benefit assessment districts or other financing alternatives that could make the extension of services to identified communities financially feasible.

According to Government Code section 65302.10(a), a "disadvantaged unincorporated community" is "a fringe, island, or legacy community in which the median household income is 80 percent or less than the statewide median household income." These communities must also meet certain requirements related to population size and length of time the community has been established.

The County identified nine disadvantaged communities within its jurisdiction. It then analyzed infrastructure availability for water, wastewater, stormwater drainage, and structural fire protection services for each community. Two disadvantaged communities, Isla Vista and Mission Hills, possess all basic infrastructure and therefore are not subject to this amendment per SB 244. The County determined that the remaining seven disadvantaged communities including, Ventucopa, Cuyama, New Cuyama, Sisquoc, Garey, Casmalia, and Los Alamos, have infrastructure deficiencies and are in need of improvements.

The County's Land Use Element encourages the extension of services to disadvantaged communities, i.e. "disadvantaged unincorporated community." In 2017, the County invested CDBG funds for park improvements in the low-income community Cuyama/New Cuyama that included a new skate ramp, and restrooms and concession facility for the community's ball field. The County's Energy & Sustainability Initiative, in coordination with County Parks and Cuyama Valley Recreation District is applying to the State of California for a Greenway Project grant that will include a new 0.65 mile pedestrian pathway that will connect multiple green spaces to community facilities and up to 175 new trees.

How were these needs determined?

The County used the Government Code section 65301.10 definitions and requirements, Santa Barbara County parcel data, 2010 Census Designated Places and Census Blocks population data, and Census Block Groups income data to identify the disadvantaged unincorporated communities. The County utilized aerial photography, conducted site visits, and interviewed staff from various County departments and Community Service Districts throughout the county to complete research and analysis of infrastructure availability for water, wastewater, stormwater drainage, and structural fire protection services.

Describe the jurisdiction's need for Public Services:

Stakeholders consulted during the Consolidated Planning process identified the needs for a variety of supportive, public services for low- and moderate-income and special needs populations across Santa Barbara County. Specific needs identified by stakeholders included:

— Families need accessible and affordable childcare in order to work. Families experiencing homelessness need permanent housing with supportive services, including ongoing case management. Families experiencing homelessness, particularly children, need more mental health services.

— Youth aging out of foster care are a growing percentage of the County's homeless population. Youth face a range of issues that may need special services, including mental health services, substance abuse services, and general skills training to provide a foundation of stability.

— Individuals experiencing homelessness also need more health services (including both physical and mental health and substance abuse services) in addition to more single-dweller housing units with supportive services. More collaboration is needed between homeless service providers and Adult Protective Services.

— Domestic violence survivors need wrap-around social services such as legal services to assist with restraining orders, custody issues, and immigration status; rape crisis services; mental health services; life skills training; job training; and English as a Second Language education, in addition to primary needs for safety, shelter, and food.

— Veterans need specialized mental health services. Assistance with job training and finding a job that pays sufficient wages to afford housing, transportation to work, and transportation to public health services are all needs related to being able to work and afford housing. Legal services such as Social Security benefit advocacy and bilingual legal aid services are also needed.

— General supportive services for seniors and persons with disabilities including necessities, such as healthcare, shelter and transportation.

How were these needs determined?

Needs were determined from input from stakeholders who serve low-income residents and homeless residents and residents at risk of homelessness, as well as residents who attended focus groups.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

This section looks at the housing market and supply in Santa Barbara County by analyzing housing indicators. Developing a picture of the current housing stock in the community begins by looking at trends in structure, age, price, and tenure. Furthermore, the supply of homeless shelter facilities, special needs services and housing, and non-housing community development resources are considered. The analysis is supplemented by GIS maps to provide geographical visualization of the data.

MA-10 Housing Market Analysis: Number of Housing Units - 91.410, 91.210(a)&(b)(2)

Introduction

This section examines the composition of Santa Barbara County’s housing stock in terms of housing type and tenure. Details are provided based on the number of units in the structure, multifamily housing distribution within the jurisdiction, unit size and tenure, and an analysis of owner-occupied and renter occupied housing.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	90313	58
1-unit, attached structure	11102	7
2-4 units	14766	10
5-19 units	20111	13
20 or more units	11591	7
Mobile Home, boat, RV, van, etc	7456	5
Total	155339	100

Table 27 – Residential Properties by Unit Number

Data Source: 2013-2017 ACS

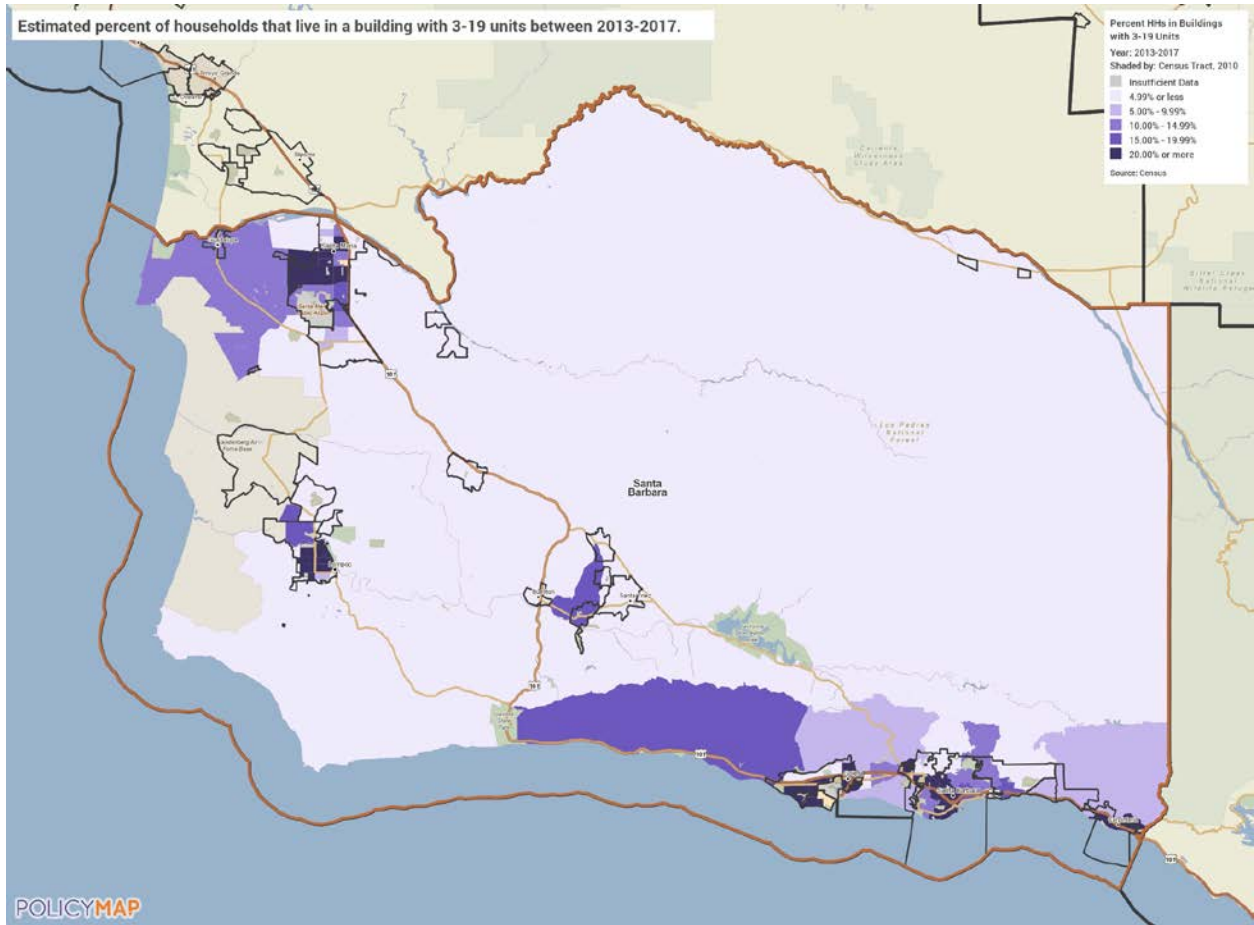
Residential Properties by Number of Units

The table above breaks down the County’s housing stock by the number of units in each structure and by structure type. Traditional single-family, detached homes are most prominent and account for over half of all housing units in the County. Multifamily developments (5 or more units) account for one-fifth of all the housing in the County. Small buildings with 2-4 units account for roughly 10% of all housing units. Finally, 5% of housing units are classified as mobile home, boat, RV, van, etc. For the most part, people residing in boats, RVs and vans would be classified as homeless.

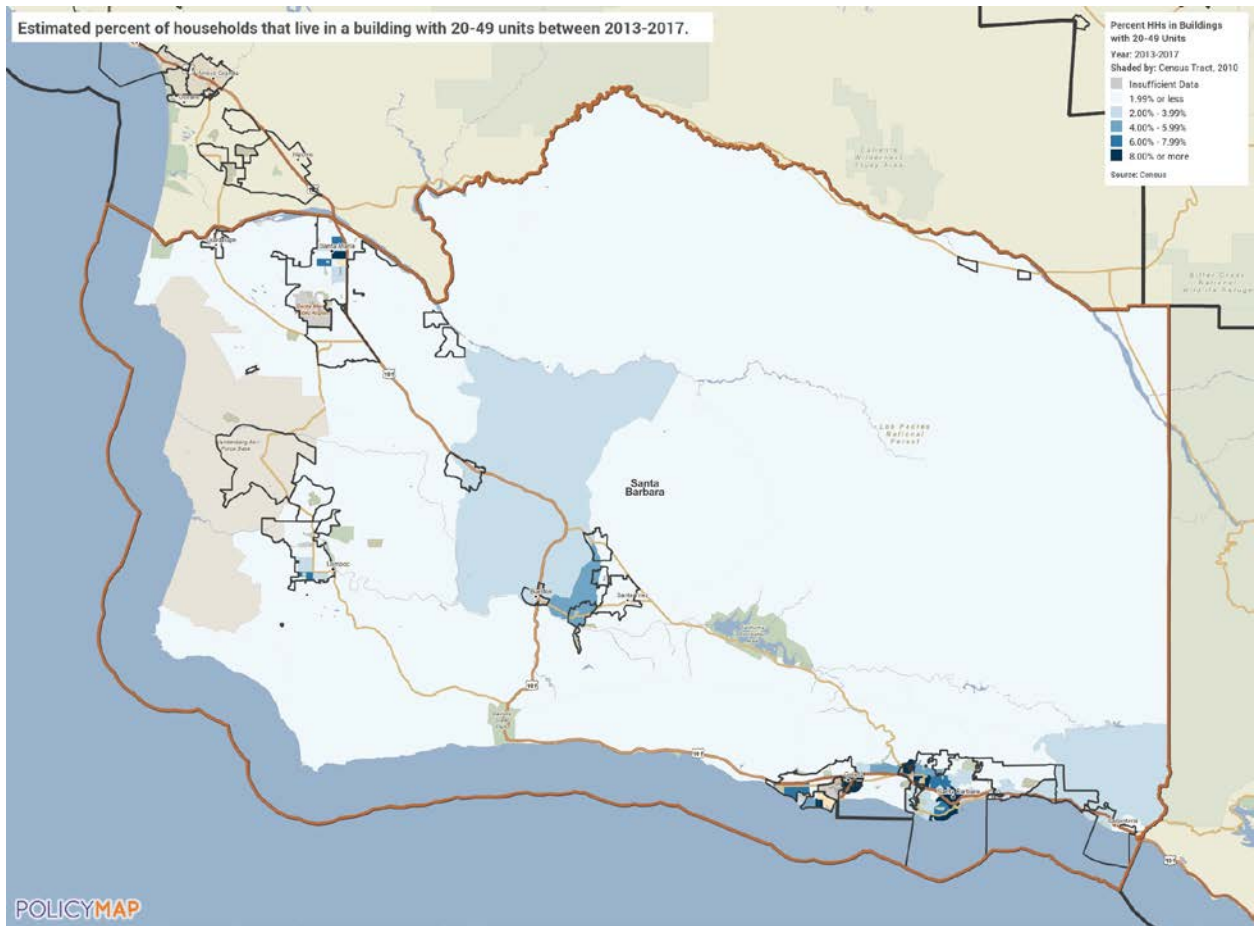
Source: 2013-2017 American Community Survey 5-Year Estimates

Multifamily Development Distribution

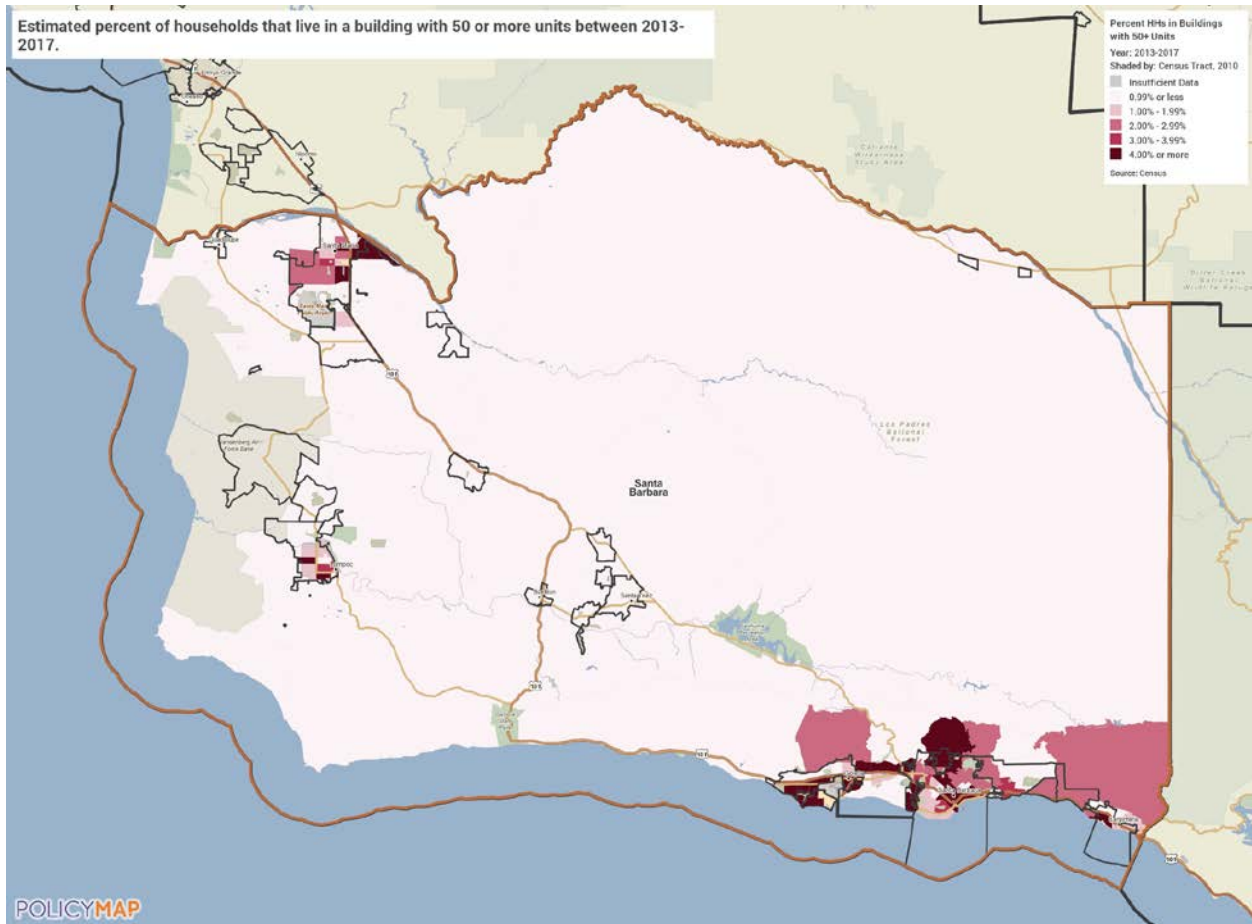
The maps below display the distribution of small, medium, and large multifamily developments in the jurisdiction. Small multifamily units are buildings with 3-19 units, medium multifamily units are buildings with 20-49 units and large multifamily units are buildings with 50+ units. Small multi-family units are more spread out throughout the County; however, they are still located primarily near urban settings. Larger multifamily developments are located almost exclusively near urban centers.



Small Multifamily Developments



Medium Multifamily Developments



Large Multifamily Developments

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	429	1	3,895	6
1 bedroom	1,641	2	18,208	27
2 bedrooms	14,104	19	25,250	37
3 or more bedrooms	59,134	79	21,354	31
Total	75,308	101	68,707	101

Table 28 – Unit Size by Tenure

Data Source: 2013-2017 ACS

Unit Size by Tenure

Homeowners occupy housing with more bedrooms and renters occupy homes with less bedrooms. For homeowners, one-bedroom units represent a very small percentage of the overall occupied housing units with only 2%, however units with 3 or more bedrooms saw the highest percentage with 79% of the units. For renters, the distribution of bedrooms per unit was more evenly spread out.

