



2015-2020 Consolidated Plan

**Santa Barbara County HOME Consortium
and CDBG Urban County**

REVISED DRAFT REPORT

Revised Draft Report

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2015-2020 Consolidated Plan

Prepared for

Santa Barbara County HOME Consortium and CDBG Urban County

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SECTION I.

eCon Plan

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, Lompoc 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 reporting requirements for the HUD's 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 2015 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

Public comments will be summarized in this section after the 30-day public comment period for the Draft Consolidated Plan.

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

Public comments will be summarized in this section after the 30-day public comment period for the Draft Consolidated Plan.

7. Summary

Please see above.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 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
Lead Agency	SANTA BARBARA COUNTY	Community Services Department

Table 1 – Responsible Agencies

Narrative

The County of Santa Barbara’s Housing and Community Development Division is the lead entity 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, Lompoc 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 2015-2020 Consolidated Plan. Each member jurisdiction participates in strategic planning through participation on the Urban County/HOME Consortium Steering Committee. As the cities of Goleta and Santa Maria are also CDBG entitlement jurisdictions, they are responsible for developing their respective Consolidated Plan and related implementation documentation.

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PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

This section reviews the stakeholder consultation process conducted for the Santa Barbara County 2015-2020 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 the Central Coast Collaborative on Homelessness (C3H) 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 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 child abuse prevention 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 county-wide 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, 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 C3H, which operates as a county-wide 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.

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. HCD, as the HMIS Lead Agency, will work with the CoC to implement policies and procedures for HMIS and funding strategies to continue its operations and further its expansion. The CoC was recently formed and the nature of its internal structure and external relationships is still being determined. As the CoC and its Board formalize their processes, HCD will coordinate with the CoC on the prioritization of objectives and evaluation of activities in support of those objectives.

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

HCD participates in collaborative efforts and task forces. These include C3H, 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.

The table below shows key participants of the November 2014 stakeholder consultation process for the Consolidated Plan. For further information, please see the Consultation and Citizen Participation appendix.

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
Santa Barbara County	Other government-Local	Lead agency	Santa Barbara County, Housing and Community Development Division is the lead agency for the preparation of the Consolidated Plan.
Housing Authority of the County of Santa Barbara	PHA	Housing Needs Assessment Public Housing Needs	The director of housing development was interviewed. 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.
Independent Living Resource Center, Inc.	Services-Persons with Disabilities	Housing Needs Assessment Non-Homeless Special Needs	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.
Los Adobes de Maria II (a low income farm worker housing apartment complex located in Santa Maria, built by People's Self-Help Housing, and funded in part by the USDA)	Services-Housing	Housing Needs Assessment Non-Homeless Special Needs	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.
Domestic Violence Solutions for Santa Barbara County	Services-Housing Services-Children Services-Victims of Domestic Violence Services-Homeless Services-Victims	Housing Needs Assessment Non-Homeless Special Needs	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.
Good Samaritan Shelter	Services-Housing Services-Children	Housing Needs Assessment	Interviewed organization director of shelter operations. Organization is the largest homeless

	Services-Victims of Domestic Violence Services-Homeless	Homeless Needs Assessment	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.
Transition House	Services-Housing Services-Children Services-Victims of Domestic Violence Services-Homeless	Housing Needs Assessment Homeless Needs Assessment	Interviewed organization executive director. Information was requested on the housing and supportive service needs of families experiencing homelessness in the southern part of the county. More detail is provided in the Consultation and Citizen Participation appendix.
Casa Esperanza Homeless Center	Services-Housing Services-Victims of Domestic Violence Services-Homeless	Housing Needs Assessment Homeless Needs Assessment	Interviewed organization managing director. 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.

Table 2 – Agencies, groups, organizations who participated

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 Plan	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(l))

The County of Santa Barabara 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 monthly to discuss community needs and long-term housing strategies.

Narrative (optional):

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 County housing authority, 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 (banks and other financial institutions, developers, rental companies, landlords, and realtors).

PR-15 Citizen Participation

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 five planned community meetings, including two public meetings (one in North County and one in South County), two resident focus groups, and a stakeholder focus group to discuss housing and community development needs. This community feedback on housing and community development needs helped shape the goal-setting process to address the identified needs.

Citizen Participation Outreach

Number of Meetings	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Meeting	Minorities Non-English Speaking – Specify other language: Spanish Persons with disabilities Residents of Public and Assisted Housing Non-targeted/ broad community	Please see Consultation and Citizen Participation appendix.	Please see Consultation and Citizen Participation appendix.	Please see Consultation and Citizen Participation appendix.	
3	Other Community Meetings	Minorities Non-English Speaking – Specify other language: Spanish Persons with disabilities Social service providers	Please see Consultation and Citizen Participation appendix.	Please see Consultation and Citizen Participation appendix.	Please see Consultation and Citizen Participation appendix.	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Residents and stakeholders participating in the Consolidated Plan citizen participation process identified the primary needs in the Consortium to be additional affordable housing, accessible housing for persons with disabilities and family housing; increasing supportive services including mental health services; reducing overcrowding and substandard housing; non-housing community development; and economic development.

Based on meetings and interviews with stakeholders and citizens, the primary factors contributing to significant challenges for low income individuals and families in finding affordable housing in Santa Barbara County are the shortage of affordable housing products and very low vacancy rates (less than 1%). In the South County and additional issue is the competition from students seeking housing. Generally, there is a mismatch between the location of jobs (mostly in South County) and the more affordable housing areas (in North County) with insufficient transportation options between the two areas of the county.

In addition to finding a place they can afford, the low income population faces other housing challenges such as overcrowding, substandard housing units, and cost burden (spending more than 30% of their income on rent). A disproportionately greater need for affordable housing exists for all racial/ethnic groups when compared to white households in all of these areas.

Special needs populations such as the elderly, people with disabilities, people with mental health and/or substance abuse issues, victims of domestic violence, the homeless, and farm workers face even more challenges finding and keeping a place to live. These populations need additional and specific support services.

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

In the tables below, data was provided by HUD from special tabulations of the 2000 Census and the 2007-2011 American Community Survey (ACS). Where possible, data were updated using the 2008-2012 ACS. These data demonstrate the extent of housing problems and needs, particularly for low income households. The term “HAMFI” means HUD Area Median Family Income. Data in the tables is for the HOME Consortium (Santa Barbara County excluding the City of Santa Barbara and the City of Guadalupe).

Summary of Housing Needs

Demographics	Base Year: 2000	Most Recent Year: 2012	% Change
Population	301,363	328,001	9%
Households	99,610	104,542	5%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2008-2012 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	12,314	11,793	18,237	10,387	51,983
Small Family Households *	3,544	3,911	6,599	3,853	26,294
Large Family Households *	1,123	1,859	3,228	1,495	5,423
Household contains at least one person 62-74 years of age	1,766	1,881	3,184	2,280	10,362
Household contains at least one person age 75 or older	1,797	2,057	2,990	1,565	5,459
Households with one or more children 6 years old or younger *	2,335	2,949	4,271	1,884	5,425
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Notes: HAMFI is HUD Area Median Family Income. Large family households are those with five or more members.

Data Source: 2007-2011 CHAS

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	349	224	75	75	723	15	18	69	34	136
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	564	664	640	420	2,288	25	35	265	29	354
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	795	989	1,088	385	3,257	35	275	603	210	1,123
Housing cost burden greater than 50% of income (and none of the above problems)	5,177	2,933	1,475	199	9,784	1,806	1,516	2,728	831	6,881
Housing cost burden greater than 30% of income (and none of the above problems)	749	1,898	3,598	1,439	7,684	484	823	1,622	1,639	4,568
Zero/negative Income (and none of the above problems)	639	0	0	0	639	299	0	0	0	299

Table 7 – Housing Problems Table

Data 2007-2011 CHAS
Source:

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	6,872	4,802	3,283	1,085	16,042	1,886	1,846	3,684	1,106	8,522
Having none of four housing problems	1,591	2,883	6,053	3,614	14,141	1,031	2,261	5,228	4,599	13,119
Household has negative income, but none of the other housing problems	639	0	0	0	639	299	0	0	0	299

Table 8 – Housing Problems 2

Data 2007-2011 CHAS
Source:

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	2,414	2,551	2,378	7,343	662	443	1,947	3,052
Large Related	1,009	1,020	599	2,628	83	435	1,078	1,596
Elderly	1,161	781	696	2,638	1,232	1,439	1,407	4,078
Other	2,928	1,908	1,958	6,794	376	322	452	1,150
Total need by income	7,512	6,260	5,631	19,403	2,353	2,639	4,884	9,876

Table 9 – Cost Burden > 30%

Data 2007-2011 CHAS
Source:

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	2,020	1,083	640	3,743	578	273	1,454	2,305
Large Related	764	385	80	1,229	79	330	444	853
Elderly	881	584	174	1,639	851	842	746	2,439
Other	2,783	1,315	649	4,747	358	287	283	928
Total need by income	6,448	3,367	1,543	11,358	1,866	1,732	2,927	6,525

Table 10 – Cost Burden > 50%

Data 2007-2011 CHAS
Source:

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	1,189	1,473	1,207	590	4,459	45	219	568	119	951
Multiple, unrelated family households	40	140	395	140	715	20	95	309	109	533
Other, non-family households	155	80	148	85	468	0	0	0	10	10
Total need by income	1,384	1,693	1,750	815	5,642	65	314	877	238	1,494

Table 11 – Crowding Information – 1/2

Data 2007-2011 CHAS
Source:

	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								

Table 12 – Crowding Information – 2/2

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

Low income individuals in Santa Barbara County need affordable, housing for single persons, such as studios or one-bedroom apartments. According to stakeholder input, it can be very difficult for low income individuals to find available housing they can afford because vacancy rates are very low (less than 1%) and because there is not enough new development of single-room housing or other types of housing for single occupants. People with physical, mental, and/or developmental disabilities (10% of the population according to US Census data) face more challenges because they may require accessible housing and more support services. The presence of the University of California, Santa Barbara (UCSB) also impacts the number of single person households in the Consortium. There are approximately 22,000 students at UCSB, many of whom are single person households with limited income.

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.

People with physical, mental, and/or developmental disabilities make up 10% of the population in Santa Barbara County. Compared to the population as a whole, poverty rates are much higher for people with disabilities. About 24% of people ages 18-64 with disabilities are living in poverty compared to 16% of the population in that age group as a whole. Similarly, 16% of working age people with disabilities are unemployed compared to 9% of all working age people.

Based on the 2011 National Intimate Partner and Sexual Violence Survey by the Center for Disease Control and 2012 Census estimates, an estimated 44,485 (36%) women and 35,503 (29%) men in Santa Barbara County will have experienced rape, physical violence, and/or stalking by an intimate partner at some point in their lifetimes. The Santa Maria/Santa Barbara County Continuum of Care (CoC) conducts an annual "Point-in-Time" survey that includes a physical count of homeless people during a two-day period. Of the total homeless population identified during the most recent count (January 2015), between 33% and 57% are victims of violence or trauma.

What are the most common housing problems?

As shown in Table 7, the most common housing problem is cost burden (households paying more than 30% of their income for housing) followed by overcrowding. These data indicate a strong need for additional affordable housing, particularly for larger households (five or more people). Stakeholders and citizens both confirm this need, acknowledging that the County needs more affordable housing in general, as well as specific types of housing such as units for (1) large families, (2) housing for farm workers, and (3) more single-room housing units for low income individuals.

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

Yes. Over 80% of renters below 50% Average Median Income (AMI) are spending more than 50% of their income on rent. About 80% of renters below 50% AMI live in substandard housing.

Over half of homeowners earning 50-80% AMI are living in substandard housing (defined on page 13). The majority (75%) of these homeowners live in severely overcrowded homes.

Disproportionate housing needs exist between white and minority households across all income levels. The greatest disproportionate need between whites and minorities exists at the 50-80% AMI and the 80-100% AMI income levels. African Americans and Hispanics have the greatest need at the 50-80% AMI income level. Pacific Islanders and Asians have the greatest need at the 80-100% AMI income level.

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.

As discussed above, over 80% of renters below 50% AMI are severely cost burdened and are at risk of becoming homeless. Short term needs may include emergency assistance and longer term needs are an increase in sustainable affordable housing. Many renters and owners at risk of homelessness are living in substandard housing and may need emergency repair services and/or relocation.

Based on interviews with homeless service providers in Santa Barbara County, the “housing first” best practice has not always worked well for families with children. According to service providers, families who get into permanent housing quickly struggle with the stress of being back in housing and are less likely to engage in supportive services. People with mental health and substance abuse issues who had supportive services in a shelter sometimes have trouble managing medications or go back to using drugs or alcohol when they leave the shelter and lose supportive services.

People who are nearing termination of their rapid re-housing assistance are in need of employment at a living wage that will allow them to access housing and not return to homelessness. Case management, peer support, and peer mentors are also needed to assist in the transition to permanent housing.

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:

The jurisdiction does not maintain current estimates of the at-risk population in Santa Barbara County. A recent Point in Time (PIT) count of homeless persons was conducted in January 2015 which provided a count of persons living in shelters, transitional housing, the streets and other areas not meant for human habitation.

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

In addition to the definition of persons or households who are at risk of homelessness as articulated by the U.S. Department of Housing and Urban Development, the County has identified the following characteristics of homeless persons and those with an increased risk of homelessness:

- Sleeping in a place not meant for human habitation such as cars, parks, abandoned buildings, streets, sidewalks, in hospitals or other institutions,
- Graduates of Santa Barbara County- or nonprofit-funded housing programs or shelters, victims of domestic violence
- Disabling conditions, including mental health issues and/or substance abuse issues and physical disabilities or chronic health issues including HIV/AIDS
- Severe housing cost burdens (greater than 50 percent of gross income for housing)
- Homeless or institutionalized within the past year
- Young head of household (under 25 with children or pregnant)
- Current or past involvement with child welfare including foster care
- Sudden and significant loss of income
- Limited or no work history
- Lack of high school diploma or skills-based education
- Lack of childcare or transportation
- Landlord is facing foreclosure
- Living in substandard housing
- Experiencing recent traumatic life event such as death or abandonment of a spouse or primary care provider or a health issue
- Significant debt and or credit issues

Discussion

The County's Consolidated Planning process and the planning by the Continuum of Care's lead coalition, the Central Coast Collaborative on Homelessness (C3H) work to focus resources to address, reduce and remediate the impact of those risk factors.

NA-15 Disproportionately Greater Need: Housing Problems – 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

A disproportionately greater need exists when the members of a racial or ethnic group at a particular income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. For example, assume that 60% of all low income households within a jurisdiction have a housing problem and 70% of low income Hispanic households have a housing problem. In this case, low-income Hispanic households have a disproportionately greater need. Per the regulations at 91.205(b)(2), 91.305(b)(2), and 91.405, a grantee must provide an assessment for each disproportionately greater need identified. Although the purpose of these tables is to analyze the relative level of need for each race and ethnic category, the data also provide information for the jurisdiction as a whole that can be useful in describing overall need.

Disproportionate housing needs in a population are defined as having one or more of the following four housing problems in greater proportion than the jurisdiction as a whole or than whites: 1) Living in housing that lacks complete kitchen facilities, 2) Living in housing that lacks complete plumbing facilities, 3) More than one person per room (overcrowded), and 4) Cost burden greater than 30 percent of Area Median Income (AMI).

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	10,314	1,598	620
White	5,199	863	436
Black / African American	270	24	10
Asian	527	85	30
American Indian, Alaska Native	140	15	4
Pacific Islander	10	0	20
Hispanic	3,989	585	105

Table 13 - Disproportionately Greater Need 0 - 30% AMI

Data Source: 2007-2011 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 (Total)	9,110	2,587	0
White	4,196	1,483	0
Black / African American	180	59	0
Asian	333	73	0
American Indian, Alaska Native	55	30	0
Pacific Islander	10	10	0
Hispanic	4,259	913	0

Table 14 - Disproportionately Greater Need 30 - 50% AMI

Data Source: 2007-2011 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	11,869	6,770	0
White	5,668	4,485	0
Black / African American	310	100	0
Asian	455	265	0
American Indian, Alaska Native	8	4	0
Pacific Islander	15	20	0
Hispanic	5,213	1,747	0

Table 15 - Disproportionately Greater Need 50 - 80% AMI

Data Source: 2007-2011 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	5,747	4,927	0
White	3,167	3,756	0
Black / African American	15	89	0
Asian	264	129	0
American Indian, Alaska Native	8	14	0
Pacific Islander	24	0	0
Hispanic	2,154	919	0

Table 16 - Disproportionately Greater Need 80 - 100% AMI

Data Source: 2007-2011 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

In the Consortium, disproportionate housing needs exist across all income levels. The greatest disproportion is seen in the two highest income levels (50-80% AMI and 80-100% AMI). There is no disproportionate need in the 30-50% AMI category.

0-30% of AMI

Pacific Islanders have greater housing need than whites (14 percentage points higher).

30-50% of AMI

There is no disproportionate need in this income category. Though Hispanics have a greater incidence of housing need than whites, that difference is only 8 percentage points and does not meet the criteria for disproportionate need. African Americans and whites in this income category have a similar level of housing need (75% and 74%, respectively).

50-80% of AMI

- African Americans have greater housing need than whites (20 percentage points higher) and greater housing need than the jurisdiction as a whole (12 percentage points higher).
- Hispanics have greater housing need than whites (19 percentage points higher) and greater housing need than the jurisdiction as a whole (11 percentage points higher).

- American Indian and Alaska Natives have greater housing need than whites (11 percentage points higher).

80-100% of AMI

- Pacific Islanders have greater housing need than whites (54 percentage points higher) and greater housing need than the jurisdiction as a whole (46 percentage points higher).
- Hispanics have greater housing need than whites (24 percentage points higher) and greater housing need than the jurisdiction as a whole (16 percentage points higher).
- Asians have greater housing need than whites (21 percentage points higher) and greater housing need than the jurisdiction as a whole (13 percentage points higher).

NA-20 Disproportionately Greater Need: Severe Housing Problems – 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 discusses severe housing needs as defined by HUD, using HUD-prepared housing needs data. The tables show the number of Santa Barbara County households that have severe housing needs by income, race, and ethnicity. Needs are defined as one or more of the following housing problems: 1. Housing lacks complete kitchen facilities, 2. Housing lacks complete plumbing facilities, 3. Household has more than 1.5 persons per room, 4. Household cost burden exceeds 50 percent.

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	8,993	2,924	620
White	4,448	1,609	436
Black / African American	240	54	10
Asian	482	130	30
American Indian, Alaska Native	134	19	4
Pacific Islander	10	0	20
Hispanic	3,518	1,073	105

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 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	6,145	5,573	0
White	2,812	2,861	0
Black / African American	115	125	0
Asian	253	152	0
American Indian, Alaska Native	0	85	0
Pacific Islander	10	10	0
Hispanic	2,894	2,282	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 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	6,748	11,895	0
White	2,644	7,525	0
Black / African American	180	239	0
Asian	254	455	0
American Indian, Alaska Native	8	4	0
Pacific Islander	15	20	0
Hispanic	3,610	3,354	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 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	2,493	8,178	0
White	1,078	5,857	0
Black / African American	15	89	0
Asian	114	279	0
American Indian, Alaska Native	4	18	0
Pacific Islander	24	0	0
Hispanic	1,233	1,840	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 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

In the Consortium, severe housing needs are evidenced disproportionately across all earning levels. More disproportionate need exists at higher income levels, particularly the 50-80% of AMI category, where every minority group has disproportionate need compared to whites.

0 – 30% of AMI

- Pacific Islanders have greater severe housing need than whites (27 percentage points higher) and greater severe housing need than the jurisdiction as a whole (25 percentage points higher).
- American Indian and Alaska Natives have greater severe housing need than whites (14 percentage points higher) and greater severe housing need than the jurisdiction as a whole (12 percentage points).
- African Americans have greater severe housing need than whites (8 percentage points higher) but that difference does constitute a disproportionate need.

30 – 50% of AMI

- Severe housing needs are 13 percentage points higher for Asians than whites.

50 – 80% of AMI

- Severe housing needs are greater for American Indian and Alaska Natives than whites (67 percentage points higher) and greater than the jurisdiction as a whole (30 percentage points higher).
- Severe housing needs are greater for Hispanics than for whites (52 percentage points higher) and greater than the jurisdiction as a whole (16 percentage points higher).
- Pacific Islanders have greater severe housing needs than whites (43 percentage points higher).
- Asians have greater severe housing needs than whites (36 percentage points higher).
- African Americans have greater severe housing needs than whites (17 percentage points higher) and greater severe housing needs than the jurisdiction as a whole (7 percentage points higher).