Source: 2013-2017 American Community Survey 5-Year Estimates

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The Housing Authority of the County of Santa Barbara (HACSB) currently operates and manages 214 public housing units and has 3,785 Housing Choice Voucher (HCV) participants. Program participants are eligible if they are low- or moderate- income. All family types are welcome including the elderly and disabled.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

According to the HUD Multifamily and Section 8 database, there are currently 18 active Project-Based Section 8 contracts in Santa Barbara County. Of these, nine are projected to expire prior to 2025. These contracts represent 338 affordable units, most of which are 1-bedroom. The loss of these units could have a significant effect on the households who currently reside in the units, as well as the affordable housing stock for the community.

Does the availability of housing units meet the needs of the population?

No. There is a lack of decent affordable units across the board. From a purely quantitative standpoint there are ample units in the County to house the population. However, high home values and rents result in much of the housing stock being out of the affordable range for large portions of the population. Approximately 38.4% of owners with a mortgage and 57.6% of renters are currently cost burdened, pointing to a disconnect between the housing supply and residents' income. Furthermore, 17.5% of homeowners without a mortgage are currently cost burdened. (Source: 2013-2017 ACS, DP04)

As evidenced in the NA-10 Housing Problems 1 table, starting at the 100% AMI income group there is already a lack of affordable units; however, this gap is progressively larger for moderate-, low-, and extremely low-income groups.

Describe the need for specific types of housing:

While there are plenty of 1- and 2- bedroom unit homes for renters, they are not priced to be affordable to low-income renters; therefore, more units are needed for low-income families needing 2 or more bedrooms. In addition, smaller homes for homeowners are needed. Almost 80% of owner-occupied units are 3 or more bedrooms. This is not amenable to homeownership for small household sizes.

MA-15 Housing Market Analysis: Cost of Housing - 91.410, 91.210(a)

Introduction:

The following section examines the cost of housing for both homeowners and renters within Santa Barbara County. A review is made of current home values and rents as well as the recent changes in home values and rents. Finally, a closer look is given to the affordability of the existing housing stock for the residents of the jurisdiction.

Cost of Housing

	Base Year: 2010	Most Recent Year: 2017	% Change
Median Home Value	576,500	509,400	-12
Median Contract Rent	1181	1397	18

Table 29 – Cost of Housing

Data Source: 2006-2010 ACS Census (Base Year), 2013-2017 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	3065	5
\$500-999	11053	17
\$1,000-1,499	19368	29
\$1,500-1,999	16985	25
\$2,000 or more	16164	25
<i>Total</i>	66635	101

Table 30 - Rent Paid

Data Source: 2013-2017 ACS

Housing Costs

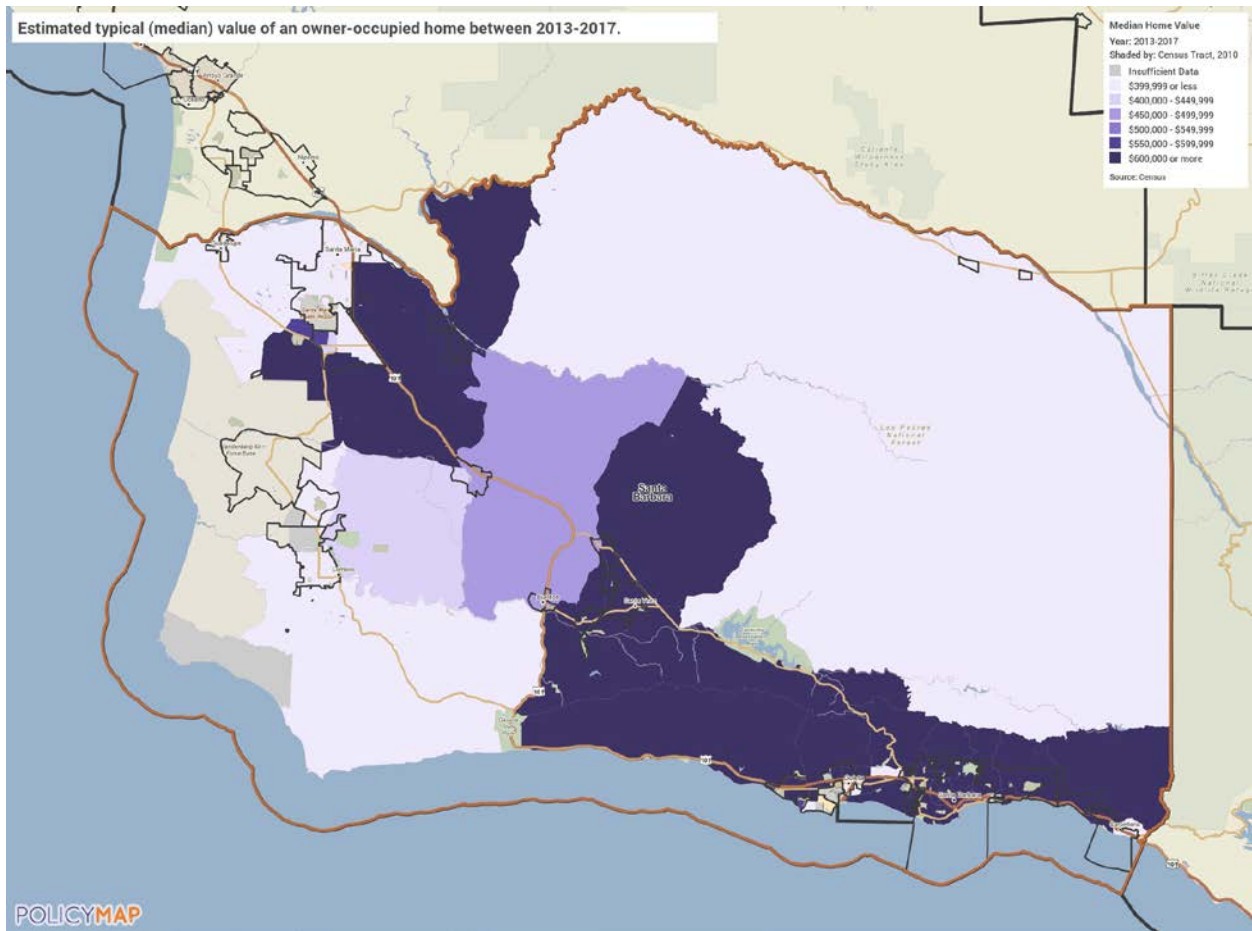
From 2010 to 2017 housing values have decreased 12 percent. One indicator seen in the Needs Assessment is that people that may be seeking homes may not be able to afford them as evidenced by the number of households with housing cost burden.

The table above breaks out the rent paid by price cohorts in the County. The largest rent paying cohort is those that pay \$1,000 to \$1,499 with approximately 29%. About a quarter of all renters pay over \$2000 a month, as well as the \$1,500-1,999 cohort with 25%. Less than a quarter of all renters pay lower than \$1,000 for rent monthly. While household incomes have increased over the years to support the cost of housing, rents are also continuing to rise. Rents are also not uniform throughout the County, but vary widely from area to area.

Home Value

The map below shows the median home value by census tract throughout the jurisdiction. The median home value is over \$600,000 in much of the southern coastal areas as well as in the north just to the east of Santa Maria. Central areas of the County also have median home values over \$600,000.

Source: 2013-2017 American Community Survey 5-Year Estimates

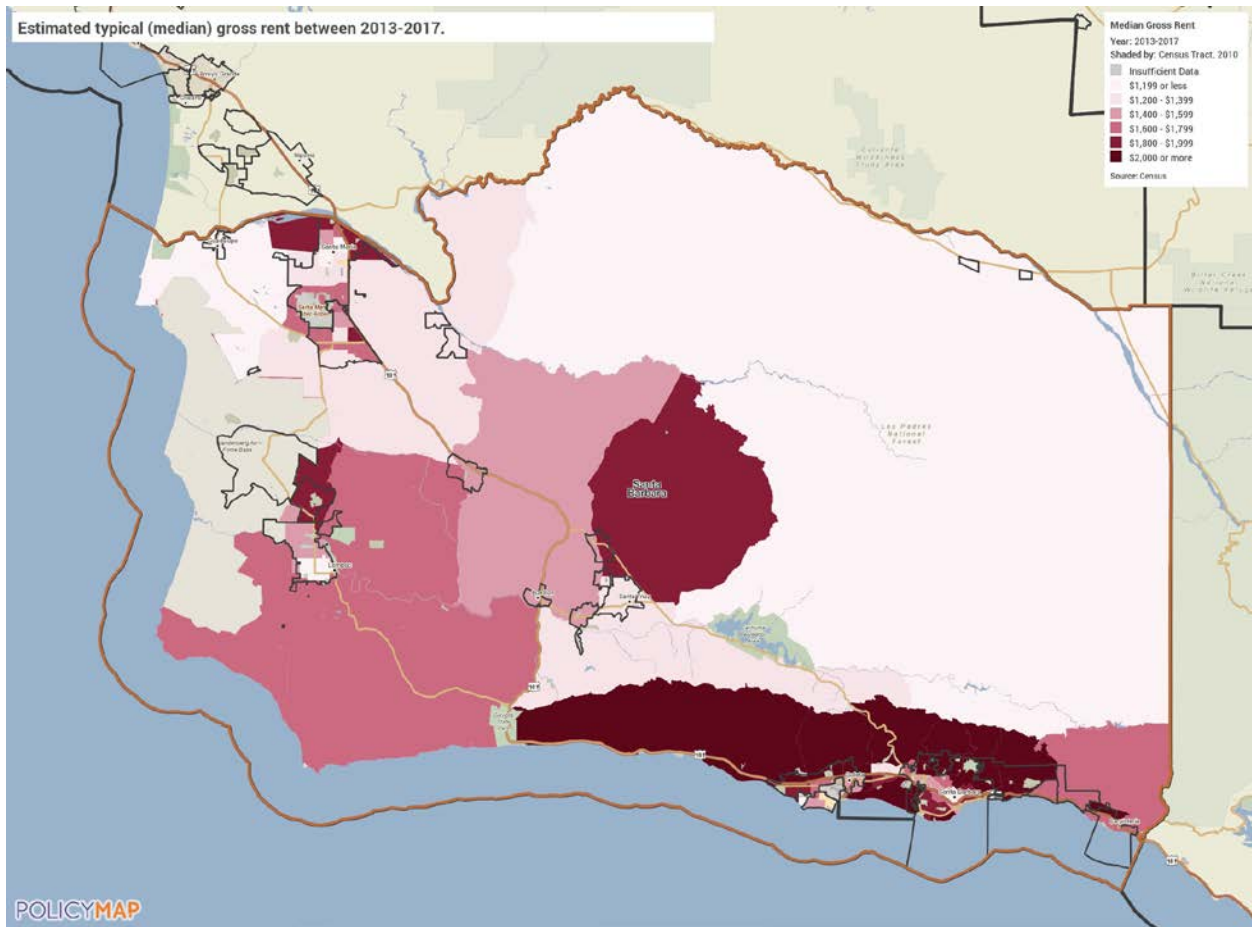


Median Home Value

Rent

The map below displays the median rent by census tract. Somewhat similar to median home values, tracts along the southern coastline and also in central areas have the highest median rent with rent over \$2,000. There are also tracts with high rents over \$2,000 north of Santa Maria and Lompoc.

Source: 2013-2017 American Community Survey 5-Year Estimates



Median Rent

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,453	No Data
50% HAMFI	4,108	2,011
80% HAMFI	15,846	5,481
100% HAMFI	No Data	9,760
Total	21,407	17,252

Table 31 – Housing Affordability

Data Source: 2011-2015 CHAS

Housing Affordability

In general, there are fewer units available to lower income households than higher income households. HAMFI (HUD Area Median Family Income) is the median family income calculated by HUD for each jurisdiction, in order to determine Fair Market Rents (FMRs) and income limits for HUD programs. According to the 2013-2017 ACS, the median family income for the County is \$68,023. That means at 50% of the median family income, only 4,108 units were affordable to renter households and 5,481 homes affordable for homeowners.

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1403	1667	1951	2625	3040
High HOME Rent	1235	1325	1592	1830	2023
Low HOME Rent	966	1035	1241	1434	1600

Table 32 – Monthly Rent

Data Source: 2019 HUD FMR and HOME Rent Limit

Fair Market Rents (FMRs) are set by HUD and used to determine payment standard amounts for HUD Programs. HUD annually estimates FMRs for the Office of Management and Budget (OMB) defined metropolitan areas, some HUD defined subdivisions of OMB metropolitan areas, and each nonmetropolitan county.

HOME Rent Limits are based on FMRs published by HUD. HOME Rent Limits are the maximum amount that may be charged for rent in HOME-assisted rental units and are applicable to new HOME leases.

Is there sufficient housing for households at all income levels?

From a purely quantitative standpoint there are ample units in the County to house the population. However, high home values and rents result in much of the housing stock being out of the affordable range for large portions of the population. Approximately 38.4% of owners with a mortgage and 57.6% of renters are currently cost burdened, pointing to a disconnect between the housing supply and residents' income. Furthermore, 17.5% of homeowners without a mortgage are currently cost burdened. (Source: 2013-2017 ACS, DP04)

As evidenced in the NA-10 Housing Problems 1 table, starting at the 100% AMI income group there is already a lack of affordable units; however, this gap is progressively larger for moderate-, low-, and extremely low-income groups.

How is affordability of housing likely to change considering changes to home values and/or rents?

With home values decreasing since 2010, the number of housing units that may become available for homeowners may increase; however, low-income households are still not likely to benefit. Rents are also continually rising and income has not increased commensurately, which will lead to more renters becoming housing cost burdened.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The median rent for the County of \$1,397 falls below the FMR for an efficiency unit (studio), and between 1-bedroom and 2-bedroom for High HOME Rents. It falls in between 2-bedroom and 3-bedroom for Low HOME Rents. Strictly speaking to homes built or developed with HOME funds and still within the affordability period, these units will continue to be more affordable when compared to the area median rent.

The County will continue to address affordable housing, particularly for renters, and attempt to maintain a diverse housing stock that is affordable for families of all sizes.

MA-20 Housing Market Analysis: Condition of Housing - 91.410, 91.210(a)

Introduction

The tables and maps in this section provide details on the condition of housing units throughout the County by looking at factors such as age, vacancy, and the prevalence of housing problems.

As defined by HUD, the four housing problems are:

- 1) a home which lacks complete or adequate kitchen facilities
- 2) a home which lacks complete or adequate plumbing facilities
- 3) a home which is overcrowded (having more than one person per room)
- 4) a household that is cost burdened (paying 30% or more of their income towards housing costs)

Describe the jurisdiction's definition for "substandard condition" and "substandard condition but suitable for rehabilitation":

Santa Barbara County follows the 2016 California Building Code and is adopted in its entirety except as amended with administrative provision of chapter 10 of the Santa Barbara County Code (version October 29, 2019) and is applicable to all primary codes enlisted in the chapter 10 unless specifically modified and amended elsewhere in chapter 10.

The applicable administrative provisions of Chapter 1, Division I, in the 2016 California Building Code, 2016 California Residential Code, 2016 California Plumbing Code, 2016 California Mechanical Code and in Article 89 of the 2016 California Electrical Code govern when in conflict with provisions of the Santa Barbara County Code of Ordinances.

(Ord. No. 4987, 12-13-2016)

The California Building Code has two definitions for buildings that require substantial improvement.

SUBSTANTIAL IMPROVEMENT: Any repair, reconstruction, rehabilitation, alteration, addition or other improvement of a building or structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the improvement or repair is started. If the structure has sustained substantial damage any repairs are considered substantial improvement regardless of the actual repair work performed. The term does not, however, include either:

Any project for improvement of a building required to correct existing health, sanitary or safety code violations identified by the building official and that are the minimum necessary to assure safe living conditions.

Any alteration of a historic structure provided that the alteration will not preclude the structure's continued designation as a historic structure.

SUBSTANTIAL STRUCTURAL DAMAGE. [OSHPD 1 & 4] A condition where one or both of the following apply:

The vertical elements of the lateral force-resisting system have suffered damage such that the lateral load-carrying capacity of any story in any horizontal direction has been reduced by more than 10 percent from its pre-damage condition.

The capacity of any vertical component carrying gravity load, or any group of such components has been reduced more than 10 percent from its pre-damage condition and the remaining capacity of such affected elements, with respect to all dead and live loads, is less than 75 percent of that required by this code for new buildings of similar structure, purpose and location.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	23,659	31	35,220	51
With two selected Conditions	1,018	1	6,941	10
With three selected Conditions	73	0	125	0
With four selected Conditions	0	0	0	0
No selected Conditions	50,558	67	26,421	38
Total	75,308	99	68,707	99

Table 33 - Condition of Units

Data Source: 2013-2017 ACS

Housing Conditions

The table above details the number of owner and renter households that have at least one housing condition. As stated previously, HUD describes four housing conditions as being the following problems: 1) the home lacks complete or adequate kitchen facilities, 2) the home lacks complete or adequate plumbing facilities 3) the home is overcrowded - defined as more than one person per room, 4) the household is cost burdened by paying more than 30% of their income towards housing costs.

Approximately 31% of all owner-occupied housing units face at least one housing condition, while 51% of all renters have at least one housing condition. Generally speaking, there are relatively few households with multiple housing problems and when compared to the affordability statistics provided earlier in this section, it is clear that the overwhelming majority of housing problems are related to

housing cost burden. In cases of households with two housing conditions, these issues are mostly found in renter households and are more likely to be overcrowding issues.

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	7813	10	7569	11
1980-1999	18443	24	16545	24
1950-1979	40706	54	35420	52
Before 1950	8346	11	9173	13
<i>Total</i>	75308	99	68707	100

Table 34 – Year Unit Built

Data Source: 2013-2017 ACS

Year Unit Built

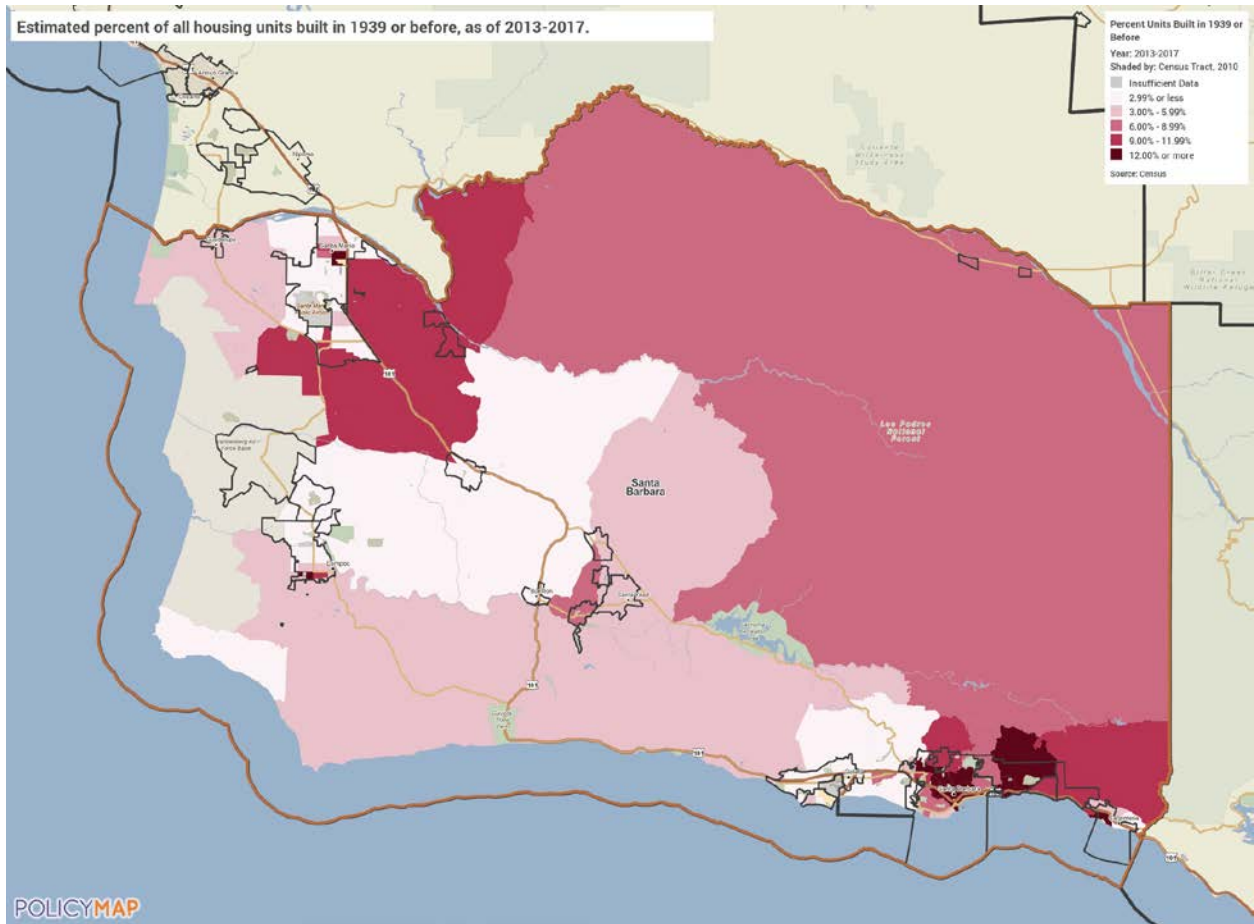
The table above provides details on the age of owner-occupied and renter-occupied housing units within the County. Approximately 65% of both owner-occupied and renter-occupied homes were built before 1980. These homes will most likely have higher concentrations of deferred maintenance and deteriorating conditions. Additionally, older homes may have any number of code violations and of course there is a risk of lead-based paint hazards in these homes.

Source: 2013-2017 American Community Survey 5-Year Estimates

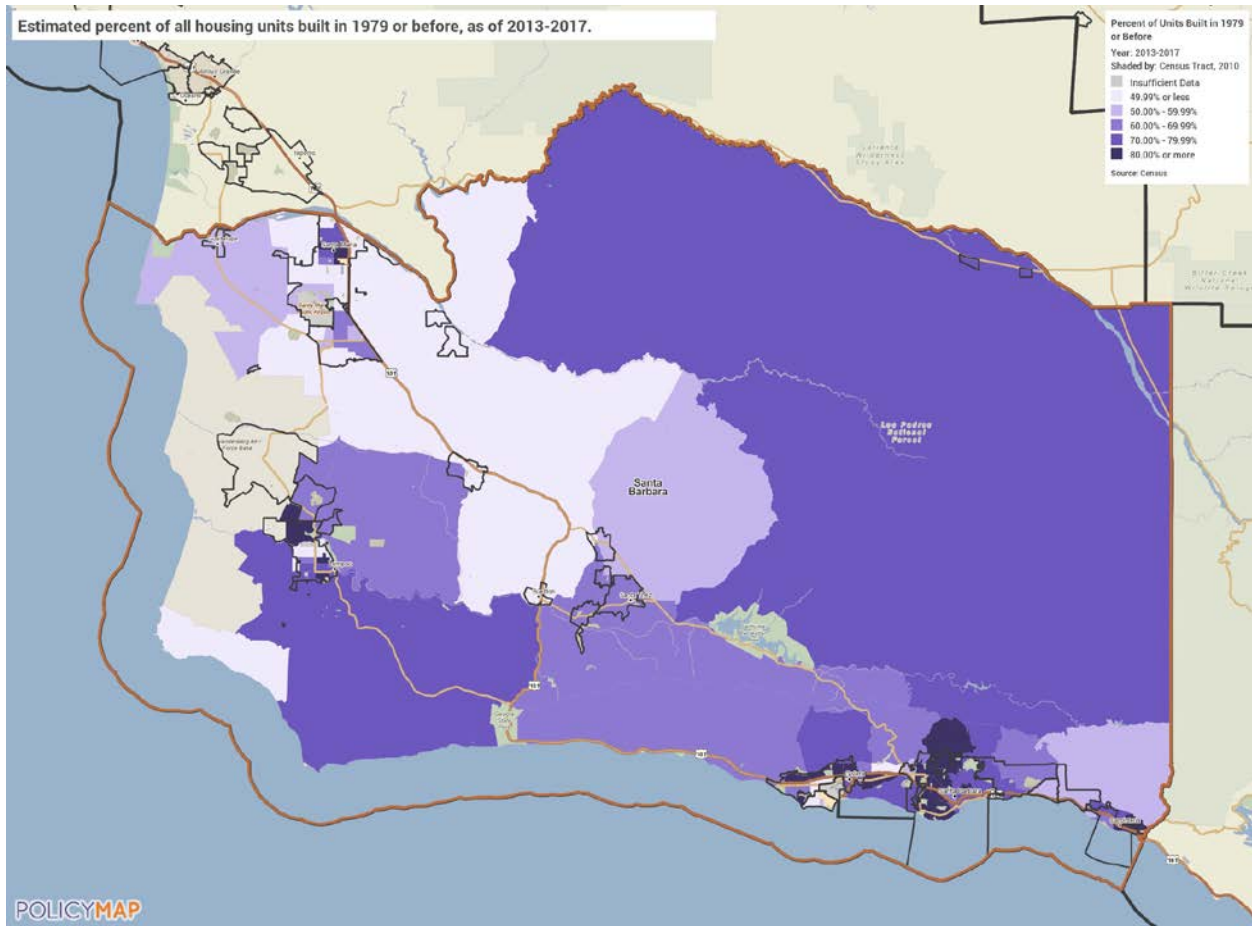
Age of Housing

The maps below depict the prevalence of older housing units in the County. The first map identifies concentrations of homes built prior to 1940. The second map shows where homes built prior to 1980 are built in the County. Census tracts with a concentration of homes built prior to 1980 are more likely to be found all over the county than home build prior to 1940, which are found more closely to the cities of Santa Maria, Lompoc, Goleta and Santa Barbara. Homes built prior to 1978 risk having lead-based paint and rehabilitation of these homes is both necessary and more expensive.

Source: 2013-2017 American Community Survey 5-Year Estimates



Housing Units Built Before 1940



Housing Units Built Before 1980

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	32,522	61%	23,376	60%
Housing Units build before 1980 with children present	6,159	12%	2,486	6%

Table 35 – Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

Lead-Based Paint Hazard

Housing unit built prior to 1978 may contain lead-based paint in portions of the home. However, the census data do not report on homes built before and after 1978; therefore, any home shown in the data as built prior to 1980 may contain lead-based paint (see Note below). The most common locations are window and door frames, walls, and ceilings, and in some cases throughout the entire home. Thus, it is generally accepted that these homes at least have a risk of lead-based paint hazards and should be tested in accordance with HUD standards. The greatest potential for lead-based paint and other

environmental and safety hazards is in homes built before 1980. Within the County there are over 55,000 total housing units (both owner- and renter-occupied) built before 1980.

Furthermore, children are most at risk for experiencing Lead-Based Paint related illnesses. Therefore, special attention should be paid to homes built prior to 1980 where children are present. An estimated 12% of owner-occupied homes and 6% of renter-occupied homes, built prior to 1980, have children living in the home.

Note: In 1978 the Federal government banned consumer uses of lead-containing paint due to lead poisoning, which included paint in homes built in 1978 and after. While Census reports do not report on homes built before and after 1978, the nearest data are for 1980. Accounting for this limitation in the data, a picture can still be drawn to show the extent of the risks of lead-based paint hazards in the region.

Vacant Units

Vacancy

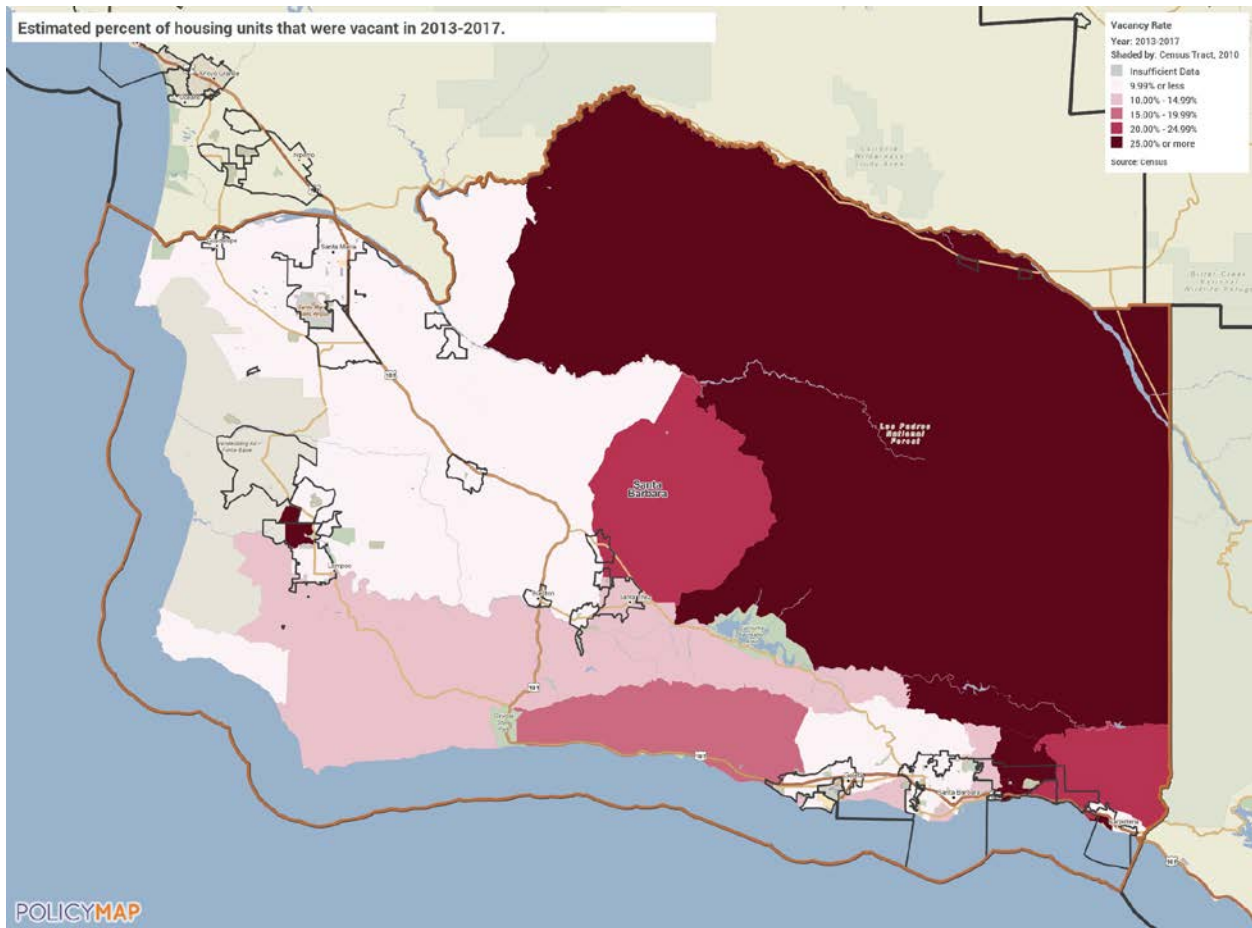
According to the 2013-2017 American Community Survey 5-Year estimates, there were 11,324 vacant units in Santa Barbara County. Over a third of these (3,975 or 35%) were classified as “For seasonal, recreational, or occasional use”. “Other Vacant” units numbered 3,244, making up 28.6%. Vacant units identified as “Other Vacant” are generally housing units that are unsuitable for human occupation or a unit with unclear ownership.

Vacancy Rate

The map below shows the average housing vacancy rates throughout Santa Barbara County. The darker shaded areas have higher vacancy rates, while the lighter shaded areas have lower vacancy rates. The entire northeast area of the County shows a high vacancy rate over 25% however the rate is skewed towards seasonal vacancy rents due to this area being the Los Padres National Forest.

Outside of the national forest, Census tracts 06083001500 and 06083001402 east of Santa Barbara City and 06083001604 by Carpinteria also have a vacancy rate over 25%. Census tract 06083002604 north of Lompoc has the highest vacancy rate in the County with 58.7%.

Source: 2013-2017 American Community Survey 5-Year Estimates



Vacancy Rate

Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

As previously stated, a majority of the residential buildings were constructed before 1980, and as such, may fall into the category of substandard. Generally older units begin to face these issues as the units age. Census tracts with a high concentration of homes built prior to 1980 are scattered throughout the County. The oldest homes in the county (built before 1940) are located in census tracts around the City of Santa Barbara on the southern coast. Homes built prior to 1978 risk having lead-based paint and rehabilitation of these homes is necessary and likely to be more expensive.

Estimate the number of housing units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards. 91.205(e), 91.405

The greatest potential for lead-based paint and other environmental and safety hazards to children and their families exists in the 55,000 housing units (both owner- and renter-occupied) built before

1980. Therefore, it is essential to identify and address these environmental hazards and safety issues present in these older homes.

An estimated 6,159 owner-occupied homes and 2,468 renter-occupied homes built prior to 1980 have children living in the home. Children are most at risk for experiencing Lead-Based Paint related illnesses, and special attention should be paid to homes built prior to 1980 where children are present.

Discussion

See above

MA-25 Public And Assisted Housing - 91.410, 91.210(b)

Introduction:

This section describes the supply and condition of the public housing stock in the County. The Housing Authority of the County of Santa Barbara (HACSB) is the local public housing authority serving the people of Santa Barbara County. HACSB currently operates and manages 214 public housing units and has 3,785 Housing Choice Voucher participants.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	214	4102	756	3014	220	56	56
# of accessible units			8		45				

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 36 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

HUD provides physical inspection scores for PHA developments across the country. The physical condition scoring process is based on three elements within the property, which are:

1. Inspectable areas: site, building exterior, building system, common areas and dwelling units;
2. Inspectable items: walls, kitchens, bathrooms and other things to be inspected in the inspectable area;
3. Observed deficiencies.