80 – 100% of AMI

- Pacific Islanders have greater severe housing needs than whites (84 percentage points higher) and greater severe housing needs than the jurisdiction as a whole (77 percentage points higher).
- Hispanics have greater severe housing needs than whites (25 percentage points higher) and greater severe housing needs than the jurisdiction as a whole (17 percentage points higher).
- Asians experience severe housing needs at a 13 percentage point greater rate than whites.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 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:

Cost burden is experienced when a household pays more than 30 percent of their gross household income toward housing costs, including utilities, insurance, and property taxes.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	56,062	24,605	21,668	640
White	39,109	14,084	12,085	456
Black / African American	788	555	430	10
Asian	2,375	1,053	1,132	30
American Indian, Alaska Native	299	63	142	4
Pacific Islander	110	0	24	20
Hispanic	12,704	8,374	7,607	105

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

Discussion:

At the lowest income level (<=30% AMI), American Indians, Alaska Natives, and Pacific Islanders experience the greatest cost burden; about 80% of each of these groups is cost burdened while 55% of the jurisdiction as a whole is cost burdened. At the 30-50% of AMI income level, 52% of African Americans experience cost burden compared to just 22% for whites and 24% for the jurisdiction as a whole. For those earning more than 50 percent of AMI, 40% of African Americans experience cost burden compared to 19% of whites and 22% of the jurisdiction as a whole.

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?

Yes. The most disproportionate severe housing need exists at the 50-80% of AMI category where every minority group has disproportionate need compared to whites. In this income category, all minority groups except for Asians and whites have a disproportionate need compared to the jurisdiction as a whole.

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

According to input from focus groups with Hispanic residents, the biggest challenge they face is being able to find affordable housing where they work, especially for large families. Many reported poor housing conditions and overcrowding. Participants in the Hispanic resident focus group live in Santa Maria (in the north of the county) and did not have experience looking for housing in other parts of the county. One participant had heard of less expensive rents in Lompoc, but still prefers to live in Santa Maria to be closer to work and family.

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

Maps of racial and ethnic concentration are shown in Appendix B Demographic and Housing Profile Supplement. The maps show areas of Hispanic concentration in the northern portion of Santa Maria, in Guadalupe and the surrounding area northwest of Santa Maria, in portions of Lompoc, and in the southeastern portion of the City of Santa Barbara. There is only one Census tract in the County with an Asian concentration (in Isla Vista) and there are no African American concentrated tracts.

NA-35 Public Housing – 91.205(b)

Introduction

This section provides an overview of public housing in Santa Barbara County. The data in the tables below is pre-populated by HUD.

At the time this report was written, both the Housing Authority of the County of Santa Barbara (HACSB) general public housing waiting list and the Section 8 waiting list have been closed for five years. They were closed after the 2008 recession, when each list exceeded 6,000 names, which equaled a wait time of seven to eight years. In the past five years, the housing authority has significantly reduced the waiting lists and plans to reopen the lists sometime in 2015. The housing authority expects that the number of people on each waiting list will be back up to 3,000-5,000 within two weeks of the lists being reopened. Future versions of this Plan will be updated with additional information if/when the waitlists are reopened.

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	420	3,550	155	3,328	49	0	18

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	19,883	16,102	15,111	16,188	14,368	0
Average length of stay	0	0	8	8	1	8	0	0
Average Household size	0	0	2	2	2	2	1	0
# Homeless at admission	0	0	0	1	1	0	0	0
# of Elderly Program Participants (>62)	0	0	107	845	30	800	13	0
# of Disabled Families	0	0	66	1,070	38	993	23	0
# of Families requesting accessibility features	0	0	420	3,550	155	3,328	49	0
# 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	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	381	3,144	135	2,957	36	0	16
Black/African American	0	0	31	270	11	250	9	0	0
Asian	0	0	4	62	1	60	1	0	0
American Indian/Alaska Native	0	0	3	53	5	44	2	0	2
Pacific Islander	0	0	1	21	3	17	1	0	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	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	296	1,873	89	1,765	13	0	6
Not Hispanic	0	0	124	1,677	66	1,563	36	0	12

***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:

According to the HACSB, the most immediate need of public housing tenants is family self-sufficiency. HACSB focuses its family self-sufficiency efforts with public housing tenants on 1) activities to help children stay in school and keep occupied in a positive way, and 2) education and skills training for adults.

At the time this report was written, both the HACSB general public housing waiting list and the Section 8 waiting list had been closed for five years, so data on applicants on the waiting list for accessible units is not available. However, the After Care Waiting List, the waiting list for people with special needs/developmental disabilities has never closed. At any given time, there are 350-400 people on this waiting list. Among these individuals, there is a particular need for wheelchair-accessible units, or, at the very least, walker-accessible units.

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?

As both the HACSB general public housing waiting list and the Section 8 waiting list have been closed for five years, data on the number and characteristics of families on the waiting lists are unavailable.

According to HACSB, the most immediate needs of residents of public housing and Housing Choice voucher holders are the same as discussed above - family self-sufficiency, activities to help children stay in school and stay occupied in a positive way, and education and skills training for adults.

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

According to the HACSB, the needs of the population at large are similar, finding available housing, but less acute. The population at large generally has more resources and options than public housing residents and voucher holders.

Discussion

The most immediate need for public housing tenants is family self-sufficiency. To achieve family self-sufficiency, HACSB focuses efforts on activities to help children stay in school, adult education and skills training. Since the general public housing waiting list and the Section 8 waiting list have been closed for five years, data on applicants on the waiting list for accessible units is not available. Please see above.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The Santa Maria/Santa Barbara County CoC conducts an annual “Point-in-Time” survey, which is a physical count of people experiencing homelessness during a two-day period. This year it occurred January 28-29, 2015. This annual census of individuals and families experiencing homelessness is required by HUD. The Point-in-Time survey includes data for Santa Barbara County as a whole, including the cities of Santa Barbara and Guadalupe which are not participating in the Urban County or HOME Consortium. The Point-in-Time survey is the best data source available to estimate homeless populations in the area.

The Point-in-Time survey results are limited because they are only a snapshot of a two-day period. The actual homeless population in Santa Barbara County may be much higher. For example, Transitional Youth Services, an agency that provides educational services for homeless youth in Santa Barbara County, served 1,710 homeless children and youth during the 2012-2013 school year and these children were not all included in the Point-in-Time survey. In January 2015, the Point-in-Time survey counted 1,455 total individuals experiencing homelessness over the two-day period, a decrease of 5 percent from 2011 when 1,536 persons were counted.

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):

Of all the people experiencing homelessness counted in January 2015, respondents had been homeless on average for five and a half years and about between 33% and 57% were victims of domestic violence or trauma. Less than half of the individuals experiencing homelessness are sheltered and half are unsheltered or living in vehicles. The number of families with dependent children was up 80% from 2011 (132 families were counted in 2015). While the increase in the number of families could be due to better survey outreach, shelters are at full capacity.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	714	
Black or African-American	51	
Asian	10	
American Indian or Alaska Native	13	
Native Hawaiian or Other Pacific Islander	5	
Multiple Races	61	
Ethnicity:	Sheltered:	Unsheltered (optional)
Non-Hispanic/Non-Latino	494	
Hispanic/Latino	360	

Data Source: Point-in-Time Summary Homeless Populations Summary for CA-603 – Santa Maria/Santa Barbara County CoC. January 2014.

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

In January 2014, families with dependent children made up 22% of the homeless population. Of these families, 74% were sheltered and 26% were unsheltered. Homeless advocates point to anecdotal evidence that the number of homeless families and children are under-reported. In the 2015 survey, 15% of respondents said they were veterans.

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

According to interviews with stakeholders providing services to the homeless population in Santa Barbara County, the majority of the individuals experiencing homelessness are white males who are chronically homeless. The majority of the population seeking shelter services is white, although there has been a recent increase in Hispanic/Latino males. At the time of the January 2014 Point-in-Time survey (see table above), whites accounted for 84 percent and other races combined accounted for 16 percent of the individuals experiencing homelessness counted in shelters.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

In January 2015, less than half of the 1,455 homeless people counted were sheltered and half were unsheltered. In 2014, the majority (74%) of homeless families with dependent children are sheltered while 26% are unsheltered. The opposite is true for homeless adults and unaccompanied youth: 59% are unsheltered and 41% are sheltered.

Discussion:

Based on interviews with homeless service providers in Santa Barbara County, affordable low income housing is the primary need for people experiencing homelessness. There is a need for single-room

affordable housing particularly for veterans and middle-aged individuals who do not yet qualify for senior benefits, as well as a need for larger units for families.

Homeless service providers also expressed that their clients need more supportive services including health services (including both physical and mental health/substance abuse services), more single-dweller housing units with supportive services, and more collaboration between homeless service providers and Adult Protective Services. There is also a need for specialized mental health services for veterans.

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

Introduction:

This section provides an overview of the housing needs of non-homeless special needs populations in the Consortium. The information was compiled from 2012 Census estimates, the Santa Barbara County 2015-2023 Housing Element report, and stakeholder input.

Describe the characteristics of special needs populations in your community:

Elderly. The elderly population (ages 62+) makes up about 15% of the total population in Santa Barbara County. Over a third (36%) of the elderly are living with a disability. About 5% of the entire elderly population is living in poverty compared to 8% of the elderly population who are also living with disabilities.

About 10% are frail elderly (defined as an elderly person who requires assistance with three or more activities of daily living, such as bathing, walking, and performing light housework).

People with Disabilities. People with physical, mental, and/or developmental disabilities make up 10% of the population in Santa Barbara County. Compared to the population as a whole, poverty rates are much higher for people with disabilities. About 24% of people ages 18-64 with disabilities are living in poverty compared to 16% of the population in that age group as a whole. Similarly, 16% of working age people with disabilities are unemployed compared to 9% of all working age people.

Substance Abuse. Rates of alcohol and illicit drug dependence in Santa Barbara County (9.54%) are higher than the national rate (8.40%). Similarly, the rate of those who need but are not receiving treatment for alcohol use (7.40%) is higher than the national rate (6.43%), as is the rate of those needing but not receiving treatment for illicit drug use (2.99% in Santa Barbara County compared to the national rate of 2.43%).

Domestic Violence. Based on the 2011 National Intimate Partner and Sexual Violence Survey by the CDC and 2012 Census estimates, about 44,485 (36%) women and 35,503 (29%) of men in Santa Barbara County have experienced rape, physical violence, and/or stalking by an intimate partner in their lifetimes.

Farm Workers. According to The U.S. Census of Agriculture (Ag Census) data pulled from the Housing Element report, the number of farm workers employed in Santa Barbara County almost doubled within a fifteen year span; rising from 13,806 in 1992, to 21,768 in 2007. The county was ranked 14th in the state in 2007 for agricultural production value, which was well over \$1 billion. The majority of the highest value crops grown in the county, such as grapes and strawberries, require hand harvesting, which has historically been done by migrant laborers.

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

Elderly. Based on the Housing Element, the elderly population in Santa Barbara County is projected to increase from 13% to 16% as a proportion of the total population by 2020. The County is taking steps to address this increasing need for more housing for the elderly – especially the importance of additional rental housing.

Disability. According to the Housing Element, people with disabilities in Santa Barbara County often spend a disproportionate amount of their income on housing that meets their specific needs and circumstances.

Domestic violence. According to data from the National Alliance to End Homelessness (endhomelessness.org), the supportive and housing services needed by domestic violence victims may vary, but most need health care and counseling immediately following a crisis and continued mental health support to assist with the traumatic stress related to the violence. Victims may also require assistance with substance abuse and mental health issues, both of which are common among domestic violence victims. Affordable housing is also critical. The National Alliance to End Homelessness argues that a “strong investment in housing is crucial [to victims of domestic violence]...so that the family or woman is able to leave the shelter system as quickly as possible without returning to the abuse.” The Alliance also reports that studies on homelessness have shown a correlation between domestic violence and homelessness.

Substance abuse and mental health. According to interviews with homeless service providers in the County, mental health and substance abuse issues are common among individuals experiencing homelessness and are barriers to finding and keeping housing. Accessing supportive services for substance abuse is harder for families. People cannot enter residential rehab facilities with their children.

Farm workers. According to stakeholder interviews from the Housing Element, in the past, migrant laborers have made use of inexpensive motels along major arterial roads. However, these motels are now used year-round by individuals and families in need of affordable housing, and are not typically available as a source of migrant labor housing. There is a need for temporary housing for migrant laborers, and low-cost housing for permanent, low wage workers who remain in the County year-round.

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

Although the Santa Barbara Urban County does not receive HOPWA funding, estimates of the number of people living with HIV/AIDS (PLWHA) are provided below based on 2012 Census estimates.

Based on the national rate (128.99 per 100,000), it can be estimated that there are about 423 PLWHA in Santa Barbara County. Of those people, about 13% are in need of housing assistance. These are estimates based on national data and may not reflect actual rates in Santa Barbara County.

Discussion:

The special needs populations in Santa Barbara County include the elderly, people with disabilities, victims of domestic violence, individuals with substance use disorders and mental health issues, farm workers, and individuals living with HIV/AIDS. Each has unique housing needs and each group faces barriers in finding housing, especially housing that will meet their specific needs.

During the November 2014 public participation process for the Consolidated Plan, citizens and stakeholders highlighted a variety of housing and supportive service needs specific to special needs populations. Stakeholders cited affordable, available units (accessible as needed) for low income populations as the primary need across all special needs populations. Single-room affordable housing, particularly for veterans and middle-aged individuals who do not yet qualify for senior benefits, are needed, especially among the homeless population (this is particularly the case in North County). Domestic violence service providers do not believe that the housing needs of their clients are being met. Clients leaving domestic violence shelters in Santa Barbara find that it is “almost impossible” to find housing in the area due to high cost. Mental health services were mentioned frequently as service needs that intersect with housing issues in the community. Housing with wrap-around services was cited as a particular need for people experiencing homelessness.

Affordable units for larger families (two-bedroom units or larger) were commonly cited as a general community need. Several barriers exist for families seeking housing. Stakeholders report that families experiencing homelessness need larger units, typically two or more bedrooms. One stakeholder noted, “affordable units being built in the county are one-bedroom units. An affordable two-bedroom almost doesn’t exist.” Affordable units for families need to be located close to schools, the workplaces of parents, and within safe neighborhoods. Barriers to families seeking housing include landlord prejudices against renting to families with children and occupancy limits, which limit the number of people who can live in a unit. Family housing was cited as a primary need of domestic violence survivors.

Participants made distinctions between the northern and southern areas of the county. Housing for farm workers, low income workers, and seniors were cited as particular needs in the northern part of the county, while housing for low income workers was prioritized in the southern part of the county. In addition, a geographic distinction in the homeless population was repeatedly mentioned, with participants noting that there are more families experiencing homelessness in the north, while the population of individuals experiencing homelessness is larger in the south. Participants noted the need for greater in-home care options in the north for individuals with disabilities. Generally, participants said that services for individuals with disabilities are more concentrated in the south, though residents say this is improving with new service options in North County.

Please see the Consultation and Citizen Participation appendix for more information.

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

Describe the jurisdiction's need for Public Facilities:

The County's 2014-2019 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 167 projects and of this total, 88 projects are fully funded, 27 are partially funded, and 52 are currently unfunded.

In addition, the County's Facilities Condition Assessment Report, completed in 2014, found that County-owned buildings are maintained at minimum level of services and site improvements (roads, parking, landscaping, plants and related) and parks buildings are at or below a minimum level of service. Children play areas require remedial and renewal maintenance programs.

In order to fill funding gaps to address the issues reported in the plans, the County Departments of General Services, Public Works and Parks have submitted applications for CDBG funds to make facility improvements. Examples of projects funded with CDBG include: Facility rehabilitation to improve accessibility for persons with disabilities, park improvements, community center improvements, and installation of sidewalks and curb cuts to comply with the American with Disabilities Act.

How were these needs determined?

The needs were identified in the Santa Barbara County Capital Improvement Program's 2014-2019 5-Year Plan and 2014 County's Facilities Condition Assessment Report.

Describe the jurisdiction's need for Public Improvements:

The Santa Barbara Planning and Development Department has completed a draft Disadvantaged Communities Element report and the County is taking steps to incorporate plans for disadvantaged communities into the County Comprehensive Plan.

Senate Bill 244 (SB 244) requires local governments to review and update the land use element with information regarding unincorporated disadvantaged communities inside or near its boundaries. According to SB 244, a disadvantaged 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 the length of time the community has been established. The County must include an analysis of water, wastewater, storm water drainage, and structural fire protection needs or deficiencies for each identified disadvantaged community, as well as an analysis of potential funding mechanisms that could make the extension of services and facilities to identified communities financially feasible. Ultimately, SB 244 seeks to address the barriers that contribute to regional inequity and infrastructure deficits within these disadvantaged communities.

How were these needs determined?

The needs were identified in the Santa Barbara County Capital Improvement Program's 2014-2019 5-Year Plan. Disadvantaged communities are discussed in the Disadvantaged Communities Element.

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.
- 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.

In addition, a 2013 report entitled "A Snapshot of Poverty in Santa Barbara County" identified areas in Santa Maria, Lompoc, Isla Vista, and Santa Barbara which could benefit from additional services.

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:

The Santa Barbara County housing market is characterized by rising rents and home prices—even in North County which has traditionally offered much more affordable housing than the South Coast communities.

Between 2000 and 2012, rental affordability declined throughout the County as renter incomes failed to keep pace with rising housing costs. Median rent (including utilities) for the County of Santa Barbara as a whole increased from \$830 per month in 2000 to \$1,326 per month in 2012—a 60 percent increase. In order to afford that increase, renter incomes would need to increase by \$19,840; however, the median income only increased by \$11,938 over the same period. In 2000 nearly one-third of all rental units in the Consortium were priced between \$500 and \$750; by 2012 fewer than one tenth of all rentals were priced in that range. The number of rentals priced between \$1,000 and \$1,500 doubled and the number of rentals priced over \$1,500 quintupled.

Affordability within the owner-occupied housing market has also declined across the County. Median home values for the County as a whole increased by 65 percent—from \$293,000 in 2000 to \$482,000 in 2012—while median incomes for both renters and owners increased by just 37 percent. Communities in North County offer more affordable options but home values in North County communities experienced greater percentage increases between 2000 and 2012 (84% increase in Santa Maria and 73% increase in Lompoc) compared to South County Consortium members (e.g., 54% increase in Carpinteria). According to 2012 ACS data, only 23 percent of all Consortium residents and only 10 percent of Consortium renters can afford the countywide median home value of \$482,400.

Appendix B. Demographic and Housing Profile includes additional detail on housing trends in the Consortium along with maps showing trends in both renter and owner affordability.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

This section provides an overview of the housing supply in the Consortium. The cities of Santa Barbara and Guadalupe do not participate in the HOME Consortium nor the Urban County Partnership and are excluded from the following data estimates unless otherwise noted.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	70,046	62%
1-unit attached structure	6,491	6%
2-4 units	8,971	8%
5-19 units	13,899	12%
20 or more units	5,895	5%
Mobile Home, boat, RV, van, etc	7,354	7%
Total	112,656	100%

Table 26 – Residential Properties by Unit Number

Data Source: 2008-2012 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	314	1%	2,173	5%
1 bedroom	1,339	2%	9,870	22%
2 bedrooms	10,319	17%	16,429	37%
3 or more bedrooms	48,066	80%	16,032	36%
Total	60,038	100%	44,504	100%

Table 27 – Unit Size by Tenure

Data Source: 2008-2012 ACS

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

According to HUD’s Multifamily Assistance and Section 8 Contracts Database (formerly the expiring use database), there are 12 properties (409 units) in the Consortium planning area with public subsidies. Most of those units (61%) have rents below 80 percent of FMR.

Public housing is targeted to residents earning less than 80 percent of AMI, HOME units are targeted to residents earning less than 50 or 60 percent of AMI, other programs such as the Inclusionary Housing Ordinance, density bonuses, LIHTC are targeted to residents earning between 30 and 60 percent of AMI.

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

HUD's Multifamily Assistance and Section 8 Contracts Database indicates 7 properties (310 units) with contracts expiring in 2015. That accounts for 76 percent of the Consortium's assisted housing stock. All properties have contracts that expire in the next 10 years.

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

No. Extremely low vacancy rates—1% in South County—suggest a need for more rental units. In addition there is a need for increased affordability for both renters and would-be-owners. A gaps analysis conducted for this Consolidated plan estimates a shortage of 8,700 rental units affordable to residents earning less than \$25,000 per year. That affordability gap persists until renters are earning over \$50,000. Only 10 percent of Consortium renters can afford the countywide median home value of \$482,400.