A score of 55 or below means that the property is in poor condition, and properties in excellent condition have a score of 90 and over. Currently, the two public housing developments that have been inspected are in excellent condition. The Housing Authority of the County of Santa Barbara has been designated by HUD as a high-performing housing authority.

Development Name / PHA score / Inspection Date

(note these are names used by HUD to identify the housing developments and may not be the commonly used name of the development)

EVANS PARK / 93 / Last inspected on 8/4/2017

LOMPOC TERRACE / 90 / Last inspected on 8/3/2017

Public Housing Condition

Public Housing Development	Average Inspection Score
EVANS PARK	93
LOMPOC TERRACE	90

Table 37 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

As of their last inspections in 2017, both developments are in excellent condition. Inspections by HUD indicate there are no immediate needs or concerns. The units are (note these are names used by HUD to identify the housing developments and may not be the commonly used name of the development):

EVANS PARK located at 310 W Cox Ln Apt A., Santa Maria, CA with a score of 93.

LOMPOC TERRACE located at 909 N L St., Lompoc, CA with a score of 90.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

While HACSB currently has public housing developments in excellent condition, the Housing Authority will continue to work and improve sites through regularly scheduled maintenance and improvements for families served by the housing authority.

HACSB is also working on a project that will house families with special needs including veterans, formerly homeless and other with special needs. This development called, The Residences at Depot Street, will have 80 residential units in various sizes divided between two separate buildings. In addition to the residential units, the buildings will have interior common areas for support services, meeting rooms, a computer lab and clinical services. There will also be landscaped areas off the street for family recreation.

MA-30 Homeless Facilities and Services - 91.410, 91.210(c)

Introduction

This section provides an overview of the facilities and services available to assist persons who are experiencing homelessness or are at risk of homelessness in the Consortium region. Santa Barbara County serves as the collaborative applicant for the Santa Maria/Santa Barbara County Continuum of Care (CoC). The CoC reports the number of beds available by program to HUD, where it is collected into the Housing Inventory County (HIC) Report. Through the CoC's network of providers, these resources are available to the homeless in Santa Barbara County:

Emergency Shelter: 224 family beds and 308 adult only beds. There are also 312 seasonal beds and 70 voucher/overflow beds.

Transitional Housing: 172 family beds and 101 adult only beds.

Permanent Supportive Housing: 142 family beds and 449 adult only beds.

Rapid Re-housing: 137 family beds and 76 adult only beds (not included in table below).

Other Permanent Housing: 224 family beds and 75 adult only beds (not included in table below).

Data source: 2018 HIC, HUD CoC Homeless Assistance Programs

Data note: Table above does not include Rapid-rehousing and Other Permanent housing beds.

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	224	382	172	142	0
Households with Only Adults	308	0	101	449	0
Chronically Homeless Households	0	0	0	279	0
Veterans	4	0	23	208	0
Unaccompanied Youth	10	0	12	0	0

Table 38 - Facilities Targeted to Homeless Persons

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

The Phase I Community Action Plan to Address Homelessness in Santa Barbara County has included a list of service providers that will work to assist the homeless population in the county. These agencies and organizations are listed below:

Healthcare

Santa Barbara County Public Health Department
Santa Barbara Cottage Hospital
Santa Barbara Street Medicine/Doctors Without Walls
Santa Barbara Neighborhood Clinics
Dignity Health

Behavioral Healthcare

Santa Barbara Department of Behavioral Wellness
Mental Wellness Center
Community Counseling and Education Center

Public Assistance

Santa Barbara County Department of Social Services

Groceries/Food Assistance for Homeless

Foodbank of Santa Barbara County
Catholic Charities
Food for Angels, Isla Vista
UCSB Associated Students Food Bank
Santa Barbara County Department of Social Services

A list of service providers for emergency shelters, transitional housing, permanent supportive housing facilities, and rapid re-housing is provided in the next section.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Below are the reported facilities by program type in Santa Barbara County.

Emergency Shelter (ES) Facilities

Emergency Shelter for Families

Good Samaritan Shelter, Family ES – 56 beds

Transition House, Transition House ES – 70 beds

Emergency Shelter for Mixed Populations

Domestic Violence Solutions for Santa Barbara County, Santa Maria ES – 52 beds

Domestic Violence Solutions for Santa Barbara County, Santa Barbara ES – 23 beds

Domestic Violence Solutions for Santa Barbara County, Lompoc ES – 6 beds

Good Samaritan Shelter, Santa Maria ES – 120 beds

Good Samaritan Shelter, Bridgehouse – 90 beds

Emergency Shelter for Adults/Youth

Good Samaritan Shelter, Another Road Detox – 6 beds

Good Samaritan Shelter, Santa Maria Detox – 12 beds

PATH Santa Barbara, Winter Shelter – 100 beds

PATH Santa Barbara, Transitional Living Program – 100 beds

Channel Islands YMCA, Noah's Anchorage Youth – 8 beds

Transitional Housing (TH) Facilities

Transitional Housing for Families

Good Samaritan Shelter, TC House – 40 beds

Good Samaritan Shelter, Hope House – 16 beds

Good Samaritan Shelter, Marks House – 19 beds

Transitional House, Firehouse – 19 beds

Transitional Housing for Mixed Populations

Domestic Violence Solutions, Second Stage TH – 32

Good Samaritan Shelter, Recovery Way Home – 48

Transitional Housing for Adults/Youth

Good Samaritan Shelter, Clean and Sober Living – 7 beds

Good Samaritan Shelter, Santa Maria ES – 10 beds

The Salvation Army, Hospitality House – 57 beds

Will Bridge, S/A Mission Street – 13 beds

Channel Islands YMCA, My Home at Artisan Court – 12 beds

Permanent Supportive Housing (PSH) Facilities

Permanent Supportive Housing for Families

Good Samaritan Shelter, Casa de Familia – 58 beds

Good Samaritan Shelter, Pine St Bungalows – 9 beds

Permanent Supportive Housing for Mixed Populations

Housing Authority County of Santa Barbara, Rancho Hermosa I – 84 beds

Permanent Supportive Housing for Adults

Good Samaritan Shelter, Clean and Sober Living Lin – 9 beds
Good Samaritan Shelter, Freedom House – 6 beds
Good Samaritan Shelter, Clean and Sober Living Elm – 7 beds
Housing Authority City of Santa Barbara, Artisan Court – 13 beds
Housing Authority City of Santa Barbara, Bradley Studios – 13 beds
Housing Authority City of Santa Barbara, El Carrillo – 61 beds
Housing Authority County of Santa Barbara, VASH – 201 beds
Housing Authority County of Santa Barbara, Homebase – 27 beds
Mental Wellness Center, DLV House – 5 beds
PathPoint, Chino House – 9 beds
PathPoint, Auhay House – 6 beds
PathPoint, Frances House – 4 beds
PathPoint, San Gordiano – 7 beds
Sanctuary Psychiatric Centers of SB, Arlington Apts – 13 beds
Santa Barbara Community Housing Corp, Casa Del Mural – 8 beds
Santa Barbara Community Housing Corp, Faulding Hotel – 10 beds
Santa Barbara Community Housing Corp, Hotel de Riviera – 20 beds
Sara House, Sarah House – 5 beds
WillBridge of Santa Barbara, S/A State St. – 8 beds
WillBridge of Santa Barbara, S/A Sola St. – 8 beds

Rapid Re-Housing (RRH) Facilities**Rapid Re-Housing for Families**

Transition House, RRH – 50 beds

Rapid Re-Housing for Mixed Populations

Carrillo Counseling Services, Safe Parking Program – 20 beds
Carrillo Counseling Services, Supportive Services for Veterans – 36 beds
Good Samaritan Shelter, RRH – 107 beds
The Salvation Army, SSVF-Haven – 0 beds

Rapid Re-Housing for Adults

PATH Santa Barbara, RRH Program – 0 beds

MA-35 Special Needs Facilities and Services - 91.410, 91.210(d)

Introduction

There are four primary groups with non-homeless special needs in the County. The special needs groups are: 1.) the elderly and frail elderly, 2.) the mentally or physically disabled, 3.) those with HIV/AIDS and their families, and 4.) persons with alcohol and other drug addictions. This section will explain who they are, what their needs are, and some of the primary resources available to them in the County.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Elderly

The elderly and frail elderly are considered a special needs group as they may have difficulty finding and retaining decent and affordable housing due to limited incomes, health care costs, disabilities, and other factors that impede independent living. The distinction between elderly and frail elderly is based on the individual's ability to independently perform routine activities of daily living. Frail elderly are generally defined as those persons over the age of 75 that need assistance with activities that allow independent living.

Santa Barbara County is served by the Central Coast Commission for Senior Citizens-Area Agency on Aging (AAA). The AAA is a non-profit responsible for allocating federal and state dollars to local agencies to ensure that supportive, nutrition and health promotion services to older adults in Santa Barbara County are available. Programs and services include: home delivered meals, senior lunches, in-home supportive services, respite for caregivers, long-term care, information and referral, transportation services, legal assistance, day care services, home repair, care management, and health and medication management services.

Persons with Disabilities

Persons living with a disability may have one or more mental or physical conditions that make it difficult for them to live independently. Disabilities can hinder access to conventional housing units and often this group requires reasonable housing accommodations to meet their unique needs. Persons with a disability may also have difficulty finding adequate income to support independent living.

A variety of disability services can be found using the Santa Barbara County 2-1-1 service. Resources such as early intervention for children with disabilities, independent living skills, developmental disability day programs, in-home development programs, errand assistance, recreation and assistive equipment is available through the 2-1-1 service.

A leading service provider for the persons with a disability in Santa Barbara County is PathPoint. Its mission is to partner with people with disabilities, people with mental health diagnoses, and young adults to pursue their hopes and dreams through strengthening workplace abilities, building life skills, and developing meaningful relationships. Their programs include employment services, independent living services and community integration services. For the youth, there is also a student work experience program and a college to career advancement program.

Individuals with HIV/AIDS and their families

According to the 2017 California HIV Surveillance Report, there were 26 new persons diagnosed with HIV for a rate of 5.8 (per 100,000 persons) in Santa Barbara County. In total, there are an estimated 544 persons living with HIV in 2017 in the county. The surveillance reports that 444 persons living with a diagnosed HIV infection are currently in care through one of the Continuum of HIV care service providers, which at 81.6% of persons is below the 2021 California Integrated Plan Objective of 90% for assisting persons living with diagnosed HIV infection.

There is a wide variety of services and programs offered to individuals and families with HIV/AIDS in the County. The County provides a resource manual published by the Santa Barbara County Public Health Department HIV Program through its website. The manual compiles extensive community resources in the County and information comes directly through each community resource. The organizations with resources for individuals and families with HIV/AIDS range from health insurance, food, substance abuse, and housing to various health services.

Persons with Alcohol and Other Drug Addictions

Individuals with substance abuse problems need a strong network in order to stay healthy and sober. Their housing needs include sober living environments, support for employment, access to health facilities, and easy access to family and friend networks.

The County provides a number of programs and services for alcohol and other drug use listed below:

Primary Prevention Services and Early Intervention Services (Level 0.5) include education, environmental prevention, and early intervention services targeted to prevent individuals from abusing substances and to limit access to alcohol and other drugs in the community.

Screening, Brief Intervention, and Referral to Treatment (SBIRT) is an evidence-based practice used to identify, reduce, and prevent problematic use, abuse, and dependence on alcohol and illicit drugs.

Opioid Treatment Program (OTP) services are provided in licensed narcotic treatment program facilities providing medication-assisted treatment for narcotic (heroin, Vicodin, OxyContin) abuse and dependence.

Residential Treatment (Level 3.1 and 3.5) for substance use disorders is a non-institutional, 24 hour non-medical, short-term residential program that provides rehabilitation services to members with a substance use disorder diagnosis.

Driving under the Influence (DUI) programs provide education and counseling for persons who have a driving or boating violation involving alcohol and/or other drugs.

Penal Code 1000 – Drug Diversion is a deferred entry of judgment program for non-violent drug offenders referred to treatment. Upon completion of treatment, charges are dismissed. Services include education, and individual and group counseling.

CalWORKs Resource Support Team is a combined effort between the Department of Social Services and the Santa Barbara County Alcohol and Drug Program. The team guides CalWORKs families through what may be a difficult time in their lives by helping to identify, understand, and work through issues that create barriers to employment.

Patients' Rights Advocates are Behavioral Wellness staff members who report directly to the Behavioral Wellness Chief of Compliance. They are available to assist anyone who has a concern about the legal rights of consumers, family members, and members of the community.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

A list of resources to help support individuals and families with housing needs in Santa Barbara County after they are returning from health institutions is provided by CenCal Health. Organizations that provide affordable housing financial assistance are People's Self-Help Housing Corporation and Salvation Army (Lompoc, Santa Maria), Catholic Charities, Santa Barbara Community Housing Corporation, Santa Ynez Valley People Helping People and St. Vincent's. These programs have services that help with rent, utility payments, food, clothing and emergency disaster supplies.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The County intends to support vulnerable populations who are not homeless through a range of services targeted to specific needs. These services include but are not limited to the following programs:

- A Senior Nutrition Program
- Community Living Benefits Advocacy for Independent Living
- A Family Violence Prevention Program
- Low Income, ESL Education Program through People's Self-Help Housing

- Meals on Wheels programs
- Basic Needs Services for Seniors Program
- Youth Programs through the Boys & Girls Club

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

See above.

MA-40 Barriers to Affordable Housing - 91.410, 91.210(e)

Describe any negative effects of public policies on affordable housing and residential investment.

Though public policies are meant to address the overall needs of citizens in the region, there are instances where they may have a negative effect on certain aspects of the community, which in this case, are affordable housing and residential investment. Affordable housing and public and private residential investments are key components in furthering fair housing in any community. In part, to identify these negative effects and further the purposes of the Fair Housing Act, the U.S. Department of Housing and Urban Development (HUD) made it a legal requirement for entitlement grantees, such as Santa Barbara County, to affirmatively further fair housing. The primary tool communities have for identifying contributing factors for these barriers to fair housing is the Analysis of Impediments to Fair Housing Choice (AI).

It is no longer sufficient for the government to respond after housing problems arise. In order to affirmatively further fair housing, it is incumbent upon the County to anticipate potential problem areas and proactively seek solutions. In 2019 the County with the regional HOME Consortium developed the latest AI, which outlined contributing factors to fair housing issues in the County. Among some of the potential public and private sector barriers to affordable housing are:

IMPEDIMENT NO. 1: Housing affordability gaps are increasing for both renters and owners, but renters are significantly more likely to face cost-burden challenges. The data in the AI demonstrates that affordability is rapidly becoming the County's greatest housing challenge. While these challenges are significant for most residents, they pose particular risks for vulnerable populations, including people with physical and mental disabilities, seniors, and at-risk youth and veterans.

IMPEDIMENT NO 2. Greater coordination in service delivery to at-risk populations is needed to address needs and prevent homelessness. The County is experiencing increases in homelessness and at-risk populations become increasingly more likely to become homeless when there is a lack of affordable housing options and service delivery is disconnected. Further, in an environment where resources are limited, efficiency and partnership are necessary to connect what's available to those in need.

IMPEDIMENT NO. 3. Asian applicants for home purchase financing are more likely to be denied than applicants of other races at the same income level. Hispanic applicants are more likely to be denied for creditworthiness. This data suggests that there is a need for targeted outreach to these demographics to address lack of access to credit and to lenders to explore issues around denials.

IMPEDIMENT NO. 4. Fair housing protections and education efforts have increased, but residents still report a lack of fair housing knowledge and specific discrimination around source of income. Education around fair housing rights and enforcement is an ongoing challenge that governments must address continuously. In particular, California's fair housing law includes source of income as a protected

class, but residents reported that over 60% of discrimination they were aware of was based on source of income.

The County has identified a range of actions to address these impediments as outlined in the final AI report.

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

This section provides insight into the economic development landscape of Santa Barbara County. The table below details the extent of business sector employment throughout the County. Unemployment, commuting times, and education are also analyzed in this section.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	18,408	22,595	9	12	3
Arts, Entertainment, Accommodations	25,845	27,834	12	15	3
Construction	11,266	8,586	5	5	0
Education and Health Care Services	48,739	45,092	23	24	1
Finance, Insurance, and Real Estate	10,632	5,965	5	3	-2
Information	4,048	4,965	2	3	1
Manufacturing	15,146	12,504	7	7	0
Other Services	11,699	6,465	6	4	-2
Professional, Scientific, Management Services	24,126	21,454	11	12	1
Public Administration	9,178	6,110	4	3	-1
Retail Trade	22,129	13,909	10	8	-2
Transportation and Warehousing	6,050	4,038	3	2	-1
Wholesale Trade	4,527	5,022	2	3	1
Total	211,793	184,539	--	--	--

Table 39 - Business Activity

Data 2013-2017 ACS (Workers), 2017 LEHD (Jobs)
Source:

Employment by Sector

In Santa Barbara, many sectors have a disconnect between the number of jobs and the number of workers. For example, the Agriculture, Mining, Oil and Gas Extraction sector has a large disconnect, with 9% of the workers but 12% of the jobs. There are nearly 2,000 more jobs than workers in that sector. Another area of disconnect is in Retail trade where 10% of the workers outnumber 8% of the jobs. Overall, there are over 27,000 fewer jobs than workers in the County.

Labor Force

Total Population in the Civilian Labor Force	226,687
Civilian Employed Population 16 years and over	211,793
Unemployment Rate	6.6
Unemployment Rate for Ages 16-24	14.0
Unemployment Rate for Ages 25-65	5.2

Table 40 - Labor Force

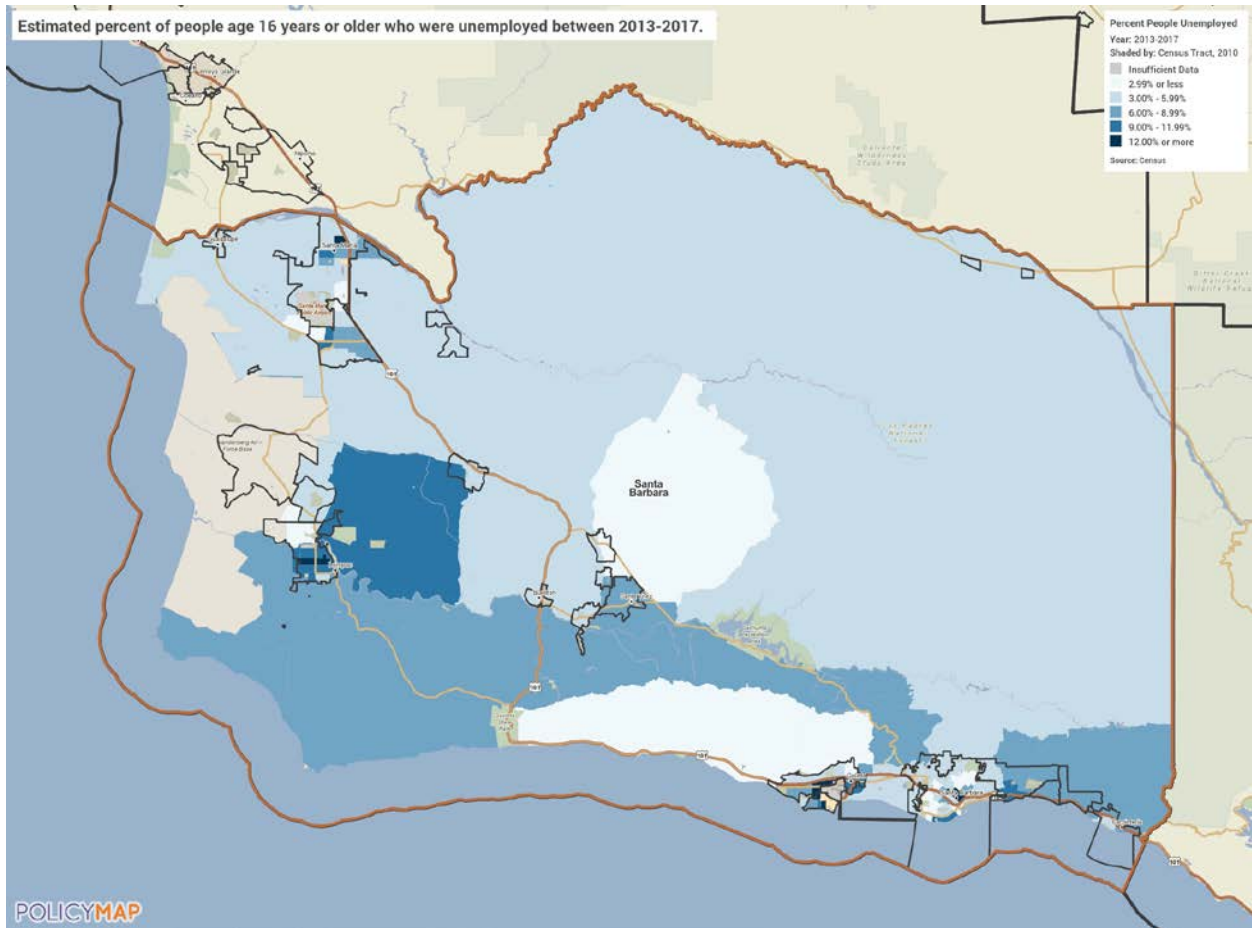
Data Source: 2013-2017 ACS

Unemployment

Countywide, the unemployment rate is 6.6% for all persons in the civilian workforce. Approximately 14% of persons between the ages of 16 and 24 are unemployed. The County's unemployment rate is approximately the same as the national unemployment rate. The following map displays unemployment rates throughout the County. Areas northeast of Lompoc show higher unemployment than the rest of the County, however the Census tracts with the highest unemployment in the County are:

- Census tract 06083002205 (Santa Maria) – 14.3%
- Census tract 06083002706 (Lompoc) – 14.8%
- Census tract 06083002705 (Lompoc) – 13.9%
- Census tract 06083002922 (Goleta) – 18.6%
- Census tract 06083002924 (Goleta) – 13.0%
- Census tract 06083000900 (Santa Barbara City) – 13.0%

Source: 2013-2017 American Community Survey 5-Year Estimates



Unemployment

While the unemployment rate from the American Community Survey allows for comparisons between census tracts, the information is outdated and distorted through averaging. Another source of unemployment numbers is the Bureau of Labor Statistics. The countywide rate was 3.1% in November 2019, the most recent year available. Within each city the unemployment rate was low but there was some variance. Goleta reported the lowest unemployment rate while Santa Maria reported the highest.

Location	Unemployment Rate
Lompoc	4.4%
Santa Maria	4.8%
Goleta	2.0%
Santa Barbara (city)	2.1%
Santa Barbara (county)	3.1%

Source: BLS Unemployment Rate 11/2019

Occupations by Sector	Number of People
Management, business and financial	74,499
Farming, fisheries and forestry occupations	15,053

Occupations by Sector	Number of People
Service	45,916
Sales and office	44,437
Construction, extraction, maintenance and repair	14,812
Production, transportation and material moving	17,076

Table 41 – Occupations by Sector

Data Source: 2013-2017 ACS

Occupations by Sector

The Occupations by Sector table above identifies how prevalent certain jobs are across industries. This differs from the table found earlier in this section that showed how common all jobs were in certain sectors. For example, the managers of both a fast food restaurant and a construction company would both fall under “Management, Business, and Financial” in the above table but would be in different categories in the first table.

In Santa Barbara County, the largest occupation sector is the Management, Business, and Financial sector. Nearly 75,000 jobs in the county fall in this group. The next two largest groups are Service and Sales, with 45,916 and 44,437 jobs, respectively.

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	154559	79
30-59 Minutes	31459	16
60 or More Minutes	9379	5
Total	195397	100

Table 42 - Travel Time

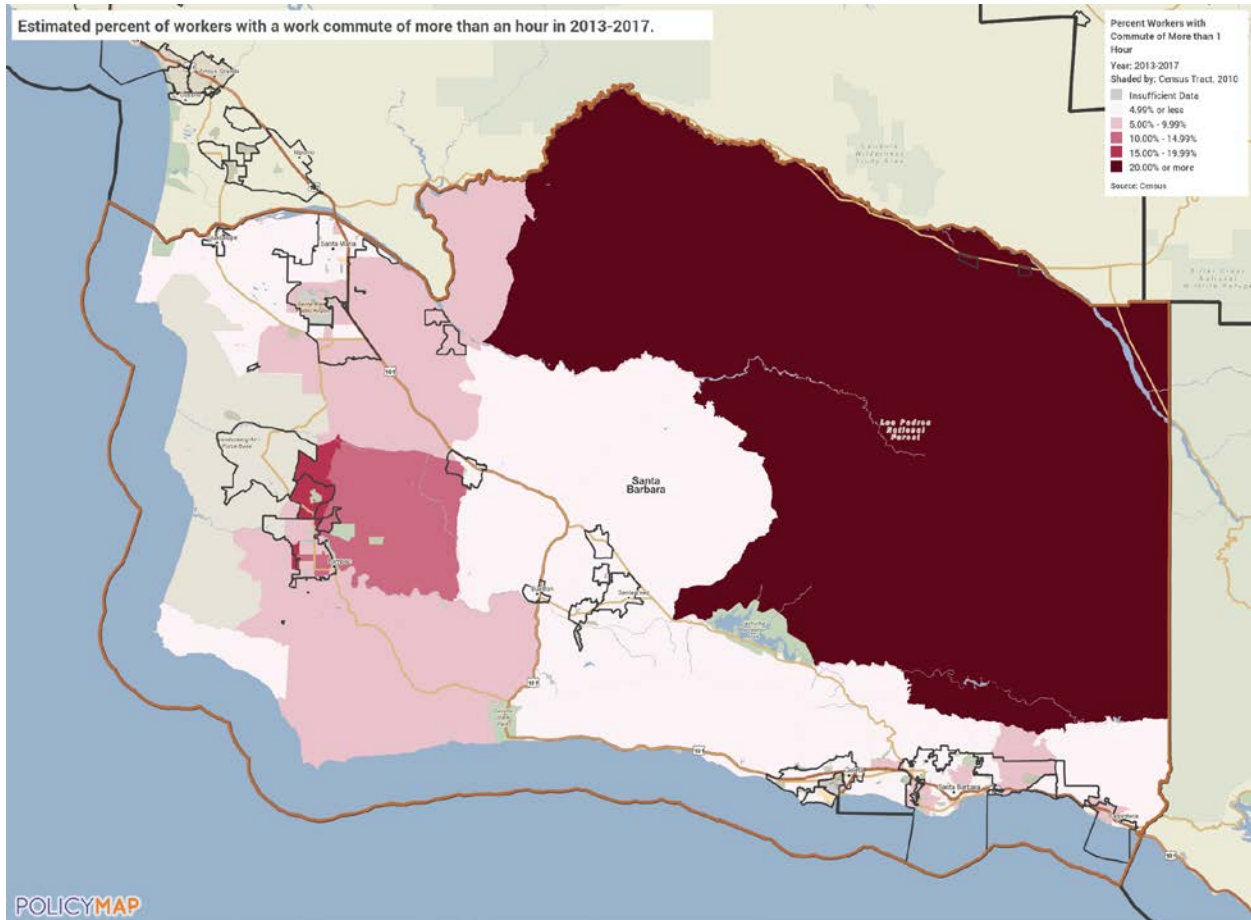
Data Source: 2013-2017 ACS

Commuter Travel Times

About 79% of all County residents commuting to work have a commute of less than 30 minutes each way. However, approximately 5% of all persons not working from home have a commute of 60 minutes or more.

According to the map below, residents traveling from the Los Padres National Forest to work have a higher percentage of travelers with a one-hour commute than the rest of the County. Higher commutes are otherwise only slightly more common outside of the city areas, with the exception of areas around Lompoc, which also have a higher percentage of workers who experience a commute of over an hour to work.

Source: 2013-2017 American Community Survey 5-Year Estimates



Commuter Travel Time Greater Than One Hour

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	30645	2963	11365

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	25864	2296	8179
Some college or Associate's degree	46186	3558	12857
Bachelor's degree or higher	54485	2281	10132

Table 43 - Educational Attainment by Employment Status

Data Source: 2013-2017 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	1,888	6,446	8,280	13,015	6,216
9th to 12th grade, no diploma	5,330	5,414	5,150	5,916	2,928
High school graduate, GED, or alternative	13,443	11,026	7,962	16,885	11,639
Some college, no degree	40,358	13,331	10,221	22,675	13,921
Associate's degree	3,141	4,441	3,267	8,479	4,842
Bachelor's degree	6,371	12,171	9,229	20,240	12,391
Graduate or professional degree	361	5,997	5,928	13,535	11,273

Table 44 - Educational Attainment by Age

Data Source: 2013-2017 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	22,120
High school graduate (includes equivalency)	30,620
Some college or Associate's degree	36,938
Bachelor's degree	54,374
Graduate or professional degree	71,656

Table 45 – Median Earnings in the Past 12 Months

Data Source: 2013-2017 ACS

Median Earnings by Educational Attainment

Generally, the median earnings of individuals in the County correlate with higher levels of educational attainment. Median earnings increases as individuals attain higher education. A person with a

Bachelor's degree can expect to earn about two-times more than someone with less than a high school diploma. A person with a graduate or professional degree can expect to earn about two-times as much as somebody with only some college or an Associate's degree.

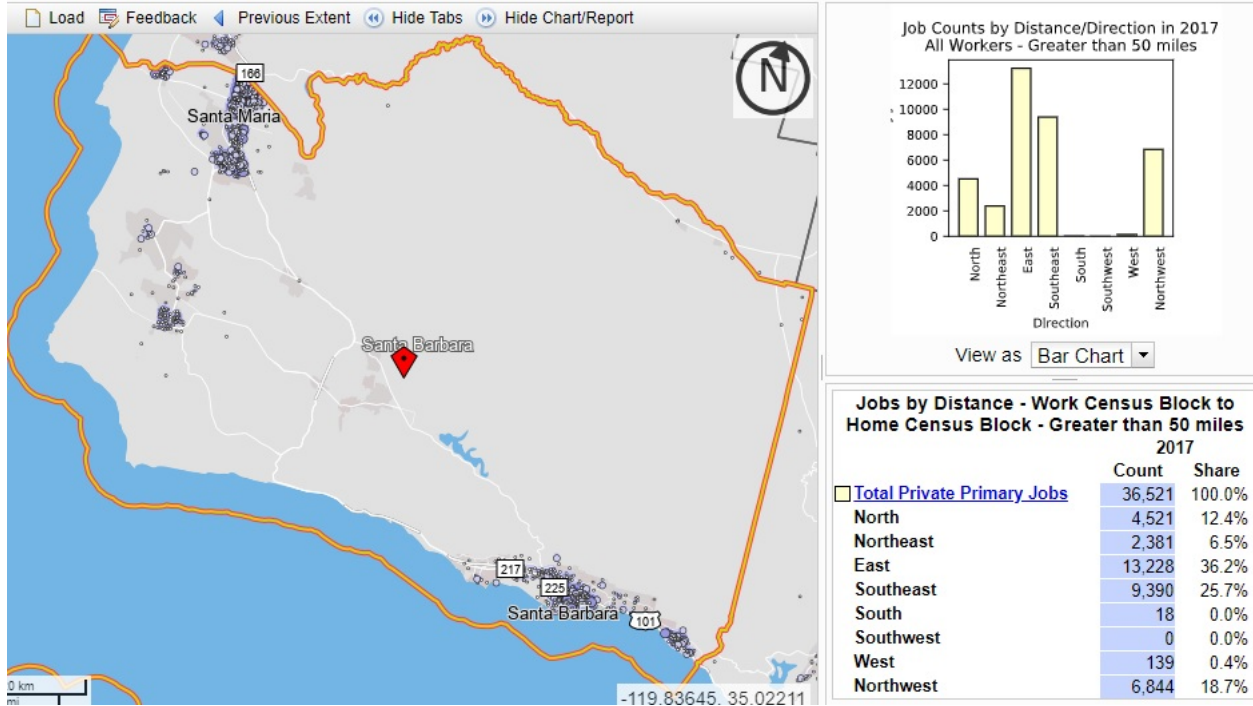
Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The highest number of workers in the County falls into the “Education and Health Care Services” sector with 24% of all workers. There are over 48,000 workers in that sector. The second largest sector is “Arts, Entertainment, and Accommodations” with 12% of the workers, or 25,845 people. The third largest sector is “Professional, Scientific, Management Services” with 11% of the workers, or 24,126 people. As mentioned above, there is a disconnect between some sectors and there are approximately 27,000 fewer jobs in the County than workers.

Describe the workforce and infrastructure needs of the business community:

One of the primary needs identified through stakeholder input was addressing the jobs-housing imbalance in the County. The 2015-2023 Housing Element documents the jobs-housing imbalance in Santa Barbara County in detail. The South County region has a disproportionately high share of jobs in the County but has fewer housing opportunities, particularly for lower- and moderate-income residents.

As a result, many South County workers live in North County (or Ventura County) and accept long daily commutes to job opportunities. Approximately 68.4% of all residents who commute over 50 minutes commute east, southeast, or northeast. This shows a significant disconnect between work and home.



Source: 2017 Longitudinal Employer-Household Dynamics, OnTheMap

The Santa Barbara County Association of Governments (SBCAG) also reported in its Regional Growth Forecast 2050 that the County has a below average share of jobs in two key wage and fast-growing business sectors – Information and Professional and Business Services – as compared the state as a whole and this is not projected to change going forward. The lower share in Professional and Business Services is one of the factors restraining future job growth. Unfortunately, this sector is also the largest high wage growth sector in the state and the country.