Describe the need for specific types of housing:

As discussed in the earlier section, the greatest housing needs in the County of Santa Barbara include: 1) Rental units with rents of less than \$625 per month to serve low income renters and persons with special needs; 2) Accessible, affordable housing that accepts Section 8 vouchers; 3) Affordable rental units with more than two bedrooms, to accommodate large families; and 4) Housing to serve persons who are homeless and at-risk of homelessness.

Discussion

Please see above.

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

Introduction

This section contains pre-populated HUD tables that support the housing needs and market analysis discussions above.

Cost of Housing

Rent Paid	Number	%
Less than \$500	4,950	11.1%
\$500-999	13,062	29.4%
\$1,000-1,499	14,210	31.9%
\$1,500-1,999	7,098	15.9%
\$2,000 or more	5,184	11.6%
Total	44,504	100.0%

Table 28 - Rent Paid

Data Source: 2008-2012 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,745	No Data
50% HAMFI	5,063	1,406
80% HAMFI	17,695	4,745
100% HAMFI	No Data	8,263
Total	24,503	14,414

Table 29 – Housing Affordability

Data Source: 2007-2011 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,035	1,190	1,426	1,906	2,206
High HOME Rent	886	951	1,143	1,312	1,444
Low HOME Rent	697	746	896	1,035	1,155

Table 30 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

No. The Consortium lacks affordable rentals for its lowest income renters. There are approximately 12,500 renter households in the Consortium with incomes less than \$25,000 per year. These renters can only afford to pay \$625 per month in rent and utilities to avoid being cost burdened. As of 2012, there were only 3,800 rental units available priced at less than \$625/month. This leaves a shortage of 8,700 rental units.

Also see the discussions on housing needs in NA-05 and MA-05 and MA-10.

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

The price of both for-sale and rental housing has been on the rise throughout the County. After several years of decline following the recession, countywide home values are increasing—up 10 percent between 2012 and 2013. Rents have increased steadily over the past decade (up 18% between 2005 and 2013). Low vacancy rates for rentals continue to push rents higher and availability down.

In addition, the population of the unincorporated county is expected to rise as are the number of low income jobs in the county. These demographic and economic trends combined with rising housing costs are likely to exacerbate the need for additional affordable housing opportunities.

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

According to a Rental Market Survey completed by Santa Barbara County in July of 2014, median rent for a two bedroom rental was \$1,300 in North County, \$1,395 in Lompoc, \$1,575 in the Santa Ynez Valley and \$2,300 on the South Coast. Median rents are substantially higher than HOME rents in all parts of the county and are substantially higher than Fair Market Rents except in North County and Lompoc.

The difference in FMR and median rents illustrates the need for an increase in the supply of affordable rental housing. This need and the Consortium’s commitment to address the need is evident in the Strategic Plan priority needs (SP-25) and goals (SP-45).

Discussion

Please see above.

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

Introduction

This section provides an overview of the condition of housing in the Consortium Study Area.

Definitions

The County of Santa Barbara provides the following definitions of Substandard Condition and Substandard Condition but suitable for rehabilitation:

Substandard Condition and not Suitable for Rehabilitation: A substandard unit, which does not meet the Housing Quality Standards of the Section 8 Rental Assistance Program and/or the County’s Building Code. A unit is not suitable for rehabilitation when the value of improvements will exceed 80% of the loan-to-value ratio, and/or one in which improvements will not contribute to the long standing permanence of the structure as a future occupied affordable unit.

Substandard Condition but Suitable for Rehabilitation: A substandard unit is one that does not meet the Housing Quality Standards of the Section 8 Rental Assistance Program and/or the County’s Building Code. A Substandard unit suitable for rehabilitation when the value of improvements will not exceed 80% of the loan-to-value ratio, with the exception of a historically significant structure, and one in which improvements will contribute to the permanence and significantly the life of the structure.

Condition of Units

This table displays the number of housing units, by tenure, based on the number of “conditions” the units has. Selected conditions are similar to housing problems in the needs assessment and include (1) lacks complete plumbing facilities, (2) lacks complete kitchen facilities, (3) more than one person per room, and (4) cost burden greater than 30%.

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	22,282	37%	22,988	52%
With two selected Conditions	1,046	2%	4,014	9%
With three selected Conditions	50	0%	144	0%
With four selected Conditions	0	0%	17	0%
No selected Conditions	36,660	61%	17,341	39%
Total	60,038	100%	44,504	100%

Table 31 - Condition of Units

Data Source: 2008-2012 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	5,953	10%	4,386	10%
1980-1999	17,806	30%	12,625	28%
1950-1979	32,305	54%	23,328	52%
Before 1950	3,974	7%	4,165	9%
Total	60,038	100%	44,504	100%

Table 32 – Year Unit Built

Data Source: 2008-2012 ACS

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	36,673	61%	27,776	63%
Housing Units built before 1980 with children present	3,743	6%	4,766	11%

Table 33 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Vacant Units

The County does not maintain data on the number of vacant units suitable or not suitable for rehabilitation.

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units			
Abandoned Vacant Units			
REO Properties			
Abandoned REO Properties			

Table 34 - Vacant Units

Need for Owner and Rental Rehabilitation

As shown in the table above, the majority of the Consortium’s housing stock was built between 1950 and 1980. Much of this older housing stock is likely to require rehabilitation to retain and/or extend its useful life. According to a 2009 condition survey conducted by the County, 12% of single family homes, 14% of multifamily structures and 10% of mobile homes need some type of major repair. The survey also found that homes in rural communities—particularly those in the northern and eastern portions of the County—are significantly more likely to need repair.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Lead-based paint has been recognized as a major environmental hazard facing children. Elevated blood lead levels in young children can lead to a range of problems from relatively subtle developmental disabilities to severe impairment or even death. Common effects include impaired cognition and

functioning, slowed learning abilities and behavioral disorders. Often these manifestations are subtle during early childhood but become more pronounced as children progress through school.

The use of lead-based paint was banned from residential usage in 1978. However, a majority of the structures constructed prior to the ban are at risk of containing lead-based paint. Lead poisoning is most likely to occur in old, poorly maintained dwellings with deteriorated paint. Remodeling of homes with lead paint will exacerbate exposure if lead hazards have not been mitigated.

According to the HUD Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing (2012 Edition), approximately 67 percent homes built before 1940 are likely to have “significant lead-based paint hazards. Likelihood for homes built between 1940 and 1959 is 39 percent and likelihood for homes built between 1960 and 1977 is 11 percent.

Applying those percentages to the Consortium’s housing stock suggests that 13,491 units in the Consortium are at risk of having lead-based paint hazards present.

Discussion

Please see above.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

This section describes public and assisted housing in the Consortium study area, which is served by the Housing Authority of the County of Santa Barbara (HACSB).

Totals Number of Units

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Total	Project -based	Tenant -based	Vouchers		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	525	3,576	102	3,474	299	0	171
# of accessible units									

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

Table 35 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

As shown in Table 35, HACSB has 525 units of public housing and 3,576 vouchers.

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:

As shown in Table 35, HACSB has just over 500 public housing units. HACSB has been awarded authority to convert 213 public housing units (7 properties) to Section 8 units under HUD’s Rental Assistance Demonstration (RAD) program in 2014 and 2015. Physical condition of the public housing units is adequate and there are no outstanding public safety concerns.

Public Housing Condition

Data for the completion of Table 36 were not available. There are currently no developments with public safety concerns related to condition. In addition, HACSB conducts extensive project specific facility needs assessments for all developments approved for RAD conversion.

Public Housing Development	Average Inspection Score

Table 36 - Public Housing Condition

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

The primary needs are rehabilitation projects that address deferred maintenance that does not constitute a health or safety issue (e.g., replacing cinder block construction with newer more efficient building materials). In some cases HACSB has leveraged funding sources through the RAD program to accelerate extensive rehabilitation projects.

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

The mission of HACSB is to “provide affordable housing opportunities for low income households in the County of Santa Barbara in an environment which preserves personal dignity, and in a manner which maintains the public trust.” Strategies for carrying out that mission include increasing housing choices, respecting HACSB clients/residents, demonstrating excellence in management and operations, dispersing assisted housing throughout the county, and engaging in cooperative relationships with the public, neighborhood and community organizations and government.

Discussion:

see above

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

This section provides an overview of the facilities and services available to assist persons who are experiencing homelessness or at risk of homelessness in the Consortium region.

Facilities and Housing Targeted to Homeless Households

	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)	153	212	165	264	
Households with Only Adults	247		153	246	
Chronically Homeless Households	n/a		n/a	186	
Veterans	0		15	4	
Unaccompanied Youth	8		10	0	

Table 37 - Facilities and Housing Targeted to Homeless Households

Source: HUD's 2014 Continuum of Care Homeless Assistance Programs Housing Inventory Count Report for the Santa Maria/Santa Barbara Continuum of Care

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

Please see the discussion of services provided below.

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.

Provider Name	Facility Name	Total Beds
Emergency Shelter for Families¹		
Domestic Violence Solutions for Santa Barbara	Lompoc Emergency Shelter	9
Domestic Violence Solutions for Santa Barbara	Santa Maria Emergency Shelter	16
Transition House	Transition House Emergency	70
Emergency Shelter for Mixed Populations		
Casa Esperanza Homeless Center	Winter Shelter	200
Domestic Violence Solutions for Santa Barbara	Santa Barbara Emergency Shelter	19
Emergency Shelter for Adult Individuals		
Good Samaritan Shelter	Family Emergency Shelter	108
Good Samaritan Shelter	Bridgehouse	70
Santa Barbara Rescue Mission	Homeless Guest Services	120
Emergency Shelter for Youth (Under 18 yrs.)		
Channel Islands YMCA	Noah's Anchorage Youth Crisis Shelter	8
Transitional Housing for Families¹		
Good Samaritan Shelter	Family Transitional Shelter	56
Good Samaritan Shelter	Marks House	27
Good Samaritan Shelter	Recovery Way Home	7
Good Samaritan Shelter	Hope House	15
Transition House	Firehouse	22
Transitional Housing for Mixed Populations		
Domestic Violence Solutions for Santa Barbara	Second Stage Transitional House	23
Domestic Violence Solutions for Santa Barbara	Mariposa House	21
Transitional Housing for Adult Individuals		
Channel Islands YMCA	My Home at Artisan Court	10

Good Samaritan Shelter	Another Road	7
Good Samaritan Shelter	Clean and Sober Living - Hermosa House	6
Good Samaritan Shelter	Santa Maria Residential Detox	11
Santa Barbara Community Housing Corp	Hotel de Riviera	32
The Salvation Army	Hospitality House	70
WillBridge of Santa Barbara	S/A Mission Street	11
Permanent Supportive Housing for Families¹		
Good Samaritan Shelter	Casa de Familia	44
Housing Authority of the County of Santa Barbara	Rancho Hermosa	72
Peoples' Self-Help Housing	Mariposa Townhomes	29
Transition House	HOMES - Casa Marianna	72
Transition House	Mom's Building Two	25
Transition House	Mom's Building One	22
Permanent Supportive Housing for Adult Individuals		
Good Samaritan Shelter	Clean and Sober Living - Lincoln House	9
Good Samaritan Shelter	Clean and Sober Living - Elmwood House	7
Housing Authority of the City of Santa Barbara	Artisan Court	4
Housing Authority of the City of Santa Barbara	Bradley Studios	4
Housing Authority of the City of Santa Barbara	El Carrillo	61
Housing Authority of the County of Santa Barbara	Homebase on G	19
Housing Authority of the County of Santa Barbara	VASH-HACSB	4
PathPoint	San Gordiano	7
PathPoint	Frances House	4
PathPoint	Chino House	9
PathPoint	Auhay House	6
Peoples' Self-Help Housing	Victoria Hotel	27
Phoenix of Santa Barbara	Phoenix House	12
Phoenix of Santa Barbara	Mountain House	14
Sanctuary Psychiatric Centers of Santa Barbara	Arlington Apartments	28
Santa Barbara County Alcohol, Drug and Mental Health Services	Casa Del Mural	12
Sarah House Santa Barbara	Sarah House	5
WillBridge of Santa Barbara	S/A Sola Street	6
WillBridge of Santa Barbara	S/A State Street	8

Rapid Re-Housing for Families¹		
Good Samaritan Shelter	Rapid Re-housing	11
The Salvation Army	SSVF-Haven	2
Transition House	Rapid Re-housing	38
Rapid Re-Housing for Mixed Populations		
Carrillo Counseling Services, Inc.	Safe Parking Program	4
Rapid Re-Housing for Adult Individuals		
Carrillo Counseling Services, Inc.	SSVF-New Beginnings Counseling Center	1
Casa Esperanza Homeless Center	Rapid Re-housing Program	3

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

Introduction

This section supplements NA-45--Non-Homeless Special Needs Assessment with a description of the facilities and services available in the Consortium.

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

Please see NA-45 for a discussion of the characteristics and needs of special populations in the Consortium.

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

To the extent they qualify, individuals returning from mental and physical health institutions would be eligible to receive support from the housing and supportive service providers that assist low income and special needs residents in Santa Barbara County, including housing provided by HACSB.

Other programs providing supportive housing services include Transitions Mental Health Association, PathPoint, Good Samaritan, Santa Maria Assertive Community Treatment, and Independent Living Resource Center. These programs provide a range of housing options and assistance for persons with physical and developmental disabilities and persons with mental and physical health difficulties.

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)

N/A

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))

As outlined in the Action Plan, the recommended activities for the upcoming program year intended to address housing and supportive services needs for non-homeless special needs populations include the following:

- Accessibility improvements (Calle Real ADA sidewalk project, St. Vincent's Senior Housing railings, and SYVPH accessibility upgrades).

- Housing for youth transitioning from foster care
- Community health investments (healthy senior lunch and health care and prescription access)
- Necessities of Life Project Food Pantry for People with HIV/AIDS
- Fair housing activities to address potential discrimination for members of protected classes
- Legal assistance for low-income persons, seniors and victims of domestic violence and elder abuse
- Education, prevention and emergency services for victims of sexual assault and child abuse
- Emergency home repair for seniors and low income households

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

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 also pose constraints to affordable development 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 coastal regulations, Congestion Management Plan, California Environmental Quality Act, open space and habitat preservation, as well as zoning regulations (height limits, parking requirements, etc.). The Housing Element discusses these constraints and mitigating opportunities in detail.

In an environment where there are fewer affordable options it is easier for protected classes to experience housing discrimination in the guise 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.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

This section provides an overview of the economic and community development climates in the Consortium. It incorporates data from a recent Santa Barbara County Association of Governments (SBCAG) publication *State of the Commute*, from the 2013 *Santa Barbara County Economic and Workforce Information Analysis*, and from the 2008-2012 ACS.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Education and Health Care Services	26,986	26,021	21%	23%	-1%
Arts, Entertainment, Accommodations	16,046	14,134	13%	12%	0%
Professional, Scientific, Management Services	15,603	12,552	12%	11%	1%
Retail Trade	12,555	8,220	10%	7%	3%
Agriculture, Mining, Oil & Gas Extraction	11,793	19,009	9%	16%	-7%
Manufacturing	9,304	9,464	7%	8%	-1%
Public Administration	6,116	5,823	5%	5%	0%
Other Services	5,938	4,978	5%	4%	0%
Construction	5,014	4,263	4%	4%	0%
Finance, Insurance, and Real Estate	4,822	3,334	4%	3%	1%
Wholesale Trade	4,222	3,138	3%	3%	1%
Transportation and Warehousing	3,544	2,144	3%	2%	1%
Information	2,899	2,389	2%	2%	0%
Total	127,136	115,469	--	--	--

Table 38 - Business Activity

Data Source: 2014 SBCAG State of the Commute, data originally from 2010 LEHD

Labor Force

Labor Force	Number of People
Total Population in the Civilian Labor Force	162,289
Civilian Employed Population 16 years and over	144,858
Unemployment Rate	10.7
Unemployment Rate for Ages 16-24	18.8
Unemployment Rate for Ages 25-65	8.5

Table 39 - Labor Force

Data Source: 2008-2012 ACS

Occupations by Sector	Number of People
Management, business and financial	48,407
Farming, fisheries and forestry occupations	11,609
Service	29,612
Sales and office	32,051
Construction, extraction, maintenance and repair	10,390
Production, transportation and material moving	12,842

Table 40 – Occupations by Sector

Data Source: 2008-2012 ACS

Travel Time to Work

Travel Time	Number	Percentage
< 30 Minutes	102,721	75%
30-59 Minutes	24,842	18%
60 or More Minutes	7,659	6%
Total	135,222	100%

Table 41 - Travel Time

Data Source: 2008-2012 ACS

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	21,783	2,754	10,244
High school graduate (includes equivalency)	18,071	2,088	7,301
Some college or Associate's degree	34,859	2,649	10,516
Bachelor's degree or higher	34,543	1,556	7,258

Table 42 - Educational Attainment by Employment Status

Data Source: 2008-2012 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	2,661	6,769	6,561	8,213	4,047
9th to 12th grade, no diploma	5,504	4,531	4,109	4,610	2,857
High school graduate, GED, or alternative	9,806	7,388	6,555	13,533	9,536
Some college, no degree	29,618	9,028	7,942	18,293	8,894
Associate's degree	2,426	3,131	2,659	7,653	3,285
Bachelor's degree	3,097	6,320	6,183	14,224	6,786
Graduate or professional degree	209	2,958	4,065	10,172	5,906

Table 43 - Educational Attainment by Age

Data Source: 2008-2012 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Data reflect countywide median.

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	\$18,719
High school graduate (includes equivalency)	\$28,817
Some college or Associate's degree	\$36,479
Bachelor's degree	\$52,960
Graduate or professional degree	\$68,613

Table 44 – Median Earnings in the Past 12 Months

Data Source: 2008-2012 ACS

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

The largest employment sector in terms of both workers and jobs is Education and Health Care, accounting for 21% of workers and 23% of jobs. Other major sectors include Arts, Entertainment, Accommodations (13% of workers and 12% of jobs); Professional, Scientific, Management Services (12% of workers and 11% of jobs); and Agriculture, Mining, Oil and Gas (9% of workers and 16% of jobs).

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 2014 State of the Commute Report by SBCAG and 2015-2023 Housing Element document the jobs-housing imbalance in Santa Barbara County in detail. South County 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. According to the 2014 State of the Commute Report nearly 8,000 workers commute from North to South County while only 2,000 workers commute from South to North County. Increasing access to job centers either through affordable housing provision in the south, economic development in the north, or improved transportation connections between jobs and housing can help balance economic opportunity for all residents.

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 County does not anticipate any substantial changes that may have an acute impact on economic development or workforce needs. However, population growth in North County has led to an uptick in housing construction and an increased demand for skilled construction workers/tradesmen. This may signal a need for additional workforce training in the construction industry.

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

The 2013 Economic & Workforce Information Analysis includes a skills gap assessment that identified a shortage of workers in management, business, science, and art occupations as well as in sales and office occupations. Those occupations are filled by a higher proportion of in-commuters than other occupations in the County. The analysis also reports employer survey results that indicate employers in the Technology and Innovation cluster have the most difficult time recruiting qualified applicants.

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.

One of the core initiatives of the Santa Barbara Workforce Investment Board (WIB) is to promote workforce skill development and lifelong learning. The WIB partners with Santa Barbara City College to establish education opportunities that support careers in high growth industries. The WIB also supports life-long learning and workforce improvement through incumbent worker training through a continuing partnership with the Employment Training Panel (ETP). Allan Hancock College also has several programs geared toward workforce training in specific industries: Apprenticeship Training (Electricity, Plumbing, Operating Engineering), Automotive Technology, and Entrepreneurship.

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 WIB produces a five-year Local Strategic Workforce Plan (current plan is for program years 2013-2017). The core initiatives of the plan are to exhibit leadership in development of original workforce intelligence, provide valued business services, promote workforce skill development and life long learning, establish and maintain county wide workforce and economic development partnerships, support regional partnerships, pursue continuous improvement, and model efficiency through integrated service delivery.

Discussion

See above.

MA-50 Needs and Market Analysis Discussion

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

According to the CPD mapping software (see <http://egis.hud.gov/cpdmaps/>), there are no areas in the county where cost burden or housing problems are significantly concentrated; instead, areas with the highest proportions of residents with problems are located in many areas of the county. Incorporated areas are more likely to have high proportions of residents with housing problems but housing problems are not concentrated in specific municipalities nor in single neighborhoods within those cities.

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

For the purposes of this Consolidated Plan, "concentration" is defined as the following, consistent with HUD's guidelines for the definition in fair housing analyses:

A "minority area" (also known as a racially/ethnically-impacted area) is any neighborhood or Census tract in which: 1) The percentage of households in a particular racial or ethnic minority group is at least 20 percentage points higher than the percentage of that minority group for the housing market areas; 2) The total percentage of minority persons is at least 20 percentage points higher than the total percentage of all minorities in the housing market areas as a whole; or 3) If a metropolitan area, the total percentage of minority persons exceeds 50 percent of its population.