According to the NAICS the Professional and Business services super-sector consists of these three (3) sectors:

The Professional, Scientific, and Technical Services sector, which comprises of establishments that specialize in performing professional, scientific, and technical activities for others. These activities require a high degree of expertise and training.

The Management of Companies and Enterprises sector, which comprises of establishments that hold the securities/equity interests of companies and enterprises for the purpose of owning a controlling interest, influencing management decisions, and/or to oversee and manage the company. They normally undertake the strategic or organizational planning and decision-making role of the company.

The Administrative and Support and Waste Management and Remediation Services sector comprises establishments performing routine support activities for the day-to-day operations of other organizations. Activities performed include: office administration, hiring and placing of personnel,

clerical services, solicitation, collection, security and surveillance services, cleaning, and waste disposal services.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The Santa Barbara County Association of Governments reports several projects that may have an impact on the economy of the County. The Santa Ynez Valley Bicycle Master Plan was presented during the summer of 2019 and lays out the plan to improve safety and mobility in the area. Out of the five goals laid out in the plan one of them is Economic Development. The County recognizes the economic importance of cycling to revitalize area. This project partners with the City of Buellton and Solvang to improve the infrastructure. It is estimated that over \$14.5 million will go to priority projects alone in the Solvang/Buellton area.

According to the SBCAG report, “Federally Obligated Projects in Santa Barbara County Federal Fiscal Year 2019” there are 47 projects in five categories that are ongoing in the County. The majority of the funds fall into two categories: Bridge with 41% of funding and Transit Capital and Operations with 49% of funding. In total, these projects account for over \$26 million in funding in order to improve the infrastructure of the County, allowing for greater economic opportunities.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

In the SBCAG report “Regional Growth Forecast 2050”, the county lacks jobs in two fast-growing and well-paying business sectors. The percent of the population employed in the Information and Professional and Business Services sector lags behind the state. Increased investment and partnership with the region’s higher education facilities could address the difference between the workforce supply and needs. As noted above, a significant number of jobs in the County goes to residents who live outside of it. Improving residents’ access to the skills necessary for these jobs could help minimize commute times and increase wages.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The Santa Barbara County Workforce Development Board (WBD) works to develop “innovative workforce strategies that help businesses, individuals, and industries achieve and sustain economic vitality across all communities in Santa Barbara County.” The WBD oversees a number of programs to address this mission.

- Recruitment Services: Maintains a database of local job seekers to assist job providers in finding workers
- Rapid Response: Assists employers and workers who are facing a layoff or closure
- Workforce Training and Development: Partner training with vocational, educational, and technical institutions.

These services provide an opportunity for financial support from grant funds. Partnership with these organizations can allow for a more efficient use of resources and greater benefits for the community.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The Santa Barbara WDB 2017-2020 Five Year Local Strategic Workforce Plan identified three policy objectives for the area. These objectives are meant to increase skill attainment for upward mobility and shared prosperity. The objectives are:

1. Fostering demand-driven skills attainment by continuing to align SBWDB program content with state, regional, and local priority industry sectors/clusters. This provides employers and businesses with the skilled workforce needed to compete in the global economy.
2. Enabling upward mobility by providing comprehensive services, and including populations with barriers to employment, in a manner accessible for all and that ensures that everyone has access to a marketable set of skills and is able to access the level of education necessary to ensure economic self-sufficiency and security.

3. Aligning, coordinating, and integrating programs and services by economizing limited resources while also providing the right services to clients, based on each client's particular and potentially unique needs so as to facilitate skills attainment.

Discussion

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Santa Barbara County has a few neighborhoods in which residents are more affected by housing problems than the general County population. For instance, households that are lower-income, rent-burdened, or overcrowded are more affected by multiple housing problems. Households with multiple housing problems are households with two or more of the following four problems: 1) lack of complete plumbing facilities, 2) lack of complete kitchen facilities, 3) more than one person per room, and 4) housing cost burden greater than 30%. Within the County, 0.3% of occupied units lack complete plumbing, 1.1% occupied units lack complete kitchen facilities, 10.3% are overcrowded, and 43.7% are cost burdened.

Concentration is defined as census tracts that have two or more housing problems that are substantially higher than the County average. For this analysis, "substantially higher" means a housing problem prevalent 10 percentage points higher than the county rate. That translates to a lack of complete plumbing over 10.3%, a lack of complete kitchen facilities over 11.1%, overcrowding over 20.3%, or cost burden over 43.7%.

In Santa Barbara County there are six census tracts that have a concentration of households with multiple housing problems:

- 1102 (City of Santa Barbara) – Overcrowding 27.1%, Cost Burden 61.4%
- 2206 (City of Santa Maria) – Overcrowding 21.6%, Cost Burden 55.1%
- 2404 (City of Santa Maria) – Overcrowding 52.3%, Cost Burden 56.3%
- 2702 (City of Lompac) – Overcrowding 28.3%, Cost Burden 59.6%
- 2926 (City of Goleta) – Lack of Complete Kitchen Facilities 11.4%, Cost Burden 86.8%
- 2928 (City of Goleta) – Overcrowding 23.4%, Cost Burden 76.7%

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

A neighborhood with a racial or Hispanic concentration is one in which the percentage of persons of a racial or ethnic group is at least 10 points higher than that group's percentage in the county as a whole. A minority concentrated neighborhood is one in which the total percentage of minority persons is at least 10 points higher than the total percentage of minorities in the county as a whole. To determine racial and Hispanic concentrations, census tracts were used as a proxy for neighborhood.

County Demographics:

- Hispanic – 44.8%
- White, non-Hispanic – 45.3%
- Black or African American, non-Hispanic – 1.7%
- American Indian or Alaska Native, non-Hispanic – 0.3%
- Asian, non-Hispanic – 5.2%

- Native Hawaiian or Pacific Islander, non-Hispanic – 0.1%
- Other race, non-Hispanic – 0.1%
- Multiracial – 2.5%

Within the County there are a number of tracts that show a racial or ethnic concentration. The most common group to be concentrated in a specific area are Hispanic households. Areas of concentration for Hispanic households are primarily in urban areas, as shown in the maps below.

There are also a few tracts with a concentration of other groups.

- Tract 2604 (Vandenberg Air Force Base) - Black or African American, non-Hispanic – 12.5%
- Tract 2922 (Goleta) – Asian, non-Hispanic – 30.5%
- Tract 2606 (Lompoc) – Multiracial – 12.6%

Areas with concentrations of low-income families are defined as areas where the median household income is lower than 80% of the County Median Household Income (\$68,023). Any tract with an MHI of \$54,418 or less is a concentration of low income households. There are 25 tracts with a low income concentration, primarily located in the cities with significant overlap with the minority concentrations. The tracts include:

- City of Santa Barbara: 0301, 0900, 1000, 1102
- Goleta: 2915, 2924, 2926, 2928
- Lompoc: 2702, 2703, 2705, 2706, 2707, 2708
- Santa Maria: 2101, 2103, 2205, 2206, 2303, 2304, 2305, 2403, 2404
- Rural: 2502, 1800

What are the characteristics of the market in these areas/neighborhoods?

Given the significant number of areas identified and their distribution across the County it is difficult to identify characteristics that are found in all of them. Considering they are all located in urban centers they tend to have greater access to transportation options and economic opportunities. However, housing costs are still a significant issue with many owner-occupied units unaffordable to the majority of residents.

Are there any community assets in these areas/neighborhoods?

The community assets in these neighborhoods vary depending on the jurisdiction. Greater detail on city-level assets will be discussed in the city specific documents.

Are there other strategic opportunities in any of these areas?

Strategic opportunities vary depending on the jurisdiction and will be discussed in further detail in the city specific documents.

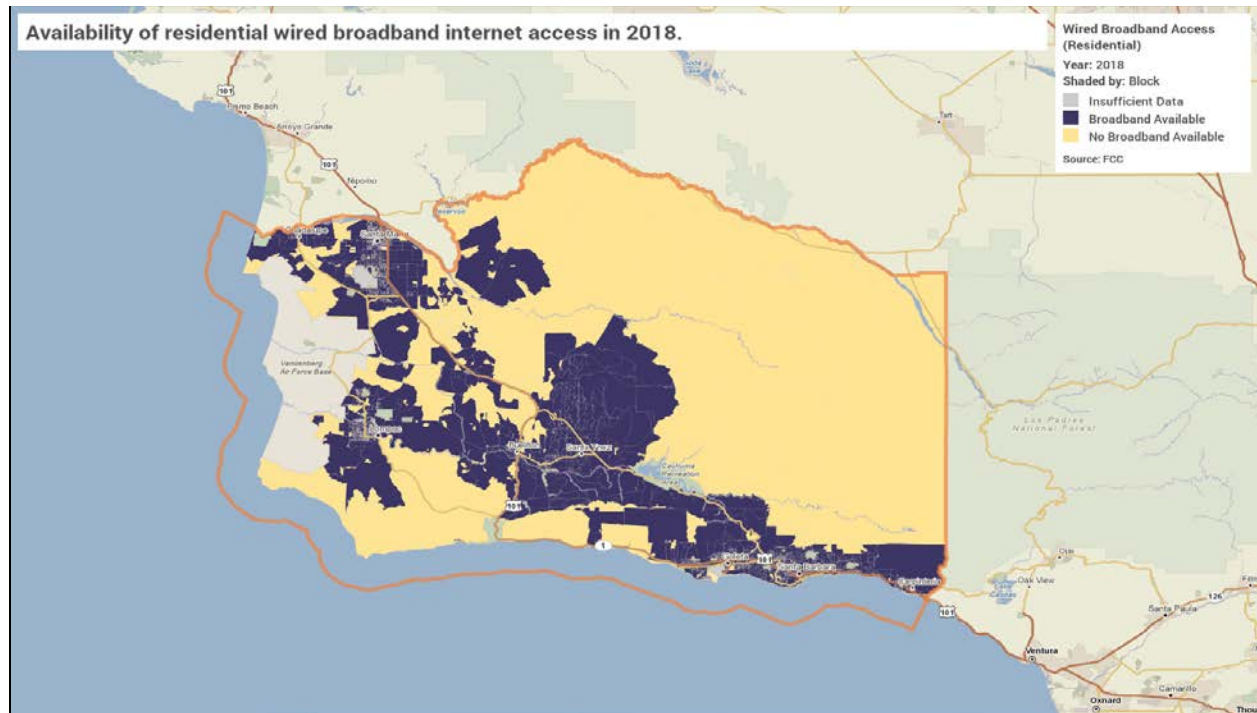
MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Internet is an essential communications and information platform that allows users to take advantage of the increased interconnectedness of business, education, commerce, and day to day utility. Reliable access to the internet is becoming a necessity to thrive in the modern economic environment. Communities that lack broadband access struggle to keep pace with the country. Locations without broadband access impedes its population's ability to take advantage of the educational and entrepreneurial opportunities available online. This is particularly problematic for LMI areas where economic opportunities are already often lacking.

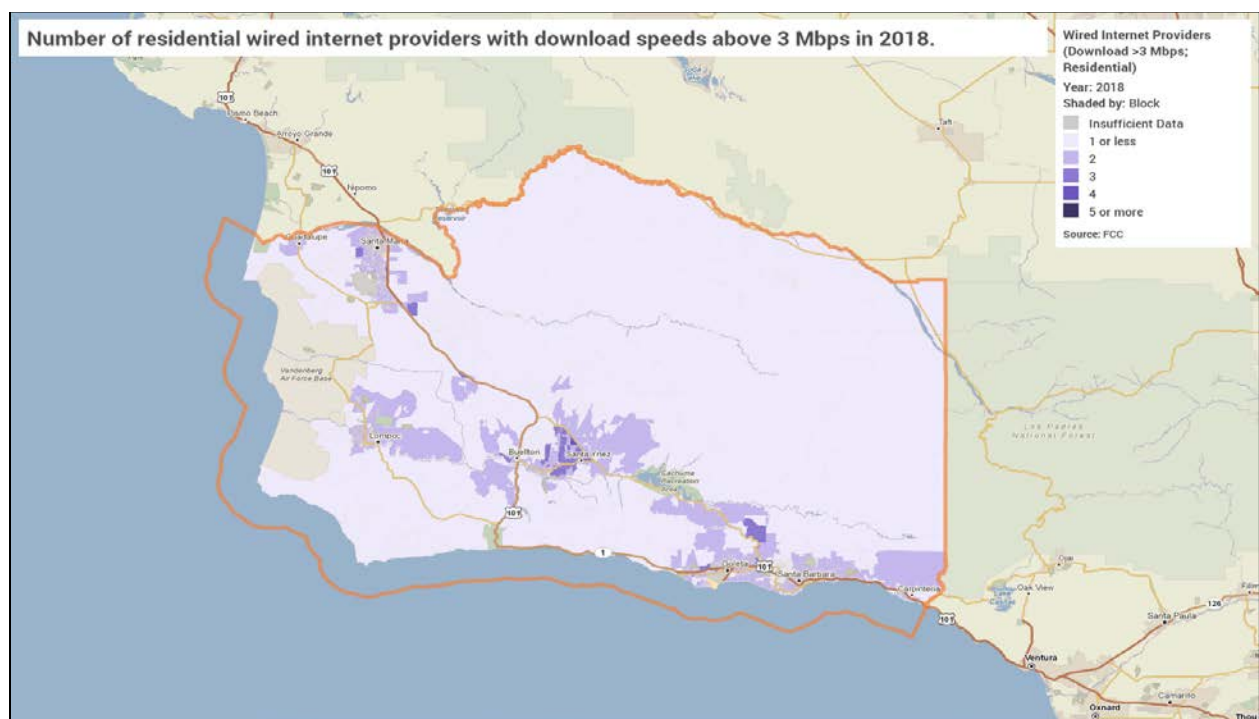
Santa Barbara County has significant gaps in broadband coverage. Most of the County is limited to one or two options of internet providers, including various LMI areas. Approximately 11,000 people in Santa Barbara County don't have access to any wired internet.

The following map shows broadband access throughout the County. Broadband access is defined as advertised internet speeds of 768 kilobits per second or higher. FCC data show two major infrastructure options within Santa Barbara County: cable and DSL.



Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Once broadband access has been obtained, it is important to ensure there is competition among service providers. Any resource that has a de facto monopoly on an area may not be incentivized to provide standard and consistent services. The following map shows the number of broadband service providers with download speeds above 3 Mbps by census tract. Most of the County is limited to one or fewer options, though there are several tracts with higher populations that have access to multiple providers.



MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Santa Barbara County has historically been prone to various natural hazard events including earthquakes, landslides, wildfires, flooding, coastal storm surges, extreme heat, and others. The potential impacts of climate change—including an increase in prolonged periods of excessively high temperatures, sea-level rise, more heavy precipitation, more severe droughts—are often most significant for vulnerable communities. The County being located near the coast is susceptible to coastal flooding, landslides, sea-level rise and the various secondary impacts. By the middle of the century the average summer temperature is expected to rise four degrees. This rise in temperature could lead to altered weather and precipitation patterns, a rise in severe storms, an increased risk of catastrophic floods, increased electricity costs, and ruined crops. Additionally, any increase in the ocean levels or increased storm activity will lead to populations shifts. An increase of people could come into the County which would drive up housing costs, reduce the availability of jobs, and tax resources.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Low- and moderate-income residents are at particular risk due to having less available resources. A dramatic rise in electricity or housing costs could put them at imminent risk of homelessness or living in substandard conditions. Immediate impacts from natural hazard events put LMI communities at an immediate risk of homelessness, hazardous conditions to health and safety or transportation, or inability to recover mentally and financially. As such, LMI communities made need greater access to emergency shelters, emergency rehab, counseling services, debris removal, or other disaster response services that may be required in the immediate aftermath of an event.

Santa Barbara County's Office of Emergency Management coordinates with federal, state, County, and local entities to ensure risk mitigation through comprehensive planning to build disaster resiliency and identify risks within the County. The Santa Barbara County Multi-Jurisdictional Hazard Mitigation Plan was prepared and formulated with input and coordination from each incorporated city, the County of Santa Barbara, citizen participation, responsible officials, and support from the State of California Governor's Office of Emergency Services (CalOES) and the Federal Emergency Management Agency (FEMA). The Plan has specific section for Santa Barbara County that details hazard mitigation strategy to make Santa Barbara County less vulnerable and more resistant to disasters by addressing various phases such as hazard mitigation, emergency preparedness, disaster response, and disaster recovery.

The County also has a strong information sharing process to promote disaster preparedness and response via its website, County Facebook and Twitter feeds, as well as traditional communication venues.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The priorities established for the 2020-2024 Consolidated Plan are similar to those in the past five-year plan, with an emphasis on affordable housing and services to low income and special needs residents. The goals and activities planned for the next five years address the most significant needs in the Consortium: 1) The need to increase the supply of affordable housing (and preserve existing affordable housing), and 2) the need to provide social supports to residents living in poverty and residents with special needs.

Five-year goals and strategies to address priority needs include the following:

Goal No 1—Expand affordable housing: The purpose of this goal is to increase the affordability, availability, accessibility and sustainability of renter and owner-occupied housing units.

Goal No 2—Assist non-homeless special needs populations: This goal consists of activities to help non-homeless persons with special needs access needed supportive services and facilities, as well as to provide affordable and accessible housing.

Goal No 3—Build community infrastructure and service capacity: This goal strives to improve neighborhood infrastructure and access to basic services for low income and special needs populations.

Goal No 4—Assist homeless individuals/families and those at-risk of homelessness with emergency and permanent housing and services: This goal includes activities targeted to persons and families experiencing and at-risk of homelessness.

Goal No 5—Promote economic development: This goal includes activities that create or retain jobs, foster entrepreneurship and increase access to employment centers, particularly for low and moderate income persons.

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

Table 46 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

HOME funds received by the HOME Consortium have historically been distributed to Consortium members based on an allocation formula that incorporates both population and need (defined by poverty and housing problems). CDBG funds received by the Urban County have historically been distributed to city partners based on population.

HCD will consider proximity to employment centers, access to opportunities and transportation when allocating HOME funds for housing programs. CDBG funds are used countywide primarily to address the rehabilitation needs of existing facilities, such as shelters, or for ADA infrastructure and facility improvements. HOME and CDBG funds received by other Consortium members are allocated within their city limits or pooled with County funds to be used for countywide programs and projects.

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 47 – Priority Needs Summary

1	Priority Need Name	Rental Housing Programs
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	Geographic Areas Affected	Countywide
	Associated Goals	Expand Affordable Housing
	Description	Promote new construction/ acquisition/ rehabilitation of rental housing projects for lower income households including large, small, and special needs households, as well as persons who are homeless, persons with disabilities and elderly persons
	Basis for Relative Priority	The need for affordable rental housing was identified as a primary issue in the NA and MA analyses. It was also cited as a top concern among residents and stakeholders.
	2	Priority Need Name
Priority Level		High

	Population	Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions
	Geographic Areas Affected	Countywide
	Associated Goals	Assist Non-Homeless Special Needs Populations
	Description	Remove design barriers to accessing community services for persons with mobility and other impairments as promoted under the ADA. Encourage increased accessibility in housing.
	Basis for Relative Priority	The need for improved accessibility was highlighted as a primary issue in the NA and MA analyses and through public input.
3	Priority Need Name	Supportive Services
	Priority Level	High
	Population	Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Countywide
	Associated Goals	Assist Non-Homeless Special Needs Populations
	Description	Promote services that assist non-homeless persons with special needs. Promote projects that combine supportive services with housing.

	Basis for Relative Priority	Supportive services are a priority among stakeholders and citizens. The need for services is also discussed in NA-05 through NA-50.
4	Priority Need Name	Community Infrastructure and Service Capacity
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Non-housing Community Development
	Geographic Areas Affected	Countywide
	Associated Goals	Build Community Infrastructure & Service Capacity
	Description	Support programs that assist with basic necessities, such as food, clothing, healthcare and shelter. Improve the physical character of neighborhoods, including complete streets, parks, and other public spaces.
	Basis for Relative Priority	The need for non-housing community development and service provision is prioritized based on the needs discussed in NA-50 and MA-45. This priority reflects the needs of low income individuals, families and neighborhoods.
5	Priority Need Name	Homeless and At-Risk of Homelessness
	Priority Level	High
	Population	Extremely Low Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth

	Geographic Areas Affected	Countywide
	Associated Goals	Assist Homeless and At-Risk of Homeless
	Description	Promote projects that provide permanent supportive housing to address the needs of homeless individuals and families, households at risk of homelessness and/or persons with special needs. Provide funding for essential services and programs that provide needed resources for homeless persons and households at imminent risk of homelessness. Prioritize funding for operation of principal emergency shelters throughout the County.
	Basis for Relative Priority	The need for homeless services and prevention are substantial in the Consortium and are discussed in detail in NA-40 and MA-30. Needs differ geographically with supports for homeless individuals being a higher priority in South County and supports for homeless families a higher priority in North County.
6	Priority Need Name	Economic Development
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	Countywide
	Associated Goals	Promote Economic Development
	Description	Support economic development that creates or retains jobs, including those for low and moderate income persons. Promote projects that reduce the jobs/housing imbalance between North and South County. Promote projects that incorporate innovative energy efficiency and conservation measures.
	Basis for Relative Priority	The Santa Barbara County Board of Supervisors directed that Economic Development initiatives be designated as High priority. Stakeholders and residents also valued reducing the jobs/housing imbalance.
7	Priority Need Name	Home Buyer Programs
	Priority Level	High

	Population	Low Moderate Large Families Families with Children Elderly
	Geographic Areas Affected	Countywide
	Associated Goals	Expand Affordable Housing
	Description	Promote homeownership opportunities for low income first time homebuyers.
	Basis for Relative Priority	Given the Consortium’s limited financial resources and the severe needs of the rental market, home buyer programs are a lower priority than renter programs.
8	Priority Need Name	Access to Community Assets
	Priority Level	High
	Population	Extremely Low Low Moderate Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Non-housing Community Development
	Geographic Areas Affected	Countywide
	Associated Goals	Assist Non-Homeless Special Needs Populations Expand Affordable Housing
	Description	Promote projects that are in close proximity to employment centers, public transportation corridors, and public services and amenities. Promote projects that incorporate universal design and accessibility standards to meet the needs of people with disabilities.

Basis for Relative Priority	<p>While access to community assets is an important concern, proximity to employment, transit and services was identified as a secondary issue to increased supply of affordable housing and supportive service provision. Universal design is supplementary to other accessibility programs with high priority.</p>
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Narrative (Optional)

Please see table above.

SP-30 Influence of Market Conditions - 91.415, 91.215(b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	High rents and low vacancy rates. Discussed in detail in the Housing Market Analysis
TBRA for Non-Homeless Special Needs	High rents and low vacancy rates. Discussed in detail in the Housing Market Analysis
New Unit Production	Limited supply of affordable housing. Discussed in detail in the Housing Market Analysis
Rehabilitation	Poor condition of limited affordable housing. Discussed in detail in the Housing Market Analysis
Acquisition, including preservation	Limited supply of affordable housing. Discussed in detail in the Housing Market Analysis

Table 48 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

This section discusses the resources that will be used to meet the goals of the 2020-2025 Five-year Consolidated Plan. These resources are financial, involve partnership opportunities, and include ability to leverage additional funds.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$1,259,696	\$12,154	\$621,616	\$1,893,466	\$7,573,864	Federal funds prioritized to address capital improvements of public facilities and service providers, fund public services to low- and moderate-income residents, and improve affordable housing.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$1,265,645	\$210,150	\$1,281,684	\$2,757,479	\$11,029,916	Federal funds used to create and preserve affordable housing.

Table 49 - Anticipated Resources

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

The Consortium’s federal fund allocations will complement a number of other resources that impact community development (e.g., Capital Improvement budgets, transportation funding, Low Income Housing Tax Credits and bank funding). Through its competitive fund rounds for HOME and CDBG, the County seeks to use federal funds to leverage additional resources by encouraging applicants to pursue and leverage additional funding and in-kind contributions from private and public sources to supplement County funding. The County also makes strategic investments to generate program income from both HOME and CDBG annual allocations when feasible. HCD staff also provides technical

assistance and professional expertise to grantees/subrecipients to increase capacity and efficiency among institutional delivery partners. The Consortium works with Public Housing Authorities and HOME subrecipients to ensure the HOME match requirement is satisfied.

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

The County owns land and buildings that are used for public purposes or leased to non-profit entities to administer a program. Examples include County-administered public services such as mental and public health, and non-profit administered public services such as the Bridgehouse Emergency Homeless Shelter in Lompoc and the Veterans' memorial buildings in Santa Barbara and Lompoc. In 2014, the County transferred County-owned land to the County public housing authority on which housing for formerly homeless was constructed. The County continues to evaluate the best uses of county-owned property to meet community needs.

Discussion

Please see above.

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
County of Santa Barbara – Community Services Department, Housing and Community Development Division	Government Agency	Non-homeless special needs Homelessness	Countywide
County of Santa Barbara - General Services	Government Agency	Non-homeless special needs	Countywide
County of Santa Barbara – Public Works Department	Government Agency	Non-homeless special needs Public Facilities	Countywide
Santa Maria/Santa Barbara Continuum of Care	Regional Agency	Homelessness	Countywide
Home for Good Santa Barbara	Regional Agency	Homelessness	Countywide
Housing Authority of the County of Santa Barbara	Government Agency	Public Housing	Countywide
Peoples' Self-Help Housing Corp.	Nonprofit Organization	Nonprofit Developer & Owner of Affordable Housing Units	Countywide
Legal Aid Foundation of Santa Barbara County	Nonprofit Organization	Fair Housing	Countywide

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Carpinteria	Government Agency	Housing Non-homeless special needs Homelessness Public Facilities	Countywide
City of Buellton	Government Agency	Housing Non-homeless special needs Homelessness Public Facilities	Countywide
City of Goleta	Government Agency	Housing Non-homeless special needs Homelessness Public Facilities	Countywide
City of Solvang	Government Agency	Housing Non-homeless special needs Homelessness Public Facilities	Countywide
City of Lompoc	Government Agency	Housing Non-homeless special needs Homelessness Public Facilities	Countywide

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Santa Maria	Government Agency	Housing Non-homeless special needs Homelessness Public Facilities	Countywide

Table 50 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The institutional structure through which the jurisdiction will carry out its consolidated plan is described in the Grantee Unique Appendix SP-40 Supplement.

Stakeholders believe that the County has the right institutional structure in place to provide needed services. The greatest challenge in the County is declining funding (both state and federal) to provide housing and services.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X		
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	X

Supportive Services			
HIV/AIDS	X		X
Life Skills	X	X	
Mental Health Counseling	X	X	X
Transportation	X	X	X
Other			

Table 51 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Please see the discussion of services for persons who are homeless in SP-60.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

As noted above, stakeholders feel that the Consortium has few service gaps and that decreased federal funding to serve residents with service needs is a bigger challenge than systemic gaps.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

Continued funding of needed services and increased funding for supportive services as budgets allow.

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Expand Affordable Housing	2020	2025	Affordable Housing Public Housing	Countywide	Access to Community Assets Home Buyer Programs Rental Housing Programs	HOME: \$6,328,225	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 274 Households Assisted
2	Assist Non-Homeless Special Needs Populations	2020	2025	Non-Homeless Special Needs	Countywide	Access to Community Assets Accessibility Programs Supportive Services	CDBG: \$660,519	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 22937 Persons Assisted
3	Build Community Infrastructure & Service Capacity	2020	2025	Non-Homeless Special Needs Non-Housing Community Development	Countywide	Community Infrastructure and Service Capacity	CDBG: \$4,780,579	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 91626 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 20 Persons Assisted
4	Assist Homeless and At-Risk of Homeless	2020	2025	Homeless	Countywide	Homeless and At-Risk of Homelessness	CDBG: \$520,444	Homeless Person Overnight Shelter: 1705 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Promote Economic Development	2020	2025	Non-Housing Community Development	Countywide	Economic Development	CDBG: \$336,938	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 85 Persons Assisted

Table 52 – Goals Summary

Goal Descriptions

1	Goal Name	Expand Affordable Housing
	Goal Description	The purpose of this goal is to increase the affordability, availability, accessibility and sustainability of renter and owner-occupied housing units.
2	Goal Name	Assist Non-Homeless Special Needs Populations
	Goal Description	This goal consists of activities to help non-homeless persons with special needs in accessing needed supportive services and facilities, as well as to provide affordable and accessible housing.
3	Goal Name	Build Community Infrastructure & Service Capacity
	Goal Description	This goal strives to improve neighborhood infrastructure and access to basic services for low income and special needs populations.
4	Goal Name	Assist Homeless and At-Risk of Homeless
	Goal Description	Assist homeless and at-risk of homelessness with emergency and permanent housing and services. This goal includes activities targeted to persons and families experiencing and at-risk of homelessness.

5	Goal Name	Promote Economic Development
	Goal Description	This goal includes activities that create or retain jobs, foster entrepreneurship and increase access to employment centers, particularly for low and moderate income persons.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

See goal outcome indicator in table above.

SP-50 Public Housing Accessibility and Involvement - 91.415, 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

N/A

Activities to Increase Resident Involvements

HACSB offers a number of resident programs and supportive services designed to foster self-sufficiency and improve quality of life. HACSB also partners with a number of community organizations that provide resources to assist HACSB clients. These community partners are part of the HACSB Program Coordinating Committee (PCC) and meet regularly with HACSB to review progress and address issues. HACSB encourages residents to participate in programs and services by holding meetings in each local housing area and producing regular "Information Bulletins" with important news, opportunities and events.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

N/A

SP-55 Strategic Plan Barriers to Affordable Housing - 91.415, 91.215(h)

Barriers to Affordable Housing

According to the 2015-2023 Santa Barbara County Housing Element, the primary constraints to housing development are (1) High costs of land and services; (2) Lack of available land in some urban areas; (3) Service constraints in certain communities; (4) Environmental constraints on vacant sites; and (5) Public values that prefer moderate to lower density development.

State and local policies and regulations may have the potential to constrain future housing opportunities by increasing the cost of residential development to the extent that affordable options are priced out of the market. As identified in the 2015-2023 Santa Barbara County Housing Element, such constraints in Santa Barbara County include the Coastal Act, Congestion Management Plan, California Environmental Quality Act, open space and habitat preservation, as well as zoning regulations and other local land-use controls (height limits, parking requirements, etc.). However, the County's existing standards and processes and proposed programs remove or otherwise ensure that local land-use controls do not have an undue negative impact on the maintenance, improvement, and development of housing for all income levels. Chapter 3 *Housing Constraints and Mitigating Opportunities* of the Housing Element discusses these constraints and mitigating opportunities in detail. Chapter 5 *Housing Goals, Policies, and Programs* of the Housing Element includes the proposed programs intended to remove or minimize the effects of local land-use controls on the development of affordable housing.

In an environment where there are fewer affordable options, it is easier for protected classes to experience housing discrimination in the disguise of acceptable practices such as credit checks and income verifications. In other words, in communities like Santa Barbara County particularly the South Coast where demand for housing far outstrips supply, protected classes and other vulnerable populations are more likely to be turned away from housing through legitimate practices such as credit checks, preference for non-voucher renters and income checks.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The Housing Element describes a number of constraints to affordable development and presents programs to reduce barriers to affordable housing. For example, a County Supplemental Density Bonus Program has been proposed to provide additional density bonus in specific zones above and beyond that allowed by the State Density Bonus Law (SDBL). This program would provide for a total density increase for projects that provide units affordable to low and very low income, special needs, seniors, and workforce households and individuals. For example, if SDBL allows a 25 percent density bonus, the supplemental density bonus could allow an additional 20 percent density bonus for a total of a 45 percent density bonus. HCD will continue to work with the Planning and Development Department to identify regulatory barriers to developing affordable housing, and to identify strategies to mitigate or remove these barriers.

In addition, the Fair Housing Action Plan recommended in the AI proposed the following actions to expand affordable housing opportunities in the County:

ACTION NO. 1. Increase affordable housing opportunities. Given the increase in affordability concerns across the County, increasing affordable housing opportunities continues to be an important focus.

Working to expand the supply of affordable housing throughout the County should also expand access to housing for protected classes. Potential strategies include:

- Continue to use federal and other County administered funds to support affordable housing and explore opportunities to increase funding for affordable housing creation.
- Support opportunities to reduce barriers to affordable housing development discussed in the County’s Housing Element.
- Increase access to family-oriented housing (e.g., units with at least two bedrooms).
- Seek opportunities that expand housing options for vulnerable populations, such as people with disabilities, seniors, veterans, and youth aging out of foster care.
- Proactively monitor and address loss of existing affordable housing units, particularly in “high opportunity” areas.

ACTION NO. 2. Increase focus on and partnerships to better coordinate service delivery to at-risk populations.

Coordinating service delivery that the County has control over as well as forging partnerships between service providers will help to ensure that limited resources are used efficiently.

Potential strategies include:

- Seek to pair affordable housing options with service delivery through supportive housing development.
- Coordinate peer networks to connect service providers who can work together to maximize resources.
- Identify greater opportunities for homelessness prevention outreach.

ACTION NO. 3. Provide greater access to financial counseling for minority and Hispanic applicants and increase outreach to lenders to address concerns in denial rates.

Outreach should be targeted to address specific concerns surfaced in the data. Potential strategies include:

- Support local credit counseling agencies in their efforts to educate residents about good personal finance practices and their understanding of mortgage loan financing. Ensure that these programs offer courses in Asian communities, which are at highest risk for denials, and have materials available for those with Limited English proficiency. Also, ensure that Hispanic communities receive opportunities for education around creditworthiness, which is the biggest reason for loan denials in this group. Refer residents who contact the County with personal finance or credit questions to local counseling agencies.
- Offer or partner with providers to educate the community on specifically on subprime lending through financial literacy courses. Ensure courses are available in Spanish and English.