The "housing market area" is the region where it is likely that renters and purchasers would be drawn for a particular housing project. Generally the housing market area is the county.

A racially concentrated area of poverty is a Census tract that has family poverty rates exceeding 40 percent and a more than 50 percent minority concentration.

There are areas of Hispanic concentration in the northern portion of Santa Maria, in Guadalupe and the surrounding area northwest of Santa Maria, in portions of Lompoc, and in the southeastern portion of the City of Santa Barbara. There is only one Census tract in the county with an Asian concentration (in Isla Vista) and there are no African American concentrated tracts.

Minority majority Census tracts are present in Santa Maria, Lompoc, Isla Vista, Goleta, the City of Santa Barbara and Carpinteria. It should be noted that the racial/ethnic distribution of the County overall is minority majority with 48 percent of all residents identifying as non-Hispanic white and the remaining 52 percent identifying as a racial or ethnic minority. Approximately 61 percent of minorities living in Santa Barbara County live in minority impacted Census tracts.

Census tracts in which a majority of residents are low and moderate income can be found in portions of the unincorporated county as well as Santa Maria, Lompoc, Goleta, the City of Santa Barbara and Carpinteria. Poverty concentrations are found in Santa Maria, Lompoc and Isla Vista.

There are three Census tracts in the county with poverty rates exceeding 40 percent—all in Isla Vista. However, none of those tracts are racially or ethnically concentrated; as such, there are no racially or ethnically concentrated areas of poverty in the County of Santa Barbara.

Maps displaying poverty concentration and racial/ethnic concentrations are included in Appendix B.

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

As discussed above, the county overall is minority majority; as such, market characteristics in minority majority neighborhoods generally reflect characteristics of the county overall. The three high poverty Census tracts, located in Isla Vista, are characterized by a high proportion of college students and several high profile affordable housing developments.

Are there any community assets in these areas/neighborhoods?

Community assets in Isla Vista include the University of California Santa Barbara, access to services and amenities in the South Coast and in the City of Santa Barbara, transit, and access to jobs concentrated in South Coast communities.

Are there other strategic opportunities in any of these areas?

Access to the South Coast economy coupled with affordable housing presents a strategic opportunity to provide low income residents access to high opportunity areas.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The priorities established for the 2015-2020 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.

- 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 (High Priority)
- Promote projects that combine supportive services with housing (High Priority)
- Promote homeownership opportunities for low-income first-time homebuyers (Low Priority)
- Promote projects that are in close proximity to employment centers, public transportation corridors, and public services and amenities (Low Priority)

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.

- Remove design barriers to accessing community services for persons with mobility and other impairments as promoted under the Americans with Disabilities Act (High Priority)
- Promote services that assist non-homeless persons with special needs (High Priority)
- Promote projects that incorporate “universal design” and accessibility standards to meet the needs of people with disabilities. (Low Priority)

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.

- Improve the physical character of neighborhoods, including complete streets, parks, and other public spaces (High Priority)

- Support programs that assist with basic necessities, such as food, clothing, healthcare and shelter (High Priority)

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.

- Promote projects that provide permanent supportive housing to address the needs of homeless individuals and families, households at imminent risk of homelessness and /or persons with special needs (High Priority)
- Provide funding for essential services and programs that provide needed resources for homeless persons and households at imminent risk of homelessness (High Priority)
- Prioritize funding for operation of principal emergency shelters throughout Santa Barbara County (High Priority)

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.

- Support economic development that creates or retains jobs, including those for low- and moderate-income persons (High Priority)
- Promote projects that reduce the jobs/housing imbalance between North and South County (High Priority)
- Promote projects that incorporate innovative energy efficiency and conservation measures (High Priority)

SP-10 Geographic Priorities – 91.215 (a)(1)

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

HOME funds received by the HOME Consortium have historically been distributed 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 based on population. HCD is considering using population data to allocate funds for both programs.

In February 2015, the Santa Barbara County Board of Supervisors adopted an amendment to the Land Use Element of the County Comprehensive Plan that encourages the extension and/or upgrading of public water, sewer, stormwater drainage, and structural fire protection services to identified Disadvantaged Unincorporated communities. A Disadvantaged Unincorporated Community is a community where the median household income is 80 percent or less than the statewide median household income; is located outside the sphere of influence of a city; has no less than 10 dwellings in close proximity or adjacent to one another; and has been established for at least 50 years. Although the amendment will be implemented by County Planning and Development Department, HCD will consider the designation when allocating CDBG investments for infrastructure. HCD will consider proximity to employment centers, access to opportunities and transportation when allocating HOME funds for housing programs. All HOME and CDBG funds received by other Consortium members are allocated within their city limits.

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

Priority Needs

Priority Need	Priority Level	Associated Goal	Population	Description	Basis for Relative Priority
Rental Housing Programs	High	Goal No 1— Expand affordable housing	Income: Extremely Low, Low, Moderate Family Types: Large Families, Families with Children, Elderly, Public Housing Residents Non-homeless special needs: Elderly, Persons with disabilities	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.	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.
Accessibility Programs	High	Goal No 2— Assist non-homeless special needs populations	Non-homeless special needs: Elderly, Frail elderly, Persons with physical disabilities, Persons with mental/developmental disabilities	Remove design barriers to accessing community services for persons with mobility and other impairments as promoted under the ADA. Encourage increased accessibility in housing.	The need for improved accessibility was highlighted as a primary issue in the NA and MA analyses and through public input.
Supportive Services	High	Goal No 2— Assist non-homeless special needs populations	Elderly, Frail elderly, Persons with physical disabilities, Persons with mental/developmental disabilities, persons with alcohol or other addictions, persons with HIV and their families, victims of domestic violence	Promote services that assist non-homeless persons with special needs. Promote projects that combine supportive services with housing.	Supportive services are a priority among stakeholders and citizens. The need for services is also discussed in NA-05 through NA-50.

Community Infrastructure and service capacity	High	Goal No 3— Build community infrastructure and service capacity	Income: Extremely Low, Low, Moderate Family Types: Large Families, Families with Children, Elderly Non-housing community development	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.	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.
Homeless and at-risk of homelessness	High	Goal No 4— Assist homeless and at-risk of homelessness with emergency and permanent housing and services	Income: Extremely Low Homeless: Rural, Chronic Homelessness, Individuals, Families with children, mentally ill, chronic substance abuse, Veterans, Persons with HIV/AIDS, victims of domestic violence, unaccompanied youth	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.	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.
Economic Development	High	Goal No 5— Promote economic development	Income: Extremely Low, low, moderate Non-housing community development	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	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

				innovative energy efficiency and conservation measures.	imbalance.
Home Buyer Programs	Low	Goal No 1— Expand affordable housing	Income: low, moderate Family types: large families, families with children, elderly Persons with disabilities	Promote homeownership opportunities for low-income first-time homebuyers.	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.
Access to Community Assets	Low	Goal No 1— Expand affordable housing and Goal No 2— Assist non-homeless special needs populations	Income: Extremely Low, low, moderate Non-homeless special needs: Elderly, Frail elderly, Persons with physical disabilities, Non-housing community development	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.	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.

Table 45 – Priority Needs Summary

Narrative (Optional)

Please see table above.

SP-30 Influence of Market Conditions – 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 and Appendix B.
TBRA for Non-Homeless Special Needs	High rents and low vacancy rates. Discussed in detail in the Housing Market Analysis and Appendix B.
New Unit Production	Limited supply of affordable housing. Discussed in detail in the Housing Market Analysis and Appendix B.
Rehabilitation	Poor condition of limited affordable housing. Discussed in detail in the Housing Market Analysis and Appendix B.
Acquisition, including preservation	Limited supply of affordable housing. Discussed in detail in the Housing Market Analysis and Appendix B.

Table 46 – Influence of Market Conditions

SP-35 Anticipated Resources - 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 2015-2020 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	\$1,584,252	\$45,000	\$0	\$1,629,252	\$6,517,008	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.
HOME	Public-Federal	Homeownership Homeowner Rehab Rental Housing TBRA	\$861,739	\$325,000	\$0	\$1,186,739	\$4,746,956	Federal funds used to create and preserve affordable housing.
ESG	Public-Federal	Homeless prevention Shelters Homeless Services	\$0	\$0	\$0	\$0	\$0	Federal funds used to support homeless prevention, shelter and services.

Table 47 - 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 other 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 publically 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. Examples include County-administered public services such as mental and public health, and non-profit administered public services such as the Bridgehouse homeless shelter and the Veterans’ memorial building, both located in the City of Lompoc. In addition the County transferred County-owned land to the local public housing authority on which housing for formerly homeless was constructed. The County will continue to evaluate the best uses of county-owned property to meet community needs.

Discussion

See above.

SP-40 Institutional Delivery Structure – 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	Geographic Area Served
2nd Story Associates	Countywide
Alliance for Pharmaceutical Access, Inc.	Northern Santa Barbara County
St. Athanasius Orthodox Church	Isla Vista
Boys and Grils Club of Santa Barbara	Mostly Santa Barbara
Bringing Our Community Home	Countywide
Cabrillo Economic Development Corporation	Buellton
California Rural Legal Assistance, Inc.	Santa Barbara
California Space Authority	Northern Santa Barbara County
Carrillo Counseling Services	Countywide
Casa Esperanza	Countywide
CASA for Santa Barbara	Countywide
Casa Serena	Santa Barbara
Channel Islands Young Mens Christian Association	Isla Vista
City of Carpinteria	Carpinteria
City of Guadalupe	Guadalupe
City of Santa Barbara- Rental Mediation	County
City of Buellton	Buellton
City of Goleta	Goleta
City of Solvang	Solvang, Santa Ynez
Coalition for Housing Accesability (CHANCE)	Countywide
Community Action Commission of Santa Barbara County	Countywide
Community Partners In Caring	Northern Santa Barbara County
Council on Alcoholism & Drug Abuse	South County
County of Santa Barbara- General Services	Countywide
County of Santa Barbara, Dept. of Public Works	Unincorporated Goleta
Creekside Village	Countywide
Cuyama Valley Recreation District	New Cuyama
Domestic Violence Solutions	Countywide
Eric Okerblom Foundation	Orcutt, Santa Maria Valley
Family Care Network, Inc.	Orcutt
Family Service Agency	Countywide
Foodbank of Santa Barbara County	Countywide
Friendship Adult Day Care Center	Goleta, Santa Barbara, Carpinteria
Girls Inc.	Carpinteria
Girl Inc. of Carpinteria	Carpinteria

Good Samaritan Shelter	Santa Maria
Habitat for Humanity NSBC, inc	Northern SB County
Housing Authority of the County of Santa Barbara	Countywide
IMPORTA Santa Barbara	Santa Barbara and Santa Maria
Independent Living Resource Center	Countywide
Isla Vista recreation Park District	Isla Vista
Legal Aid Foundation of Santa Barbara County	Countywide
Mental Health Association in Santa Barbara County	Santa Barbara
North County Rape Crisis Center	North County
Orcutt Area Seniors in Service, Inc.	Orcutt, Santa Maria
Pacific Pride Foundation	Countywide
Pacific West Communities, Inc.	Countywide
Peoples' Self Help Housing	Countywide
Santa Barbara Botanical Garden	Countywide
Santa Barbara Courthouse Legacy Foundation	Countywide
Santa Barbara Rape Crisis Center	South County
Santa Barbara Student Housing	Isla Vista
County of SB - Community Services Department	Countywide
Santa Maria Valley FISH Meals On Wheels	Santa Maria
Santa Ynez Valley People Helping People	Buellton, Solvang, Santa Ynez Valley, Los Alamos
Sarah House Santa Barbara	Santa Barbara
St. Mark's University Parish	Isla Vista, Goleta
St. Vincent's	Santa Barbara
Storytellers Children's Center	Santa Barbara
Surf Development Company	Countywide
The Unitarian Society of Santa Barbara	Santa Barbara
Transition House	South County
United Boys and Girls Club of SBC	Carpinteria
United way of SBC	Countywide
VTC Enterprises	Northern Santa Barbara County
Willbridge of Santa Barbara	South County
Women's Economic Ventures	Countywide

Table 48 - Institutional Delivery Structure

Assessment of Strengths and Gaps in the Institutional Delivery System

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
HIV/AIDS	X		X
Life Skills	X	X	
Mental Health Counseling	X	X	X
Transportation	X	X	X

Table 49 - 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 Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding Source	Goal Outcome Indicator
1	Expand Affordable Housing	2015	2020	Affordable Housing, Public Housing	countywide	Rental Housing Programs, Home Buyer Programs, Access to Community Assets	CDBG, HOME	274 households assisted
2	Assist non-homeless special needs populations	2015	2020	Non-Homeless Special Needs	countywide	Accessibility programs, Supportive services, Access to community assets	CDBG	22,937 persons assisted
3	Build community infrastructure and service capacity	2015	2020	Non-Housing Community Development, Non-Homeless Special Needs	countywide	Community Infrastructure and service capacity	CDBG	91,626 persons assisted 20 households assisted
4	Assist homeless and at-risk of homelessness with emergency and permanent housing and services	2015	2020	Homeless	countywide	Homeless and at-risk of homelessness	CDBG, HOME, ESG	1,705 Persons assisted
5	Promote economic development	2015	2020	Non-Housing Community Development	countywide	Economic development	CDBG	85 persons assisted

Table 50 – Goals Summary

Goal Descriptions

	Goal Name	Goal Description
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.
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.
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.
4	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	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.

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 51.

SP-50 Public Housing Accessibility and Involvement – 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 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

Both the 2015-2023 Santa Barbara County Housing Element and the 2015 Analysis of Impediments to Fair Housing Choice (AI) discuss barriers to housing choice in Santa Barbara County.

The Housing Element identified the primary constraints to housing development in the county as 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 also pose constraints to affordable development by increasing the cost of residential development to the extent that affordable options are priced out of the market. As identified in the Housing Element, such constraints in Santa Barbara County include coastal regulations, Congestion Management Plan, California Environmental Quality Act, open space and habitat preservation, as well as zoning regulations (height limits, parking requirements, etc.). The Housing Element discusses these constraints and mitigating opportunities in detail.

The AI also discusses barriers to fair housing choice, including the lack 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 opportunities to reduce barriers to affordable housing. For example, a County Supplemental Density Bonus Program has been proposed to allow for additional housing density in specific zones beyond that allowed by the State Density Bonus Law. This program would provide for a total density increase for projects that provide units affordable to individuals and families with low and very low income, persons with special needs, seniors and farm workers. HCD will continue to work with the Department of Planning and Development 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:

- 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).

- Proactively monitor and address loss of existing affordable housing units, particularly in “high opportunity” areas.

SP-60 Homelessness Strategy – 91.215(d)

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

In addition to serving as the lead agency for the Santa Maria/Santa Barbara County CoC and being an active participant in C3H, HCD contributed to the development of the Santa Barbara Countywide 10-Year Plan to End Chronic Homelessness (TYP) which outlines the countywide strategy to end homelessness. The approach adopted in the TYP includes the following:

- Enhancing prevention efforts through early interventions and outreach to individuals in institutions,
- Reaching out to individuals on the streets and providing them with the services and treatment they need and want to support their transition from homelessness into permanent supportive housing,
- Developing enough supportive housing for every chronically homeless Santa Barbara County resident to have a permanent home in a stable environment,
- Building a strong system of income reinforcing supports so that each chronically homeless person has enough income to subsist upon,
- Devising a financing plan that will fund the programs, staff, teams, and Centers that will engage in this work, and
- Creating an implementation structure to ensure that the Plan gains the political support, financing, and oversight it needs to succeed.

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

One of the key components of addressing the housing needs of Santa Barbara County’s homeless population is increasing the supply of emergency and transitional housing in the county. The TYP sets 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.

One of the goals of the TYP is “ending chronic homelessness by increasing incomes to sustain housing and reach self-sufficiency.” The strategy for accomplishing that task includes adopting an “employment first” approach, supportive employment programs, helping homeless individuals and families access benefits for which they qualify, and providing teams to help individuals and families transition to independent living.

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

The first component of the approach outlined in the TYP is “enhancing prevention efforts through early interventions and outreach to individuals in institutions.” Prevention efforts focus on providing services to those at risk of homelessness, early intervention when they are in danger of losing their housing, and transition teams to help those being discharged from institutions access housing and services necessary to be successful.

SP-65 Lead based paint Hazards – 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 are 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 pre-1978 multi-family projects.
- 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 – 91.215(j)

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

How are the Jurisdiction’s 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; Alcohol, Drug, and Mental Health Services (ADMHS); 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.

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.

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. Comments and information conveyed to staff by the interested public are duly noted, documented, responded to and addressed in a timely fashion.

SECTION II.

Action Plan

Action Plan

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

This section discusses the resources that will be used to meet the goals of the 2015-2020 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 Reminder 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	\$1,584,252	\$45,000	\$0	\$1,629,252	\$6,517,008	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.
HOME	Public-Federal	Homeownership Homeowner Rehab Rental Housing TBRA	\$861,739	\$325,000	\$0	\$1,186,739	\$4,746,956	Federal funds used to create and preserve affordable housing.
ESG	Public-Federal	Homeless prevention Shelters Homeless Services	\$0	\$0	\$0	\$0	\$0	Federal funds used to support homeless prevention, shelter and services.

Table 51 - Expected Resources – Priority Table

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

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 other 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 publically 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. Examples include County-administered public services such as mental and public health, and non-profit administered public services such as the Bridgehouse homeless shelter and the Veterans' memorial building, both located in the City of Lompoc. IN addition the County transferred County-owned land to the local public housing authority on which housing for formerly homeless was constructed. The County will continue to evaluate the best uses of county-owned property to meet community needs.

Discussion

See above.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Expand Affordable Housing	2015	2016	Affordable Housing, Public Housing	countywide	Rental Housing Programs, Home Buyer Programs, Access to Community Assets	CDBG, HOME	95 households assisted
2	Assist non-homeless special needs populations	2015	2016	Non-Homeless Special Needs	countywide	Accessibility programs, Supportive services, Access to community assets	CDBG	10,197 persons assisted
3	Build community infrastructure and service capacity	2015	2016	Non-Housing Community Development, Non-Homeless Special Needs	countywide	Community Infrastructure and service capacity	CDBG	52,022 persons assisted 5 households assisted
4	Assist homeless and at-risk of homelessness with emergency and permanent housing and services	2015	2016	Homeless	countywide	Homeless and at-risk of homelessness	CDBG, HOME, ESG	529 Persons assisted
5	Promote economic development	2015	2016	Non-Housing Community Development	countywide	Economic development	CDBG	25 persons assisted

Table 52 – Goals Summary

Goal Descriptions

	Goal Name	Goal Description
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.
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.
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.
4	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	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.

Projects

AP-35 Projects – 91.220(d)

Introduction

This section details the projects proposed for the 2015-2016 program year.

Projects

#	Project Name
1	Administration (CDBG and HOME)
2	Healthy Senior Lunch
3	Bridgehouse
4	Sarah House Santa Barbara
5	Community Counseling Center Program
6	Necessities of Life Project Food Pantry for People with HIV/AIDS
7	Family Support and Strengthening
8	Health & Rx Access for Healthier Communities
9	Lompoc Code Enforcement Program
10	LFD Emergency Call Alerting System
11	Lompoc Anderson Recreation Center Renovations
12	Lompoc Emergency Repair Grant Program
13	Lompoc Food Distribution
14	Lompoc Community Services
15	Marks House
16	Lompoc Emergency Legal Services
17	Lompoc Rape Crisis and Child Protection
18	Gray Street Transitional Housing Project
19	Calle Real Sidewalk Phase II-- Camino Del Remedio to San Antonio Rd.
20	St. Vincent's Senior Housing Emergency Railings
21	Santa Ynez Valley Service Center ADA & Energy Efficiency Improvements
22	Self-Employment Training Program
23	Lompoc Tenant-based Rental Assistance
24	Senior Affordable Housing Project, City of Santa Maria
25	Peoples Self Help Housing - Youth Education Enhancement Program
26	Peoples Self Help Housing- Supportive Housing
27	Carpinteria Children's Project Sidewalk In-Fill Project

Table 53 – Project Information

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

The allocation of funds is closely aligned with the top housing and community development needs identified in the needs assessment, housing market analysis, and contributions by stakeholders and citizens who participated in the development of the Consolidated Plan. The primary obstacle to addressing underserved needs is a lack of funds.

AP-38 Project Summary

Project Summary Information

CDBG Funded Projects

The following public service projects were approved the County Board of Supervisors in April 2015. The total CDBG funding for the following projects is \$150,000.

Project Name	Target Area	Project Description	Approved Funding
Healthy Senior Lunch	Countywide	Healthy Senior Lunch provides hot, nutritious, USDA- and Registered Dietician-approved meals to low-income senior citizens at twelve senior and community centers throughout Santa Barbara County from 11:30 – 1:00 on Monday through Friday. At the Centers, seniors eat together, socialize with others and take part in activities and special events.	\$21,500
Bridgehouse	Lompoc	Good Samaritan Shelter proposes to provide 56 beds of emergency & transitional shelter at Bridgehouse for homeless individuals and families in need of shelter.	\$42,000
Sarah House Santa Barbara	Countywide	Sarah House offers a home and twenty-four hour care for the following group of men and women: by HUD definition Severely Disabled end-of-life Residents who are projected to number 65 for the year 2015-2016. This will include a small number of people who have AIDS.	\$14,500
Community Counseling Center Program	Santa Barbara, Goleta, Carpinteria, Solvang, Buellton	New Beginnings' Counseling Center Program provides individual, family, couple, youth, and group psychotherapy, psychological assessment, and psychoeducation to low income community members. The organization works to stabilize these people, empower them, and get them to a place where they can thrive independently.	\$18,500
Necessities of Life Project Food Pantry for People with HIV/AIDS	Countywide	PPF has two food pantries—one in Santa Maria and one in Santa Barbara—that serve the entire county. The pantries are open twice a week for several hours. Clients can select for themselves items they want, such as milk, bread, meat, fresh fruit and vegetables, personal care products, nutritional supplements, and over-the-counter medications.	\$13,000
Family Support and Strengthening	Buellton, Solvang, Santa Ynez	PHP's programs seek to address individual's basic needs by providing food, shelter, access to medical and social services, and freedom from violence services all under one roof. PHP's programs are modeled after the Center for the Study of Social Policy's Strengthening Families Framework.	\$28,000

Health & Rx Access for Healthier Communities	Santa Maria, Lompoc, Solvang	Alliance for Pharmaceutical Inc. will provide case management and prescription medication assistance to clients within the Santa Barbara County and also provide free and discounted diabetes testing supplies to clients through the APA Diabetes Care Program	\$12,500
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The following capital projects were approved the County Board of Supervisors in April 2015. The total CDBG funding for the following projects is \$580,510.

Project Name	Target Area	Project Description	Approved Funding
Gray Street Transitional Housing Project	Orcutt	CDBG funds will be used to rehabilitate transitional housing for foster youth and former foster youth. Five units total, housing 9 young adults who are in a program to become independent. Various renovations to deteriorating buildings.	\$200,000
Calle Real Sidewalk Phase II	Santa Barbara	Construct an ADA accessible sidewalk on the north side of Calle Real between Camino Del Remedio and County Dump Road. The sidewalk will be approximately 1,400 feet in length and 5 feet wide. ADA accessible curb ramps will be constructed at all roadway crossings. Benefits 1095 low-mod income	\$134,151
St. Vincent's Senior Housing Emergency Railings	South County	The project entails the fabrication and installation of approximately 182 feet of steel railing. The safety railings will provide needed assistance to the evacuation site.	\$30,000
Santa Ynez Valley Service Center ADA & Energy Efficiency Improvements	Santa Ynez, Solvang, Buellton	ADA ramp to the building and rehab of bathrooms to make them ADA Accessible. Rehab lighting, windows in applicants offices where services are carried out.	\$166,359
Self-Employment Training Program	South County	SET is a 14-week, comprehensive training program that teaches clients (mostly low-income women) how to complete a business plan and start, formalize or expand a small business. The course is held twice annually and covers relevant business topics such as feasibility, marketing, finances and operations.	\$50,000

The following projects were approved by Lompoc City Council in March 2015. The total CDBG funding for the following projects is \$316,850.

Project Name	Target Area	Project Description	Approved Funding
Lompoc Code Enforcement Program	Lompoc	City of Lompoc Planning Division Code Enforcement Program is recommended funding to continue to strengthen efforts in the low- and moderate-income census tracts with addressing health and safety issues as well as habitability issues in Lompoc’s neighborhoods.	\$74,341
LFD Emergency Call Alerting System	Lompoc	Lompoc Fire Department is recommended to receive funding to purchase and install the call alerting systems at both City Fire Stations. Alerting Systems will improve response times to the entire Lompoc community including the highest use areas which are the lower income housing areas.	\$64,100
Lompoc Anderson Recreation Center Renovations	Lompoc	City of Lompoc Recreation Division Anderson Recreation Center Renovations consisting of site improvements to the lobby and classroom floors, gym flooring and sports equipment such as the built in volleyball and basketball structures after the new gym flooring is installed.	\$84,000
Lompoc Emergency Repair Grant Program	Lompoc	Catholic Charities – Emergency Repair Grant Program will provide Mobile Home Emergency Repair Grants for seniors and other low-income households facilitating emergency repairs to the property and safeguarding against imminent danger to human life health, safety, and to protect the property from further structural damage due to natural disaster, fire, or structural collapse.	\$35,000
Lompoc Food Distribution	Lompoc	Catholic Charities Food Distribution Services Program provides emergency food distribution to low-income families and individuals who are most in need in the Lompoc Valley.	\$13,750
Lompoc Community Services	Lompoc	Catholic Charities Community Services Program provides assistance to families to help prevent hunger and homelessness. Services provided include direct financial assistance to pay rent, utilities and other emergency expenses to prevent homelessness. In addition, low-income families and individuals are provided access to emergency social services.	\$11,250
Bridgehouse	Lompoc	Good Samaritan Shelter, Inc. Bridgehouse Homeless Shelter provides 56-beds of emergency and transitional shelter for homeless individuals and families. Bridgehouse allows individuals and families to transition in place, providing transitional shelter for up to 24-months, if participants are stabilizing on the emergency shelter side of the shelter. The emergency shelter component has a typical 90-day maximum stay. Participants receive hygiene kits, mailing address, new socks, underwear, coats, showers, laundry facilities, continental breakfast and hot dinner, medical assessments, referrals, recovery based support groups and case management services.	\$8,900

Marks House	Lompoc	Good Samaritan Shelter, Inc. Marks House Family Transitional Shelter consists of a 19-bed family transitional shelter for homeless families. Families can reside at the Marks House for up to 24-months. During their time at Marks House clients receive case management services that support their transition out of homelessness and to self-sufficiency.	\$15,500
Lompoc Emergency Legal Services	Lompoc	Legal Aid Foundation of Santa Barbara County provides free high-quality civil legal representation, counseling and advocacy to low-income persons, seniors and victims of domestic violence and elder abuse in order to ensure that they have safe shelter, protection from physical, emotional and financial abuse and entitlement benefits.	\$259
Lompoc Rape Crisis and Child Protection	Lompoc	North County Rape Crisis and Child Protection Center has two components comprising of education/prevention designed to educate the community to be more aware and thereby less likely to be victimized by sexual assault and child abuse, while the intervention program provides immediate and ongoing assistance to those in the Lompoc Valley who have been victimized by these crimes or are in immediate crisis.	\$9,750

The following projects were approved by Carpinteria City Council in March 2015. The total CDBG funding for the following projects is \$83,254.

Project Name	Target Area	Project Description	Approved Funding
Peoples Self Help Housing - Youth Education Enhancement Program	Carpinteria	The Youth Education Enhancement Program (VEEP) is a year-round educational program for children from kindergarten to 1ih grade that operates at both the Chapel Court and Dahlia Court Apartments complexes. The program provides individualized lesson plans, one-on-one instruction and regular communication between parents and teachers.	\$7,805
Peoples Self Help Housing- Supportive Housing	Carpinteria	Peoples' Self-Help Housing's "Supportive Housing Program" program seeks to prevent homelessness for at risk individuals and encourage independent living by working to implement many of the policies outlined in the County of Santa Barbara's Ten-Year Plan to End Chronic Homelessness.	\$7,805
Carpinteria Children's Project Sidewalk In-Fill Project	Carpinteria	The Carpinteria Children's Project (CCP) is a group of governmental and non-profit organizations working together to provide a supportive environment for children and parents of low-income families. The proposed sidewalk in-fill project is located immediately around the campus where sidewalks currently exist on only two frontages. In addition to completing the sidewalks around the campus, the project includes construction of two accessible curb ramps and repair of two existing curb ramps along the campus street frontage.	\$67,644 (in addition to \$80,277 in 2014-15)

HOME Funded Projects

Applications for housing development are accepted by HCD on a year-round basis to allow for fluctuations in the housing market, including the availability of real property, development costs, and timing of other revenue sources. However, in order that the HOME Consortium may plan accordingly, HCD strongly encourages potential applicants to submit Letters of Intent to Apply (LOI) if they anticipate applying for housing development funds within the next year. HCD staff will return to the Board at such time that HCD receives a full application for funding and the project is in a state of readiness to receive either a time-limited funding reservation or funding commitment (contract). At such time that the Board approves a contract for HOME funds, the project will be added to the Action Plan. The County charges an annual monitoring fee to multi-family housing projects to cover the costs of long-term monitoring.

In FY2015-16, the City of Lompoc plans to use its pro rata share of HOME funds (\$84,330) to administer a tenant-based rental assistance program in the City and the City of Santa Maria will use its pro rata share of HOME funds (\$199,107) to fund senior affordable housing project in the City of Santa Maria.

Buellton, Carpinteria, Goleta and Solvang will pool their pro rata shares with the County's to be made available for affordable housing development.

Administration

Ten percent of HOME funds (\$70,187) and 20 percent of CDBG funds (\$316,850) are used for Program Administration Costs and another \$72,509 of CDBG funds are used for Activity Delivery Costs.

AP-50 Geographic Distribution – 91.220(f)

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

The County of Santa Barbara's HCD is the lead entity for both the Santa Barbara County HOME Consortium and the Santa Barbara County Urban Partnership. The Urban County includes the County of Santa Barbara, Buellton, Carpinteria, Lompoc and Solvang. The HOME Consortium is comprised of all members of the Urban County along with the cities of Goleta and Santa Maria. HOME and CDBG funds received by the county are spent in nonentitlement areas and HOME and CDBG funds received by other Consortium members are allocated within their city limits.

Rationale for the priorities for allocating investments geographically

HOME funds received by the HOME Consortium have historically been distributed 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 based on population. HCD is considering using population data to allocate funds for both programs.

In February 2015, the Santa Barbara County Board of Supervisors adopted an amendment to the Land Use Element of the County Comprehensive Plan that encourages the extension and/or upgrading of public water, sewer, stormwater drainage, and structural fire protection services to identified Disadvantaged Unincorporated communities. A Disadvantaged Unincorporated Community is a community where the median household income is 80 percent or less than the statewide median household income; is located outside the sphere of influence of a city; has no less than 10 dwellings in close proximity or adjacent to one another; and has been established for at least 50 years. Although the amendment will be implemented by County Planning and Development Department, HCD will consider the designation when allocating CDBG investments for infrastructure. HCD will consider proximity to employment centers, access to opportunities and transportation when allocating HOME funds for housing programs. All HOME and CDBG funds received by other Consortium members are allocated within their city limits.

Discussion

Please see above.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

This section contains the Consortium's estimates of the number of households who are expected to be supported through CDBG and HOME dedicated to affordable housing in FY2015-2016.

Introduction

Applications for housing development are accepted by HCD on a year-round basis to allow for fluctuations in the housing market, including the availability of real property, development costs, and timing of other revenue sources. However, in order that the HOME Consortium may plan accordingly, HCD strongly encouraged potential applicants to submit Letters of Intent to Apply (LOI) if they anticipate applying for housing development funds within the next year. HCD staff will return to the Board at such time that HCD receives a full application for funding and the project is in a state of readiness to receive either a time-limited funding reservation or funding commitment (contract). At such time that the Board approves a contract for HOME funds, the project will be added to the Action Plan. The County charges an annual monitoring fee to multi-family housing projects to cover the costs of long-term monitoring.

The City of Lompoc plans to use its pro rata share of HOME funds (\$84,330) to administer a tenant-based rental assistance program in the City and the City of Santa Maria will use its pro rata share of HOME funds (\$199,107) to fund a senior affordable housing project.

Buellton, Carpinteria, Goleta and Solvang will pool their pro rata shares with the County's to be made available for affordable housing development.

Overall, the Consortium estimates that 95 households will be assisted in support of the goal to expand affordable housing and 760 persons will be assisted in support of the goal to assist homeless and those at risk of homelessness.

Discussion

Please see above.

AP-60 Public Housing – 91.220(h)

Introduction

This section summarizes actions related to public housing for the upcoming program year.

Actions planned during the next year to address the needs of public housing

The Consortium has provided funding on a project-by-project basis to HACSB in the past but does not anticipate receiving any funding applications from HACSB in FY2015-2016. HACSB has been awarded authority to convert 213 public housing units (7 properties) to Section 8 units under HUD’s Rental Assistance Demonstration (RAD) program in 2014 and 2015. The County will continue to work in conjunction with HACSB to address the needs of low and extremely low income residents.

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

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, including homeownership education. 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 become more involved in programs and management by holding meetings in each local housing area and producing regular “Information Bulletins” with important news, opportunities and events.

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

N/A

Discussion

Please see above.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

This section summarizes the homeless and other special needs goals for the FY2015-2016 Action Plan.

Describe the jurisdiction’s one-year goals and actions for reducing and ending homelessness

The Consortium actively participates in the collaborative efforts of the CoC and C3H to address homelessness throughout the County and will employ many programs focused on preventing, reducing and ending homelessness in the next year. Specifically, the Consortium anticipates the following projects will help satisfy the annual goal to assist homeless and at-risk of homelessness with emergency and permanent housing and services:

- Gray Street Transitional Housing Project
- Emergency Repair Grant Program
- Bridgehouse
- Family Support and Strengthening
- Bridgehouse
- Marks House
- Rape Crisis and Child Protection

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

One of the strategies of the TYP is “reaching out to individuals on the streets and providing them with the services and treatment they need and want to support their transition from homelessness into permanent supportive housing.” Outreach to persons experiencing homelessness is done through the Consortium’s partners, discussed in MA-30. In addition, Santa Barbara County will participate in the annual Point in Time Count in January of 2016.

Addressing the emergency shelter and transitional housing needs of homeless persons

In FY2015-2016 the Consortium is funding a number of projects that address emergency shelter and transitional housing needs of homeless persons including transitional housing for youth transitioning from foster care, tenant based rental assistance and Good Samaritan shelters.

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

In FY2015-2016 the Consortium is funding a number of projects that help homeless persons transition to permanent housing including transitional housing for youth transitioning from foster care, tenant based rental assistance, Good Samaritan shelters and a variety of community support and mental health

services. In addition, Consortium HOME funds will be used to improve access to affordable housing, which should contribute to shorter periods of homelessness for individuals and families.

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

Homeless prevention efforts include a mix of emergency, transitional and affordable housing along with social services supports. All activities discussed above will contribute to homeless prevention.

Discussion

See above.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The most prevalent barrier to affordable housing in the Consortium is limited supply of affordable housing and low vacancy rates. Lack of availability of housing in general continues to put upward pressure on already high prices to own and to rent in the County.

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

Discussion:

HCD will continue to work with the Department of Planning and Development to identify regulatory barriers to developing affordable housing, and to identify strategies to mitigate or remove these barriers. The Housing Element describes a number of constraints to affordable development and presents opportunities to reduce barriers to affordable housing. For example, a County Supplemental Density Bonus Program has been proposed to allow for additional housing density in specific zones beyond that allowed by the State Density Bonus Law. This program would provide for a total density increase for projects that provide units affordable to individuals and families with low and very low income, persons with special needs, seniors and farm workers.

In addition, an Analysis of Impediments to Fair Housing Choice completed in 2015 contains recommended actions to expand affordable housing opportunities in the County. The County will consider the following actions included in the Fair Housing Action Plan:

- 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.
- Encourage the production/preservation of larger units for families (e.g., units with at least two bedrooms).
- Proactively monitor the loss of existing affordable housing units, particularly in "high opportunity" areas.

AP-85 Other Actions – 91.220(k)

Introduction:

This section reports additional efforts the Consortium will undertake during the 2015-2016 program year to address residents' housing and community development needs.

Actions planned to address obstacles to meeting underserved needs

Despite the Consortium's targeted use of federal and local resources to meet the underserved needs of the community, obstacles to meeting these needs persist. The goals set forth in this plan position the Consortium to continue its focus on meeting needs in the areas of rental housing, supportive services, accessibility, homelessness assistance, homeownership, community infrastructure, access to community assets, and economic development. The Consortium will continue to allocate federal and local resources to meet these needs and work with partners to identify and address underserved needs.

Actions planned to foster and maintain affordable housing

Housing actions will primarily be accomplished through the administration of HOME funds. Applications for housing development are accepted by HCD on a year-round basis to allow for fluctuations in the housing market, including the availability of real property, development costs, and timing of other revenue sources. However, in order that the HOME Consortium may plan accordingly, HCD strongly encourages potential applicants to submit Letters of Intent to Apply (LOI) if they anticipate applying for housing development funds within the next year. HCD staff will return to the Board at such time that HCD receives a full application for funding and the project is in a state of readiness to receive either a time-limited funding reservation or funding commitment (contract). At such time that the Board approves a contract for HOME funds, the project will be added to the Action Plan.

Actions planned to reduce lead-based paint hazards

The County will include 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. The County will also provide educational brochures published by the Environmental Protection Agency to residents on the health hazards of lead-based paint and encourage screening children for elevated blood-lead levels when the housing in which they reside was built prior to 1978.

Actions planned to reduce the number of poverty-level families

The Consortium's anti-poverty efforts that will be undertaken during the 2015-2020 Consolidated Plan period are detailed in SP-70. Projects proposed for FY2015-2016 intended to help reduce the number of poverty-level families include assistance to micro-enterprise businesses, shelter operations, supportive housing services and transitional housing, access to nutritional meals, case management and health programs. Specific projects are listed in AP-35 and AP-38.

Actions planned to develop institutional structure

The County will contribute to capacity building in the institutional structure by continuing to encourage coordination among service agencies, participating in cooperative efforts such as Joint Cities-County Affordable Housing Task Group, the CoC and C3H, and by providing technical assistance and guidance to grantees.

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

The County will promote and emphasize the need for coordination between all agencies active in the Consortium so as to minimize the duplication of efforts. The County will continue to participate in cooperative efforts such as the Joint Cities-County Affordable Housing Task Group, the CoC and C3H. Efforts to enhance coordination between the public and private sector will ensure that needs are being properly addressed and that resources are being maximized.

Discussion:

Please see above.

Alternate/Local Data Sources

Data Source Name	List the name of the organization or individual who originated the data set.
2008-2012 American Community Survey	US Census Bureau
2015-2023 Santa Barbara County Housing Element	Santa Barbara County Planning and Development
Santa Barbara Countywide 10-Year Plan to End Chronic Homelessness	Bringing Our Community Home
2014 Santa Barbara County State of the Commute	Santa Barbara County Association of Governments
2014 Continuum of Care Homeless Assistance Programs Housing Inventory Count Report for the Santa Maria/Santa Barbara Continuum of Care	US Department of Housing and Urban Development
2013 Santa Barbara County Economic and Workforce Information Analysis	BW Research on behalf of the Workforce Investment Board of Santa Barbara County
Workforce Investment Act Local Strategic Workforce Plan Program Years 2013-2017	Workforce Investment Board of Santa Barbara County
2015 Analysis of Impediments to Fair Housing Choice	BBC Research & Consulting on behalf of the County of Santa Barbara
Housing Authority of the County of Santa Barbara 2014 Agency Annual Plan	Housing Authority of the County of Santa Barbara
2014 Point-in-Time Summary Homeless Populations Summary for CA-603	Santa Maria/Santa Barbara County Continuum of Care.
Disadvantaged Communities Element	Santa Barbara County Planning and Development
Santa Barbara County Capital Improvement Program's 2014-2019 5-Year Plan	Santa Barbara County Executive Office
Multifamily Assistance and Section 8 Contracts Database	US Department of Housing and Urban Development

APPENDIX A.

Consultation and Citizen Participation

Appendix A.

Consultation and Citizen Participation

This appendix summarizes the consultation and citizen participation efforts—as well as the primary findings from such input—for the Santa Barbara County 2015-2020 Five-year Consolidated Plan.

Consultation and Citizen Input Elements

The stakeholder consultation and citizen input process for the Santa Barbara County Consolidated Plan included the following:

- Community meetings, including two public meetings (one in the northern area of the county and one in the southern area of the county), two resident focus groups, and a stakeholder focus group to discuss housing and community development needs, held over two days - November 19 and November 20, 2014. Sixteen residents and 28 stakeholders attended the meetings. The meetings were held at various times at accessible venues near public transit.
- Interviews with key stakeholders included the Public Housing Authority, homeless services providers, and a domestic violence service provider serving residents in North and South Santa Barbara County.