- Conduct outreach to lenders to better understand denial rates and encourage more coordination within communities to assist residents in accessing financing.

ACTION NO. 4. Continue supporting programs to improve the landlord tenant relationship and fair housing education.

- Support fair housing training and education opportunities throughout the region, specifically for rental properties that will be directed to housing service providers, management companies, and rental residents. Provide an emphasis on the protection for source of income under California law.
- Ensure training opportunities for rental residents to clearly inform this population of their rights and responsibilities, particularly in the area of disabilities. Ensure these trainings are offered in English and Spanish.

SP-60 Homelessness Strategy - 91.415, 91.215(d)

Describe how the jurisdiction's strategic plan goals contribute to:

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

As part of serving as the lead agency for the Santa Maria/Santa Barbara County Continuum of Care (CoC), HCD participated in the development of the Phase I Community Plan to Address Homelessness in Santa Barbara County (Phase I). The approach adopted in Phase I includes the following:

- Increase access to safe, affordable housing.
- Use best Practices to deliver tailored supportive services to meet individual needs.
- Build a collective action plan; improve data sharing.
- Strengthen support systems available to help residents obtain and maintain housing.
- Build provider capacity to address the needs of specific populations.

In January of 2018, the Santa Maria/Santa Barbara County CoC, with HCD acting as the lead agency, implemented a Countywide Coordinated Entry System (CES). CES standardized assessment and client placement across all participating agencies. Street outreach and programmatic in-reach is conducted to identify, assess, and connect people experiencing homelessness with the most appropriate service for their level of need.

The goals outlined in this Strategic Plan (see SP-05) also demonstrate the Consortium's commitment and strategy to address homelessness. The Consortium goal to "assist homeless and at-risk of homelessness with emergency and permanent housing and services" includes promoting projects that provide permanent supportive housing to homeless individuals and families, providing funding for essential services for those experiencing or at risk of homelessness, and prioritizing funding for operation of principal emergency shelters throughout Santa Barbara County.

Addressing the emergency and transitional housing needs of homeless persons

The Coordinated Entry System makes referrals to all projects receiving ESG and CoC Program funds, including emergency shelter, rapid rehousing (RRH), permanent supportive housing (PSH), and transitional housing (TH), as well as other housing and homelessness services.

In Santa Barbara County, Transitional Housing programs exist to help homeless individuals by placing them in temporary stable housing while helping them gain financial independence and permanent housing. Several programs, including Transition House, Santa Barbara Rescue Mission and WillBridge Transitional Housing operate in the county

One of the key components of addressing the housing needs of Santa Barbara County's homeless population is increasing the supply of transitional housing in the county. In 2006 a Ten Year Plan (TYP) set

a goal of developing 750-1200 beds in housing units or shared/ individual sleeping rooms in permanent housing over the 10 year planning period. As shown in SP-25, the Consortium places high priority on assisting homeless residents with emergency and permanent housing sources, including the prioritization of funding for emergency shelters throughout the County and promoting projects that provide housing and services to those experiencing and at risk of homelessness.

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

Many of the providers that offer housing and/or services to people who are experiencing homelessness track their data in the Homeless Management Information System (HMIS)—an electronic database that uses federally-defined variables to store data on clients’ demographics and outcomes. Each time a person enters or exits a homeless program, and whenever a household stays in the same program for a full year, the household is interviewed to determine where they are living, how much income they are collecting from employment and benefits, whether the person has health insurance, and what disabilities and conditions contribute to the client’s vulnerability. In addition, the client is asked to share information about their residential history, their race, their gender, their history of domestic violence, their age, their veteran status, and other demographic markers. Any data collected is stored in secure servers that can only be accessed by appropriately trained personnel for the purpose of helping people experiencing homelessness to receive housing and services.

In recent years, the percent of programs who participate in HMIS has sharply increased, thanks to a combination of increased regulatory requirements as more types of programs are now required to enter data into HMIS in order to receive government funding and there is an increased interest in evaluating and monitoring performance. Additional programs are choosing to voluntarily enter data into HMIS in order to share their data with other agencies and benefit from a common approach to data management. It is through this effort that the County and CoC are able to track individuals and families as they access the homeless service system and pair them with the most effective means of interventions.

As shown in SP-25, the Consortium places high priority on assisting homeless residents with emergency and permanent housing sources, including the prioritization of funding for emergency shelters throughout the County and promoting projects that provide housing and services to those experiencing or at risk of homelessness.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

People at risk of experiencing homelessness who may not fit the literal definitions of being homeless are often the same individuals who would benefit most from increased coordination between systems and programs and services. To address this, the County and Continuum of Care partners are working toward increasing prevention and diversion services to address needs such as better connecting individuals and families to mainstream benefits/aid, educational and vocational aid, credit repair, emergency rental/utility aid, and legal aid to minimize evictions. These strengthened services would work in conjunction with the new strategy of employing a flexible funding source for prevention services that will be administered through the Coordinated Entry System if funded through the Homeless Emergency Aid Program.

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The County of Santa Barbara has complied and continues to comply with lead-based paint regulation since the enactment of Title X of the Housing and Community Development Act of 1992. The Act requires all State and local jurisdictions that receive funding from the Community Development Block Grant Program and HOME Program to adhere to the applicable federal lead-based paint regulations. Other organizations which receive federal funds are also required to adhere to these regulations.

How are the actions listed above related to the extent of lead poisoning and hazards?

The extent of lead-based paint hazards is discussed in MA-20. Integrating lead paint hazard identification and mitigation into existing programs is the most efficient and effective strategy to mitigate hazards, given budget constraints and limited HUD block grant funding. The County includes lead testing and abatement procedures in all applicable rehabilitation activities and requires an analysis of lead-based paint if a project involves acquisition of pre-1978 multi-family projects. In addition, the County provides educational brochures published by the Environmental Protection Agency to residents on the health hazards of lead-based paint and encourages screening children for elevated blood lead levels when the housing in which they reside was built prior to 1978.

How are the actions listed above integrated into housing policies and procedures?

Policies/procedures to ensure compliance include the following:

- Requiring Phase I environmental reports to include an analysis of lead-based paint if a project involves acquisition of multi-family projects built before 1978.
- Rehabilitation projects that involve identified issues with lead-based paint are required to include mitigation activities in the work specification write-up.
- Educating the community on the dangers of lead poisoning (through distribution of brochures).
- The County also sends key staff to HUD-sponsored training sessions, which may include information about lead regulations.

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The Consortium's anti-poverty efforts during the next five years will include the following:

- Support public services that assist persons with special needs.
- Support public service programs for low- and moderate-income households including programs for housing and other community development needs.
- Provide funding for operation of principal emergency shelters throughout Santa Barbara County.
- Provide funding for essential services and programs that provide needed resources for homeless persons.
- Support programs that assist with basic necessities, such as food, clothing, healthcare and shelter.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?

The Consortium is committed to reducing the number of households with incomes below the poverty level by providing programs to motivate and assist them to move toward self-sufficiency. Jurisdictions work with various service providers and other units of local government to provide low-income residents with supportive services. The County anti-poverty strategy is implemented through collaborative efforts by the County Departments of Community Services (CSD), County Executive Office (CEO), Social Services, and Public Health. In addition, the County Public Health; Behavior Wellness (BeWell); and Social Services Departments provide a wide range of services aimed at promoting health care, child care, food security, violence prevention, mental health and substance abuse treatment, and shelter/housing challenges faced by low income households. The programs and supportive services encourage and enhance household prospects of increased self-sufficiency.

SP-80 Monitoring - 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

As the lead department for both the HOME Consortium and the Urban County Partnership, CSD's division of HCD maintained oversight responsibility for evaluation and monitoring of grantees and subrecipients. Monitoring is an ongoing process and encompasses the evaluation of administrative, financial, program and project regulatory consistency, as well as agency capacity review.

HOME and CDBG Monitoring. HOME monitoring includes desk reviews, tenant- and project-file reviews, and site inspections. On-site monitoring is conducted at least every third year or more frequently if warranted. CDBG monitoring includes protocols such as desk reviews, on-site visits and regular communication with service providers or project sponsors via phone and email. After a thorough monitoring review, any outstanding issues identified are discussed with the grantee or subrecipient, who is then given an opportunity to alleviate any issues identified. Depending on the severity of the issue, it may be addressed as a "concern" or a "finding". Concerns bring to the attention of the sponsor areas in which improvement could be beneficial to the program, and the County will generally recommend that certain actions be taken to demonstrate responses to the concerns. Findings are made when there is non-compliance with statutory or regulatory requirements. Findings require immediate resolution and a written response describing specific action steps that will be taken to resolve the findings.

Partner City Program Monitoring. The County works closely with each partner city to ensure effective program management and compliance. HCD conducts periodic monitoring of member jurisdictions' performance under the HOME and CDBG Programs. Monitoring of the member cities generally includes review of program administration and implementation. County HCD Staff utilize HUD-issued guidebooks and checklists when monitoring member jurisdictions and subrecipients.

Compliance with Planning Requirements. The County Citizen Participation Plan outlines policies, protocols and procedures that ensure full opportunity for public participation related to funding priorities and programs of federal funds which may include state and local funds. Accommodations are made for individuals with disabilities as well as for persons requiring translation services at public meetings when requested. The County advertises all public hearings and places information on the County HCD website. Advance public notice of all hearings and activities related to the Consolidated Plan process, Annual Action Plan, and Consolidated Annual Performance & Evaluation Report (CAPER), and related projects, are published in local newspapers as well as the County HCD website. Comments and information conveyed to staff by the interested public are duly noted, documented, responded to and addressed in a timely fashion.

Appendix - Alternate/Local Data Sources

1	<p>Data Source Name</p> <p>PIC (PIH Information Center)</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>US Department of Housing and Urban Development (HUD)</p>
	<p>Provide a brief summary of the data set.</p> <p>IMS/PIC is responsible for maintaining and gathering data about all of PIH's inventories of HAs, Developments, Buildings, Units, HA Officials, HUD Offices and Field Staff and IMS/PIC Users.</p>
	<p>What was the purpose for developing this data set?</p> <p>IMS/PIC is responsible for maintaining and gathering data about all of PIH's inventories of HAs, Developments, Buildings, Units, HA Officials, HUD Offices and Field Staff and IMS/PIC Users.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>Santa Barbara County, CA</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2019</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>
	2
<p>List the name of the organization or individual who originated the data set.</p> <p>US Census Bureau</p>	
<p>Provide a brief summary of the data set.</p> <p>The American Community Survey (ACS) is an ongoing survey that provides data every year -- giving communities the current information they need to plan investments and services. Information from the survey generates data that help determine how more than \$400 billion in federal and state funds are distributed each year. The ACS is accessed through the Census website, which provides data about the United States, Puerto Rico and the Island Areas.</p>	

	<p>What was the purpose for developing this data set?</p> <p>Information from the ACS help determine how more than \$400 billion in federal and state funds are distributed each year to help communities, state governments, and federal programs.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>Santa Barbara County, CA</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2006-2010 ACS, 2013-2017 ACS</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>
3	<p>Data Source Name</p> <p>2012-2016 CHAS</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>US Census Bureau, American Community Survey (ACS) and U.S. Department of Housing and Urban Development (HUD)</p>
	<p>Provide a brief summary of the data set.</p> <p>Each year, the U.S. Department of Housing and Urban Development (HUD) receives custom tabulations of American Community Survey (ACS) data from the U.S. Census Bureau. These data, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low income households.</p>
	<p>What was the purpose for developing this data set?</p> <p>The CHAS data are used by local governments to plan how to spend HUD funds, and may also be used by HUD to distribute grant funds.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>Santa Barbara County, CA</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2012-2016 CHAS</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>

4	Data Source Name 2013-2017 ACS 5-Yr Estimates
	List the name of the organization or individual who originated the data set. US Census Bureau
	Provide a brief summary of the data set. The American Community Survey (ACS) is an ongoing survey that provides data every year -- giving communities the current information they need to plan investments and services. Information from the survey generates data that help determine how more than \$400 billion in federal and state funds are distributed each year. The ACS is accessed through the Census website, which provides data about the United States, Puerto Rico and the Island Areas.
	What was the purpose for developing this data set? Information from the ACS help determine how more than \$400 billion in federal and state funds are distributed each year to help communities, state governments, and federal programs.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Santa Barbara County, CA
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2013-2017 ACS 5-Yr Estimates
	What is the status of the data set (complete, in progress, or planned)? Complete
5	Data Source Name HUD 2019 FMR and HOME Rents
	List the name of the organization or individual who originated the data set. US Department of Housing and Urban Development (HUD)
	Provide a brief summary of the data set. Fair Market Rents (FMRs) are set by HUD and used to determine payment standard amounts for HUD Programs. HUD annually estimates FMRs for the Office of Management and Budget (OMB) defined metropolitan areas, some HUD defined subdivisions of OMB metropolitan areas and each nonmetropolitan county. HOME Rents Limits are based on FMRs published by HUD. HOME Rent Limits are set to determine the rent in HOME-assisted rental units and are applicable to new HOME leases.

	<p>What was the purpose for developing this data set?</p> <p>Fair Market Rents (FMRs) are used to determine payment standard amounts for HUD Programs. HOME Rent Limits are the maximum amount that may be charged for rent in HOME-assisted rental units and are applicable to new HOME leases.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>Santa Barbara County, CA</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2019</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>
6	<p>Data Source Name</p> <p>2018 HUD Housing Inventory Count (HIC)</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>US Department of Housing and Urban Development (HUD)</p>
	<p>Provide a brief summary of the data set.</p> <p>The Housing Inventory Count Reports provide a snapshot of a CoC's HIC, an inventory of housing conducted annually during the last ten days in January, and are available at the national and state level, as well as for each CoC. The reports tally the number of beds and units available on the night designated for the count by program type, and include beds dedicated to serve persons who are homeless as well as persons in Permanent Supportive Housing.</p>
	<p>What was the purpose for developing this data set?</p> <p>HIC provides the inventory of housing conducted annually during the last ten days in January. The reports tally the number of beds and units available on the night designated for the count by program type, and include beds dedicated to serve persons who are homeless.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>COC</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2018</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>

7	Data Source Name	Santa Maria/Santa Barbara County CoC 2020 PIT
	List the name of the organization or individual who originated the data set.	Santa Maria/Santa Barbara County CoC
	Provide a brief summary of the data set.	The PIT count shows a snapshot of people experiencing homelessness on any given night in the County.
	What was the purpose for developing this data set?	The PIT count helps the COC and regional partners to determine the needs of the homeless population.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?	Santa Barbara County, CA
	What time period (provide the year, and optionally month, or month and day) is covered by this data set?	January 29, 2020
	What is the status of the data set (complete, in progress, or planned)?	Complete
8	Data Source Name	Bureau of Labor Statistics (BLS)
	List the name of the organization or individual who originated the data set.	Bureau of Labor Statistics (BLS)
	Provide a brief summary of the data set.	BLS unemployment rates are from the BLS Local Area Unemployment Statistics (LAUS). This program produces monthly and annual employment, unemployment, and labor force data for Census regions and divisions, States, counties, metropolitan areas, and many cities, by place of residence.
	What was the purpose for developing this data set?	The purpose of the BLS data is to collect, analyze, and disseminate essential economic information to support public and private decision making.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?	Santa Barbara County, CA

	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2019</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>
9	<p>Data Source Name</p> <p>2013-2017 ACS (Workers), 2017 LEHD (Jobs)</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>2013-2017 ACS and 2017 Longitudinal Employee-Household Dynamics: United States Census Bureau</p>
	<p>Provide a brief summary of the data set.</p> <p>The American Community Survey (ACS) is an ongoing survey that provides data every year -- giving communities the current information they need to plan investments and services. Information from the survey generates data that help determine how more than \$400 billion in federal and state funds are distributed each year. The ACS is accessed through the Census website, which provides data about the United States, Puerto Rico and the Island Areas.</p> <p>The Longitudinal Employer-Household Dynamics (LEHD) program is part of the Center for Economic Studies at the U.S. Census Bureau. The LEHD program produces new, cost effective, public-use information combining federal, state and Census Bureau data on employers and employees under the Local Employment Dynamics (LED) Partnership.</p>
	<p>What was the purpose for developing this data set?</p> <p>ACS: Information from the ACS help determine how more than \$400 billion in federal and state funds are distributed each year to help communities, state governments, and federal programs.</p> <p>LEHD: Information from the LEHD help state and local authorities who increasingly need detailed local information about their economies to make informed decisions. The LEHD Partnership works to fill critical data gaps and provide indicators needed by state and local authorities. LEHD's mission is to provide new dynamic information on workers, employers, and jobs with state-of-the-art confidentiality protections and no additional data collection burden.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>Santa Barbara County, CA</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2013-2017 ACS (Workers), 2017 LEHD (Jobs)</p>

	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>
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