In addition to the community meetings and interviews, residents and stakeholders in Santa Barbara County were invited to communicate their opinions about the County's top housing and community development needs by phone or email to Santa Barbara County staff or the consultant.

Public meeting advertising and outreach. To encourage community participation in the public meetings, Santa Barbara County advertised the meetings through the following channels:

- County of Santa Barbara Housing and Community Development Department website
- Slides on the County of Santa Barbara Television (CSBTV) access channel, the County-operated cable television station
- Flyers posted in an Eastern Goleta Valley coffee shop
- City of Guadalupe website, cable access channel, and library
- City of Carpinteria website and City Council announcement
- Flyers emailed to contact persons at cities of Buellton, Carpinteria, Goleta, Guadalupe, Lompoc, Santa Maria, and Solvang
- Provided notice to service providers for special populations, including persons with disabilities

Resident and stakeholder focus group recruitment. The resident and stakeholder focus groups were not publicly advertised; County staff recruited participants through targeted efforts. Two resident focus groups were held; one with persons with disabilities in the southern part of the County and another with Hispanic residents in the northern part of the County.

Summary of response/attendance. A local disability services organization recruited their staff and clientele for the focus group on disability issues. This focus group was held during the afternoon at a local, accessible recreation center in Santa Barbara. Six residents attended the meeting, representing a range of developmental and physical disabilities and ages, lengths of experience with their disability (i.e., persons recently disabled and persons disabled since birth), and housing experiences. Most of the participants worked for disabilities services organizations, enabling them to speak from their own experiences as persons with disabilities and to represent the experiences of their clients.

The participants of the Hispanic resident focus group were recruited by the owner and manager of the housing complex in which they lived, a low income farm worker housing apartment complex in Santa Maria built by People’s Self-Help Housing Corporation. A total of ten residents participated, nine women and one man, across a range of ages. In addition, two children attended the meeting. This evening focus group was conducted in Spanish, based on the stated preference of the participants.

To recruit the participants of the stakeholder focus group, Santa Barbara County staff sent a personal email invitation to a variety of stakeholders, including 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 (banks and other financial institutions, developers, rental companies, landlords, and realtors).

A total of 28 participants representing a range of organizations and fields attended the meeting, including:

- Disability services organizations
- An economic justice organization
- A legal assistance organization
- Private and public sector developers and builders
- An independent Santa Barbara resident
- Representative of a neighborhood coalition
- Representative of a micro-lending organization
- A HOME loan monitor
- A public transit provider
- County housing authority
- Representatives of local and county government, including City of Santa Barbara planning and community development staff, Santa Barbara County Housing and Community Development staff, and Santa Barbara County Executive Office staff

Summary of Community Meetings Findings

This section summarizes the comments and discussions heard at the Consolidated Plan community meetings. The community meetings began with an overview of the Consolidated Plan process. Residents were then asked about their views on the top needs in Santa Barbara County and their neighborhoods within three primary categories.

- Housing
- Needs of Special Needs Populations (persons with disabilities, homeless and at-risk populations, farm workers, families)
- Non-Housing Community Development

Housing. The two most common issues cited by participants were a lack of affordable housing for low income people and overcrowding and substandard living conditions. Participants noted that Santa Barbara County is a very expensive area in which to live and few housing options exist. The vacancy rate is less than one percent and the search for a suitable unit can be lengthy and difficult.¹ The Section 8 and public housing waiting lists were closed at the time of the focus group meeting, so many people on limited incomes and who are priced out of the market do not have access to the Section 8 rental subsidy program.

In addition, participants discussed key distinctions between the north and south areas of the County. The southern part of the county is much more expensive than the northern part and therefore has fewer affordable units, but the northern end of the county is still relatively expensive and housing searches can be long there, too. Despite more affordable housing options in North County, many of the jobs in the County are concentrated in South County and transportation options between the northern and southern ends of the county are limited.

"In Santa Barbara County, once you find something that is reasonable, you don't move....Most people stay when they have found a place that is somewhat doable."

Participants also expressed concern that the growing population of college students creates competition for affordable units, reducing the availability of affordable, low income units for non-students, especially in Isla Vista.

"Even if you are receiving subsidized housing benefits, it is still hard to find an affordable place to live. The Section 8 voucher is \$1,450 for a 1-bedroom, but the market rate is \$1,600 or more."

Special needs populations (persons with disabilities, homeless and at-risk populations, farm workers, families). The housing and service needs of specific special needs populations were also discussed. Among the persons with a disability and disability advocates, the need for accessible, affordable units near transit (particularly wheelchair-accessible) was frequently cited, as was the difficulty of finding an accessible unit with a landlord that will also accept a voucher. The need to

¹ 2015-2023 Santa Barbara County Housing Element Update

educate the community, landlords in particular, about what accessibility means and how they can accommodate persons with disabilities was also commonly mentioned.

Affordable units for larger families (two-bedroom units or larger) were commonly cited as a general community need, but were highlighted as a particular need of the Hispanic community. Participants noted that occupancy limits prevent some larger families from renting smaller, affordable apartments.

The Spanish-speaking resident focus group indicated the need for interpretation or translation of lease documents, as well as education about landlord-tenant rights and responsibilities, including explanation of security deposit reimbursement policies and remedies if landlords do not return deposits. Focus group participants noted that no matter how clean they leave a unit, they have never had their security deposits returned and they are often charged additional fees for “damages;” similar experiences were recounted about their family members.

“I was born and raised here. I am privileged to own my house. Moving away from home years ago, when I was younger, I had a Section 8 voucher. I found landlords were willing to accommodate my disability. But my impression is that it has continued to be difficult for most people to find landlords willing to accept Section 8 and allow for the structural changes that may be needed.”

Mental health services were mentioned frequently as an overall service need and housing with wrap-around services was cited as a particular need for homeless populations.

Again, participants made distinctions between the northern and southern areas of the county. Housing for farm workers, low income workers, and seniors were cited as particular needs in North County, while housing for low income workers was prioritized in South County. In addition, a geographic distinction in the homeless population was repeatedly mentioned, with participants noted that there are more *families* experiencing homelessness in the north, while the population of *individuals* experiencing homelessness is greater in the south. Participants noted the need for more in-home care options in the north for individuals with disabilities. Generally, participants said that services for people with disabilities are more concentrated in the south, though residents say this is improving.

Non-housing community development needs. The five primary areas of non-housing community development needs cited were economic development, regional transit, transit accessibility, pedestrian safety, and school overcrowding.

Participants repeatedly emphasized the need for economic development that will create higher paying jobs in the area so that residents can afford the cost of housing.

Improving regional transit between North and South County was brought up numerous times, as was improving transit options in the north. Residents noted that most of the jobs are in the south while the more affordable housing is in the north and regional transit options between the two areas are limited. The perception is that there are more transportation options flowing from the south of the county to the north.

Wheelchair-accessible taxis and public transport near housing and services is needed countywide.

The participants of the Spanish-speaking focus group prioritized the need to address pedestrian safety issues, especially crosswalks for children, and overcrowding in public schools that is causing elementary-aged children in their area to be bused to schools further away (particularly in North County, in the city of Santa Maria).

Summary of Stakeholder Interviews – Key Findings

In order to better understand the needs of specific special needs populations, including public housing residents, voucher holders, individuals and families experiencing homelessness, and family violence survivors and their children, key stakeholder interviews were conducted with the Santa Barbara County Public Housing Authority, the primary homeless services providers for individuals and families in the northern and southern areas of the county, and the primary domestic violence services provider for the northern and southern areas of the county. The primary findings from these interviews are discussed below.

Long waiting lists. Both the Santa Barbara County Public Housing Authority Section 8 and general public housing waiting lists have been closed for five years, meaning that individuals and families who qualify for these services are unable to access them. The lists were closed after the 2008 recession, when each list exceeded 6,000 names, which equaled a wait time of seven to eight years. In the past five years, the housing authority has worked through most of the waiting lists and plans to reopen the lists sometime in 2015. The housing authority expects that the number of people on each waiting list will be back up to 3,000-5,000 within two weeks of the lists being reopened.

Lack of affordable units. Stakeholders cited affordable, available units (accessible as needed) for low income populations as the primary need across all special needs populations. Single-room affordable housing, particularly for veterans and middle-aged individuals who do not yet qualify for senior benefits, are needed, especially among the homeless population (this is particularly the case in North County). Domestic violence service providers do not believe that the housing needs of their clients are being met. Clients leaving domestic violence shelters in Santa Barbara find that it is “almost impossible” to find housing in the area due to high cost. Stakeholders report that barriers to finding affordable housing include the unwillingness of landlords to accept Section 8 and the concentration of affordable properties in the hands of a few property management companies (especially in South County) which keeps rents high. Stakeholders are concerned that the County is losing available, affordable housing opportunities to students.

Additional housing barriers. Other barriers to finding affordable housing include: legal barriers (prior felonies or misdemeanors), application requirements (income status, credit status, and rental history), coming up with a down payment, and the lack of availability of wheelchair-accessible units.

Need for supportive services. The need for a variety of supportive services to complement housing needs exists across Santa Barbara County. Families need accessible and affordable

childcare. Homeless families need permanent housing with supportive services or ongoing case management, including mental health services, especially for children. Homeless individuals 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 advocacy and bilingual legal aid services are also needed.

Need for housing families. Several barriers exist for families seeking housing. Stakeholders report that homeless families need larger units, typically two or more bedrooms. The “affordable units being built in the County are one-bedroom units. An affordable two-bedroom almost doesn’t exist.” Affordable units for families need to be located close to schools, the workplaces of parents, and within safe neighborhoods. Barriers to families seeking housing include landlord prejudices against renting to families with children and occupancy limits, which limit the number of people who can live in a unit. Family housing was cited as a primary need of domestic violence survivors.

Impacts of Citizen Participation on Goal Setting

As discussed in this section, residents and stakeholders participating in the Consolidated Plan citizen participation process placed a high priority on affordable housing, accessible housing, family housing, reducing overcrowding and substandard housing, addressing the unique housing and community needs in North and South County, addressing the needs of specific special needs populations, and a variety of supportive services and non-housing community development needs. The 2015-2020 Consolidated Plan strategic goals incorporate these priorities.

APPENDIX B.

Demographic and Housing Profile

Appendix B.

Demographic and Housing Profile

This appendix provides a demographic and housing market overview of the County of Santa Barbara and the jurisdictions participating in its HOME Consortium. The appendix begins with a brief demographic profile, followed by an analysis of segregation and integration in the County and concludes with an analysis of housing market trends and affordability. The geographic scope of the following analysis is focused on the Consortium, defined as the County of Santa Barbara excluding the City of Santa Barbara and Guadalupe.

Demographic Summary

The following discussion provides a demographic overview of the Consortium. Key demographic findings include:

- Population growth between 2000 and 2012 (6%) was largely driven by an increase in the Hispanic population.
- The fastest growing age cohorts in the Consortium are residents aged 18 to 24 and 45 to 64.
- Twenty-three percent of Consortium residents were born in another country and 18 percent of households have limited English proficiency.
- Ten percent of Consortium residents (33,650 people) have some type of disability.

Population. The 2012 American Community Survey (ACS) reports a population of 423,594 for Santa Barbara County. That represents a 6 percent increase from the 2000 population of 399,347. Growth for the Consortium was somewhat higher (9%), increasing from 301,363 in 2000 to 328,001 in 2012.

As shown in Figure B-1, Buellton and Santa Maria experienced the highest population growth, while Carpinteria and Solvang experienced population declines.

Figure B-1.
Total Population, Consortium Members,
2000 and 2012

Note:
 Goleta was incorporated in 2002.

Source:
 2000 Census, 2008-2012 ACS and BBC Research & Consulting.

	2000	2012	Percent Change
Santa Barbara County	399,347	423,594	6%
Consortium	301,363	328,001	9%
Buellton	3,828	4,786	25%
Carpinteria	14,194	13,100	-8%
Goleta	N/A	29,862	N/A
Lompoc	41,103	42,373	3%
Santa Maria	77,423	98,715	28%
Solvang	5,332	5,261	-1%

Age. About one quarter (24%) of Consortium residents are children and 13 percent are seniors (65 years or older). As displayed in Figure B-2, the fastest growing age cohorts in the Consortium are residents aged 18 to 24 and those aged 45 to 64. The number of children and the number of residents between 25 and 44 declined between 2000 and 2012. Growth in the senior cohort was driven by older seniors—aged 75 and older.

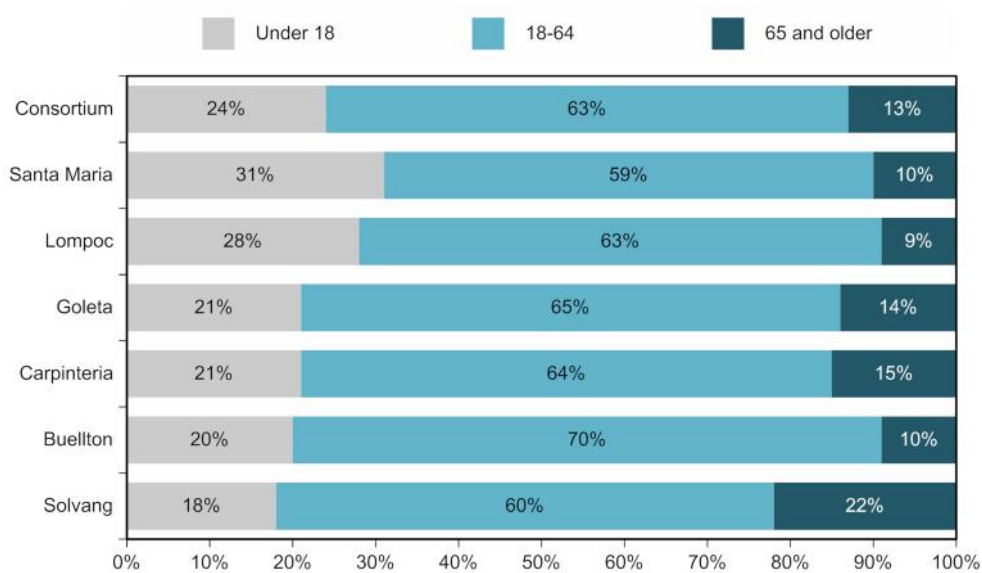
Figure B-2.
Population by Age, Consortium, 2000 and 2012

	2000		2012		2000 to 2012		
	Number	Percent	Number	Percent	Number Change	Percent Change	Percentage Point Change
Total population	301,363	100%	328,001	100%	26,638	9%	0%
Under 18	79,230	26%	78,472	24%	-758	-1%	-2%
18 to 24	39,762	13%	53,321	16%	13,559	34%	3%
25 to 44	84,326	28%	78,199	24%	-6,127	-7%	-4%
45 to 64	60,489	20%	76,698	23%	16,209	27%	3%
65 to 74	19,658	7%	20,825	6%	1,167	6%	0%
75 and older	17,898	6%	20,486	6%	2,588	14%	0%

Source: 2000 Census, 2008-2012 ACS and BBC Research & Consulting.

Figure B-3 displays the age profiles of Consortium members in 2012. Among Consortium cities, Solvang has the highest proportion of seniors (22%) followed by Goleta (14%). Lompoc has the fewest seniors (9%). Santa Maria has the highest proportion of residents that are children (31%) followed by Lompoc (28%).

Figure B-3.
Population by Age, Consortium Members, 2012



Source: 2008-2012 ACS and BBC Research & Consulting.

Family status. In 2012, two-thirds of all Consortium households were families; of those, slightly fewer than half had children. Those figures represent a slight decline since 2000 when 70 percent of all households were families, 50 percent of which had children. Figure B-4 displays household composition for the Consortium.

Figure B-4.
Household Type, Consortium, 2012

Source:
 2008-2012 ACS and BBC Research
 & Consulting.

Type	Number of Households	Percent of Households
Total Households	104,542	100%
Nonfamily households	32,422	31%
Family households	72,120	69%
Married couple households	54,930	53%
<i>with children</i>	24,420	23%
<i>without children</i>	30,510	29%
Single head of household	17,190	16%
Male householder (no wife present)	5,212	5%
<i>with children</i>	2,716	3%
<i>without children</i>	2,496	2%
Female householder (no husband present)	11,978	11%
<i>with children</i>	6,869	7%
<i>without children</i>	5,109	5%

Figure B-5 displays the number and percent of households with children for Consortium members. Overall, one-third of all Consortium households include children.

**Figure B-5.
Households with Children,
Consortium Members, 2012**

Source:
2008-2012 ACS and BBC Research &
Consulting.

	Total Households	Number of Households with Children	Percent of Households with Children
Santa Barbara County	141,247	43,010	30%
Consortium	104,542	34,005	33%
Buellton	1,566	486	31%
Carpinteria	4,946	1,424	29%
Lompoc	13,170	5,078	29%
Santa Maria	26,991	11,525	43%
Solvang	2,350	578	25%

Race and ethnicity. Figure B-6 presents the racial and ethnic composition of Consortium residents and how the composition has changed since 2000.¹ The Hispanic population increased by nearly 40,000 residents (40% increase) while the populations of African Americans and non-Hispanic whites declined. Much of the growth in the Hispanic population can be attributed to Santa Maria, where the Hispanic population increased by 23,481 residents.

**Figure B-6.
Racial and Ethnic Composition, Consortium, 2000 and 2012**

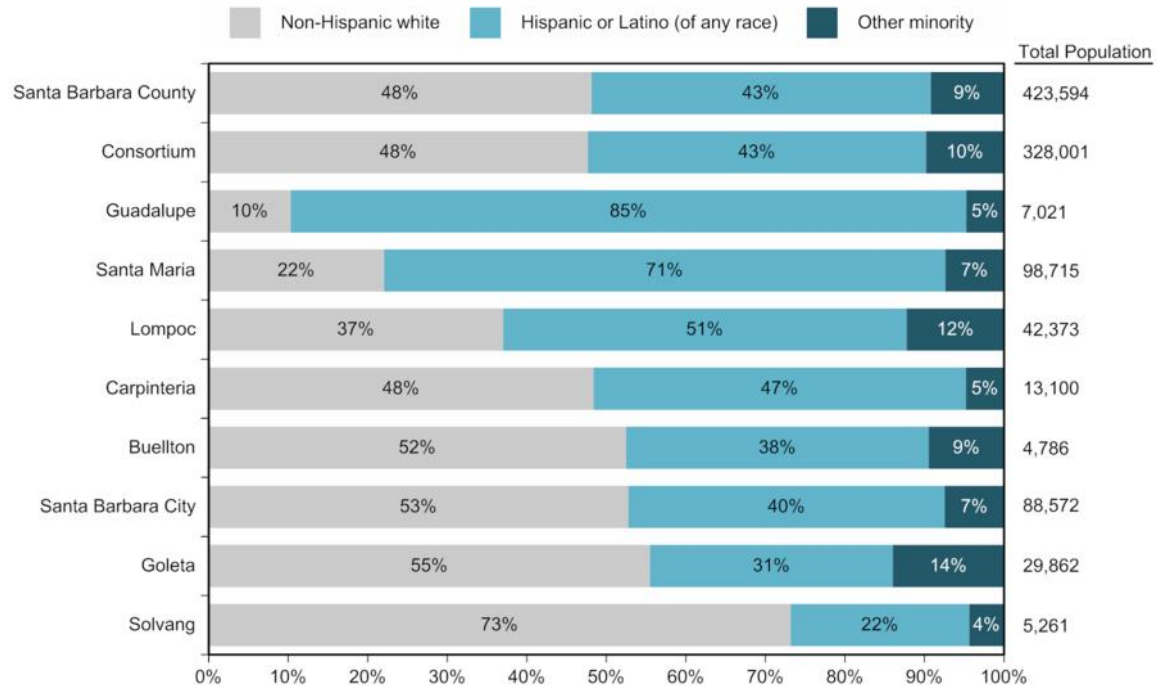
	2000		2012		2000-2012	
	Number	Percent	Number	Percent	Number Change	Percent Change
Total Population	301,363	100%	328,001	100%	26,638	9%
Race						
White	219,486	73%	252,502	77%	33,016	15%
Black or African American	7,519	2%	6,478	2%	-1,401	-14%
American Indian and Alaska Native	3,689	1%	3,882	1%	193	5%
Asian	13,457	4%	17,559	5%	4,102	30%
Native Hawaiian and Other Pacific Islander	565	0%	696	0%	131	23%
Two or more races	13,264	4%	13,039	4%	-225	-2
Ethnicity						
Hispanic or Latino (of any race)	99,557	33%	139,415	43%	39,858	40%
Non-Hispanic white	172,777	57%	156,408	48%	-16,369	-9%

Source: 2000 Census, 2008-2012 ACS and BBC Research & Consulting.

¹ It should be noted that Census data on race and ethnic identification vary with how people choose to identify themselves. The U.S. Census Bureau treats race and ethnicity separately: the Bureau does not classify Hispanic/Latino as a race, but rather as an identification of origin and ethnicity. In 2010 the U.S. Census Bureau changed the race question slightly, which may have encouraged respondents to check more than one racial category.

Figure B-7 displays the 2012 racial and ethnic breakdown for each jurisdiction in the Consortium. The County as a whole, the City of Santa Barbara and the City of Guadalupe are also included for comparison.

Figure B-7.
Racial and Ethnic Composition, Cities in Santa Barbara County, 2012

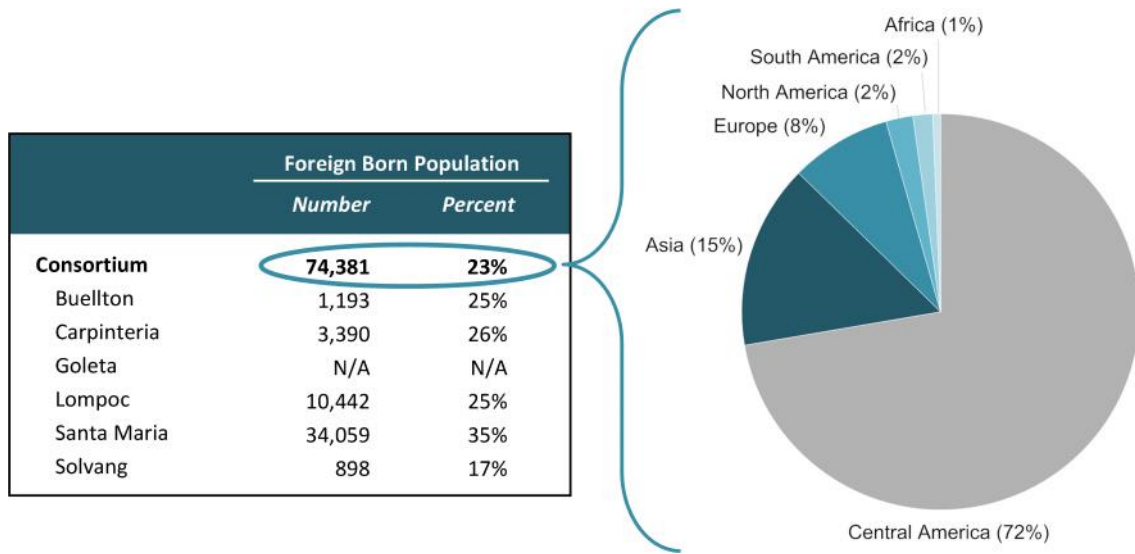


Source: 2008-2012 ACS and BBC Research & Consulting.

National origin. Approximately 23 percent of residents in the Consortium were born in another country—most in Latin America. This represents a slight increase from 2000, when 20 percent of residents were foreign born.

Santa Maria has the highest proportion of residents that are foreign born (35%) and Solvang has the lowest (16%). Figure B-8 displays the proportion of residents that are foreign born for each Consortium community as well as the national origin for entire Consortium foreign born population.

Figure B-8.
Foreign Born Population, Consortium, 2012



Source: 2008-2012 ACS and BBC Research & Consulting.

Limited English proficiency (LEP). Nearly one in five Consortium residents (55,752) has limited English proficiency (speaks English less than “very well”). Sixty-two percent of foreign born residents speak English less than “very well.”

Of the 55,752 residents with limited English proficiency, 88 percent are Spanish speakers and 9 percent speak Asian and Pacific Islander languages. Approximately 70 percent of LEP residents in the Consortium live in the North County cities of Lompoc and Santa Maria.

Figure B-9.
Limited English Proficiency, Consortium Members, 2012

	Consortium	Buellton	Carpinteria	Goleta	Lompoc	Santa Maria	Solvang
Population 5 years and over	306,188	4,536	12,392	27,978	38,931	89,748	4,915
Limited English Proficiency (LEP)	55,752	886	2,491	3,799	8,436	31,551	506
Percent LEP	18%	20%	20%	14%	22%	35%	10%
Language other than English spoken at home							
Spanish	99,575	1,502	4,610	6,626	15,575	51,514	749
LEP	48,853	695	2,357	2,591	7,864	28,944	464
Asian and Pacific Islander languages	11,281	121	59	1,976	949	3,584	37
LEP	4,805	109	20	855	352	2,040	7
Other languages	10,159	388	625	1,526	600	1,381	285
LEP	2,094	82	114	353	220	567	35

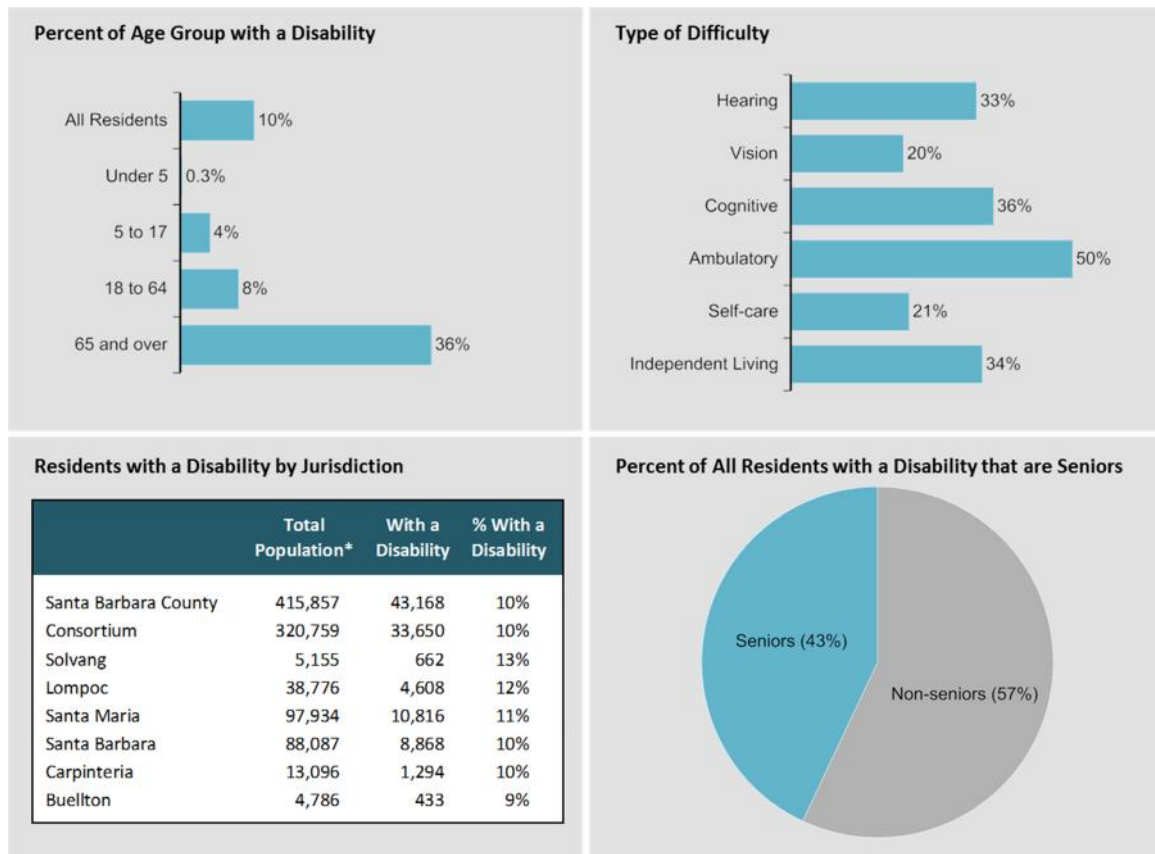
Note: Limited English proficiency is defined as residents 5 or older that self-reported speaking English less than “very well”.

Source: 2008-2012 ACS and BBC Research & Consulting.

Disability. According to the 2008-2012 ACS, there are 33,650 Consortium residents living with a disability (10 percent of the population). Figure B-10 presents disability characteristics for the Consortium.

- The incidence of disability is highest for residents 65 and older, 36 percent of whom have some type of disability.
- The most common type of difficulty is ambulatory (50%) followed by cognitive (36%).
- Among all residents with a disability, 43 percent are seniors and 57 percent are non-seniors.
- Solvang, Lompoc and Santa Maria have slightly higher rates of disability than the Consortium as a whole.

Figure B-10.
Disability Characteristics, Consortium, 2012



Note: *Total population reflects total civilian noninstitutionalized population. "Type of difficulty" reflect definitions used by the U.S. Census Bureau. "Hearing difficulty" is defined as deaf or having serious difficulty hearing. "Vision difficulty" is defined as blind or having serious difficulty seeing, even when wearing glasses. "Cognitive difficulty" is defined as having difficulty remembering, concentrating, or making decisions because of a physical, mental, or emotional problem. "Ambulatory difficulty" is defined as having serious difficulty walking or climbing stairs. "Self-care difficulty" is defined as having difficulty bathing or dressing. "Independent living difficulty" is defined as having difficulty doing errands alone such as visiting a doctor's office or shopping because of a physical, mental, or emotional problem.

Source: 2008-2012 ACS and BBC Research & Consulting.

Segregation/Integration

This section discusses the geographic segregation/integration of protected classes throughout the County. HUD defines “integrated” geographic areas as those which do not contain high concentrations of protected classes when compared to the representation in a jurisdiction as a whole. “Segregation” occurs when concentrations of protected classes are a result of fair housing barriers or impediments.

There are two primary metrics prescribed by HUD to evaluate segregation/integration, both of which are employed in the following analysis:

- Dissimilarity index; and
- Concentration maps.

Dissimilarity index. The dissimilarity index is a way to measure evenness in which two separate groups are distributed across geographic units—such as Census tracts—that make up a larger geographic area—such as a county.

The index typically compares the proportion of the total population of a minority group in a Census tract and the proportion of the total number of the majority population (non-Hispanic whites) in that same Census tract.

By definition, the value of the dissimilarity index falls between 0 and 1. An index value near 0 indicates perfect distribution of racial groups across all Census tracts in a region. An index value of 1 indicates perfect segregation of racial groups across the region. As an example, one of the most segregated cities for whites and African Americans in the U.S. is Detroit, which has historically had a dissimilarity index exceeding 0.80.

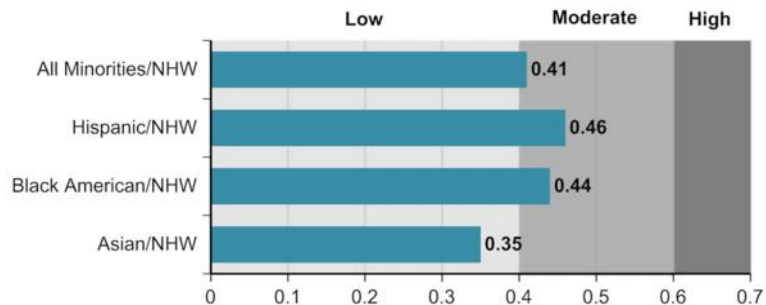
HUD categorizes the dissimilarity index into three ranges that represent the intensity of segregation: less than 0.40 indicates low segregation, between 0.40 and 0.55 indicates moderate segregation and greater than 0.55 indicates high segregation.

As shown in Figure B-11, the dissimilarity index is moderate for Hispanics and African Americans and low for Asian populations. Overall, segregation for minorities in the Consortium is moderate with a dissimilarity index of .41.

Figure B-11.
Dissimilarity Index,
Consortium, 2012

Note:
NHW is non-Hispanic white. A
dissimilarity index below 0.4 indicates
low segregation and a dissimilarity index
above 0.55 indicates high segregation.

Source:
HUD and BBC Research & Consulting.



Racial/ethnic concentration maps. One of the key components of a demographic analysis is an examination of the concentration of racial and ethnic minorities within a jurisdiction to detect evidence of segregation. In some cases, minority concentrations are a reflection of preferences—e.g., minorities may choose to live near family and friends of the same race/ethnicities or where they have access to grocery stores or restaurants that cater to them. In other cases, minority populations are intentionally steered away or discouraged from living in certain areas. Housing prices can also heavily influence where minorities live, to the extent that there are economic disparities among persons of different races and ethnicities.

The maps on the following pages show geographically where residents of different races and ethnicities may be concentrated within Santa Barbara County. These racial and ethnic concentration maps use HUD’s definition of minority impacted areas.

According to HUD, a “minority area” (also known as a racially/ethnically-impacted area) is any neighborhood or Census tract in which:

- The percentage of households in a particular racial or ethnic minority group is at least 20 percentage points higher than the percentage of that minority group for the housing market areas;
- The total percentage of minority persons is at least 20 percentage points higher than the total percentage of all minorities in the housing market areas as a whole; or
- If a metropolitan area, the total percentage of minority persons exceeds 50 percent of its population.

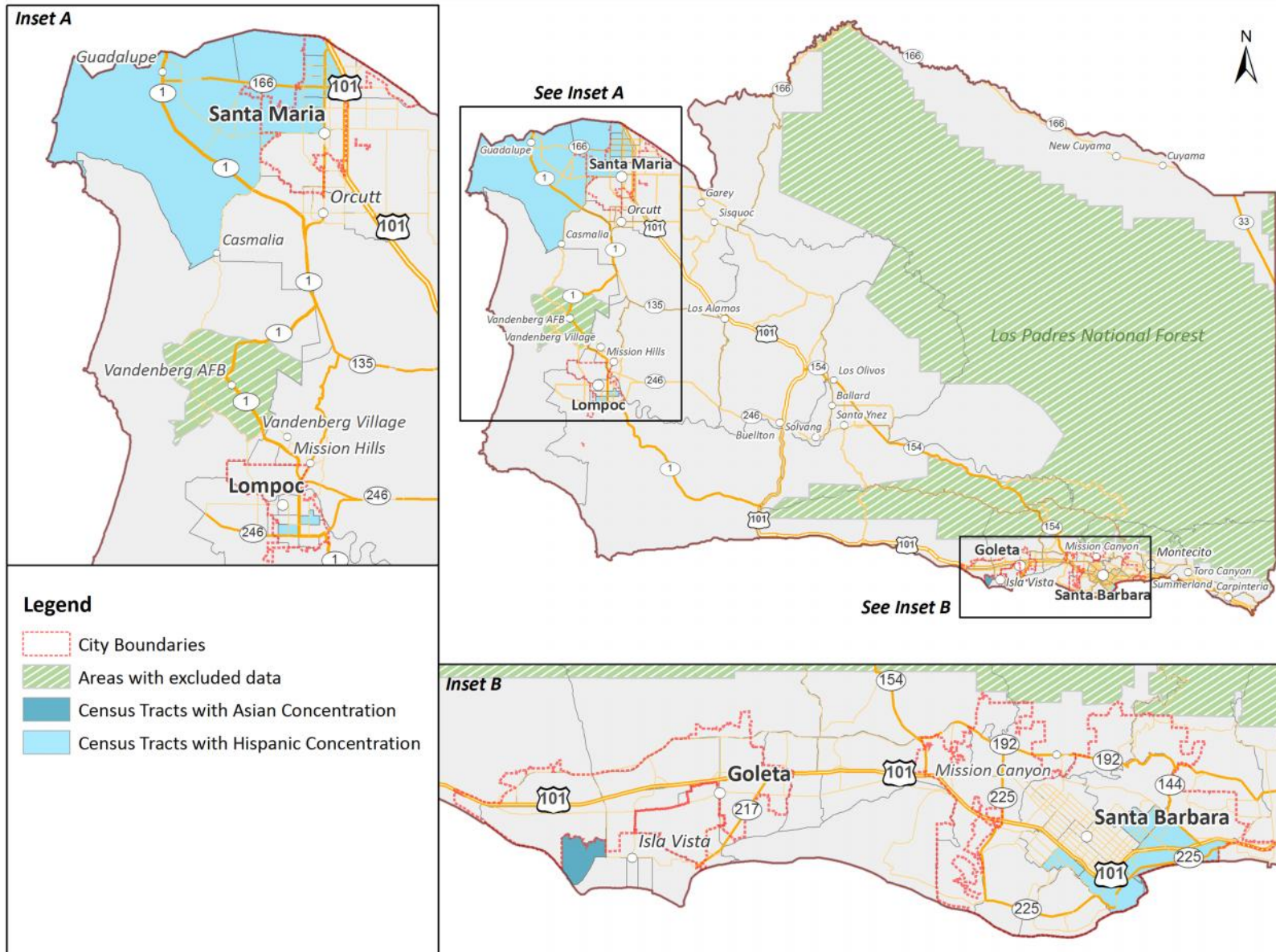
The “housing market area” is the region where it is likely that renters and purchasers would be drawn for a particular housing project. Generally the housing market area is the county.

The following analysis includes maps using HUD’s 20 percentage point threshold for individual minority groups and HUD’s 50 percent definition for total minorities (discussed above).

As displayed in Figure B-12, there are areas of Hispanic concentration in the northern portion of Santa Maria, in Guadalupe and the surrounding area northwest of Santa Maria, in portions of Lompoc, and in the southeastern portion of the City of Santa Barbara. There is only one Census tract in the County with an Asian concentration (in Isla Vista) and there are no African American concentrated tracts.

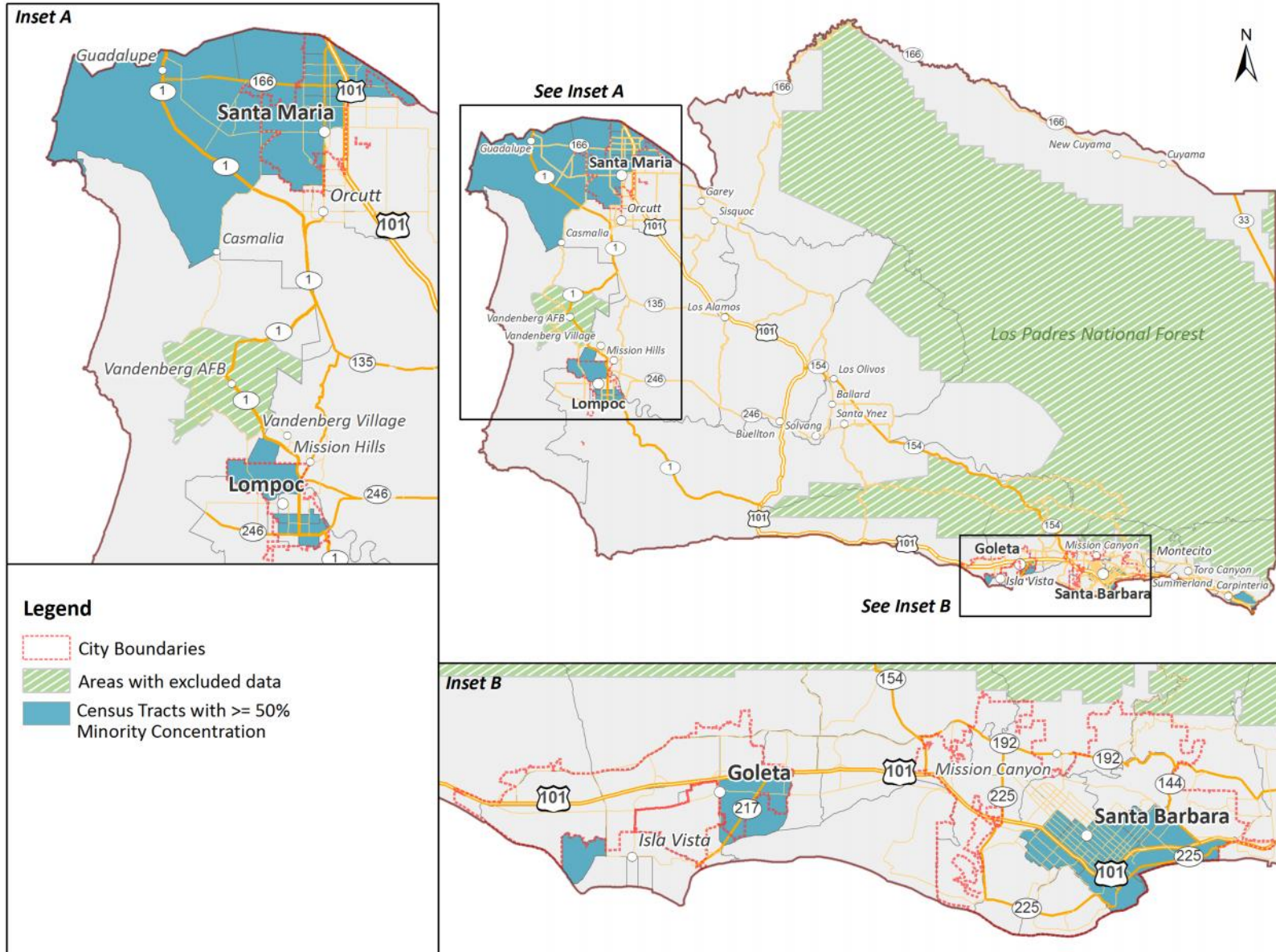
Figure B-13 displays minority majority Census tracts. It should be noted that the racial/ethnic distribution of the County overall is minority majority with 48 percent of all residents identifying as non-Hispanic white and the remaining 52 percent identifying as a racial or ethnic minority. Overall, approximately 61 percent of minorities living in Santa Barbara County live in minority majority Census tracts, which are present throughout the County in Santa Maria, Lompoc, Isla Vista, Goleta, the City of Santa Barbara and Carpinteria.

Figure B-12.
Concentration of Individual Minority Groups, Santa Barbara County, 2012



Source: 2008-2012 ACS, U.S. Census TIGER/Line, ESRI and BBC Research & Consulting.

Figure B-13.
Minority Majority Census Tracts, Santa Barbara County, 2012



Source: 2008-2012 ACS, U.S. Census TIGER/Line, ESRI and BBC Research & Consulting.

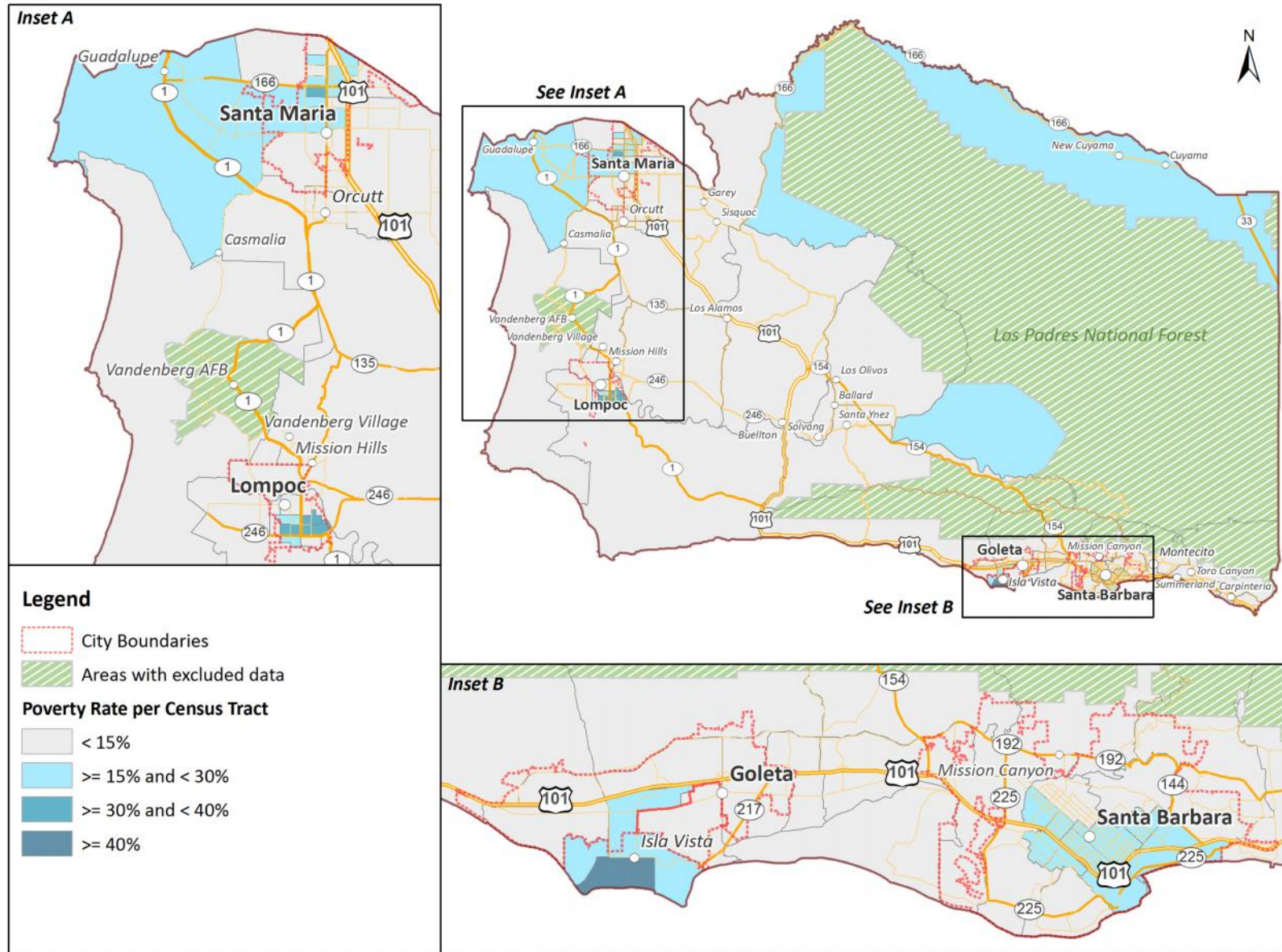
Racially/ethnically concentrated areas of poverty. Racially or ethnically concentrated areas of poverty also known by HUD as RCAPs or ECAPs, are areas in which there are both racial concentrations and high poverty rates. Specifically, they are Census tracts that have poverty rates exceeding 40 percent or three times the regional poverty rate and are majority minority (minorities account for 50% or more of the total population).

The poverty rate for Santa Barbara County (and the Consortium) is 15 percent, up from 14 percent in 2000. Poverty rates among protected classes in the Consortium are even higher:

- 21 percent of Hispanic residents are in poverty, compared to 11 percent of non-Hispanic whites;
- 18 percent of African American residents are living in poverty;
- 16 percent of Asian residents have incomes below the poverty line;
- 17 percent of residents with a disability are living in poverty, compared to 15 percent of residents without a disability; and
- 26 percent of female headed households with no husband present are in poverty, compared to 12 percent of all family households.

As displayed in Figure B-14, there are three Census tracts in the County with poverty rates exceeding 40 percent—all in Isla Vista. However, none of those tracts are racially or ethnically concentrated; as such, there are no RCAPs or ECAPs in the County of Santa Barbara.

Figure B-14.
Poverty Rate by Census Tract, Santa Barbara County, 2012



Source: 2008-2012 ACS, U.S. Census TIGER/Line, ESRI and BBC Research & Consulting.

Geographic distribution of persons with disabilities. Segregation is also an important issue for people with disabilities, including physical, developmental, and other disabilities. The Supreme Court’s *Olmsted* decision, and the substantial legal and policy efforts consistent with it, has begun to address the unnecessary and illegal segregation of people with disabilities.² Regulatory barriers on group living arrangements, transit access, housing accessibility and visitability, and proximity to health services are just some of the integration related issues that people with disabilities face.

As specified in federal regulations: “The most integrated setting is one that enables individuals with disabilities to interact with nondisabled persons to the fullest extent possible, consistent with the requirements of the Americans with Disabilities Act, 42 USC. 12101, et seq., and Section 504 of the Rehabilitation Act of 1973, 29 USC 794. See 28 CFR. Part. 35, App. A (2010) (addressing 25 CFR 35.130).” Under this principle, derived from the Supreme Court’s decision in *Olmstead vs. L.C.*, institutionalized settings are to be avoided to the maximum possible extent in favor of settings in which persons with disabilities are integrated with nondisabled persons.

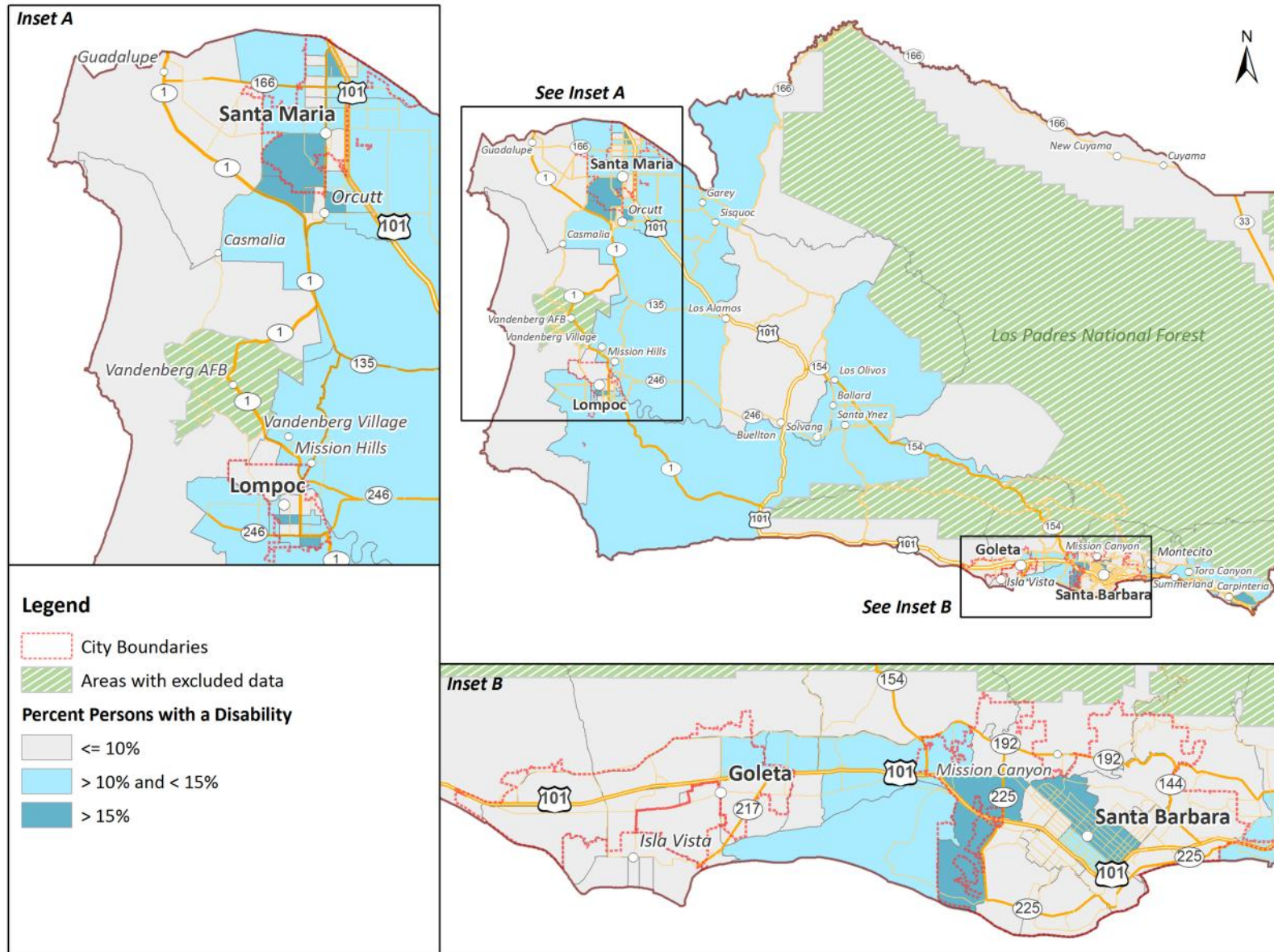
Different types of accommodations and/or services may be needed to allow individuals with disabilities to live in integrated settings. For example, persons with physical disabilities may need units with universal design or accessibility features specific to their needs, both within the market offerings and assisted housing stock. Persons with other types of disabilities may require access to services and support—e.g., transportation assistance, specific health services— they need to live independently. Many persons with disabilities need housing that is affordable, as well as accessible.

As discussed in the demographic profile, 10 percent of the Consortium population (33,650 people) has at least one type of disability. Forty-three percent of those are seniors. Among persons living with a disability, about half have an ambulatory disability, 36 percent have a cognitive disability, 33 percent have a hearing difficulty and 20 percent have a vision difficulty.

Figure B-15 displays the proportion of residents with a disability by Census tract. The subsequent maps (Figures III-16 and III-17) show the proportion of residents with cognitive and physical disabilities separately. Although there are no concentrations of persons with disabilities based on HUD’s 20 percentage point concentration definition, it is apparent that people with disabilities—particularly those with physical disabilities—are most likely to live in incorporated cities where services and/or transit may be more accessible.

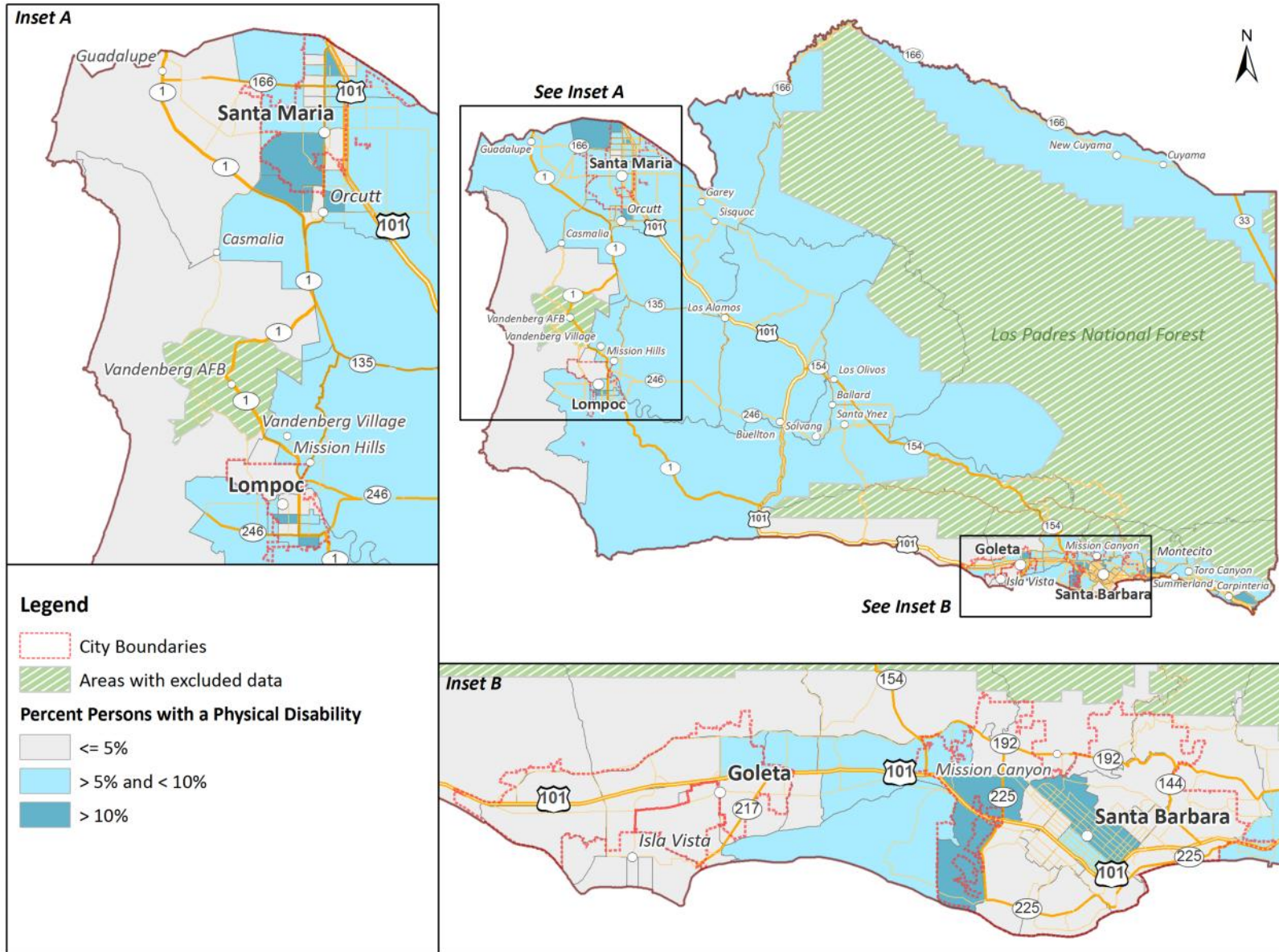
² *Olmstead v L.C.* is a 1999 Supreme Court case related to discrimination against people with mental disabilities. The decision acknowledged that mental illness is a form of disability under the Americans with Disabilities Act (ADA) and that institutional isolation is a form of discrimination under Title II of the ADA. Implications of the decision include efforts to integrate individuals with mental disabilities into the community at large, rather than living in institutions.

Figure B-15.
Persons with a Disability by Census Tract, Santa Barbara County, 2012



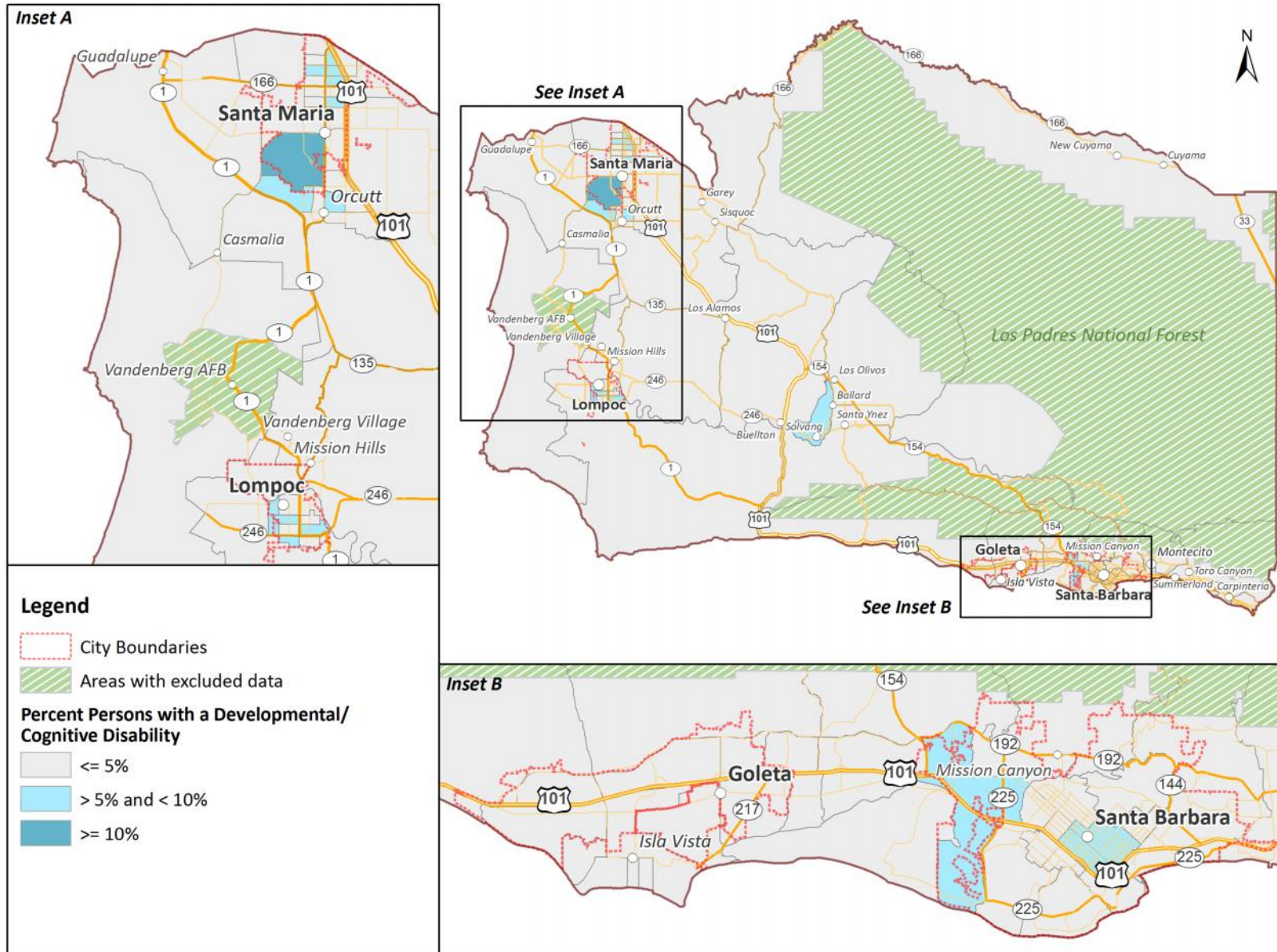
Source: 2008-2012 ACS, U.S. Census TIGER/Line, ESRI and BBC Research & Consulting.

Figure B-16.
Persons with a Physical Disability by Census Tract, Santa Barbara County, 2012



Source: 2008-2012 ACS, U.S. Census TIGER/Line, ESRI and BBC Research & Consulting.

Figure B-17.
Persons with a Developmental or Cognitive Disability by Census Tract, Santa Barbara County, 2012



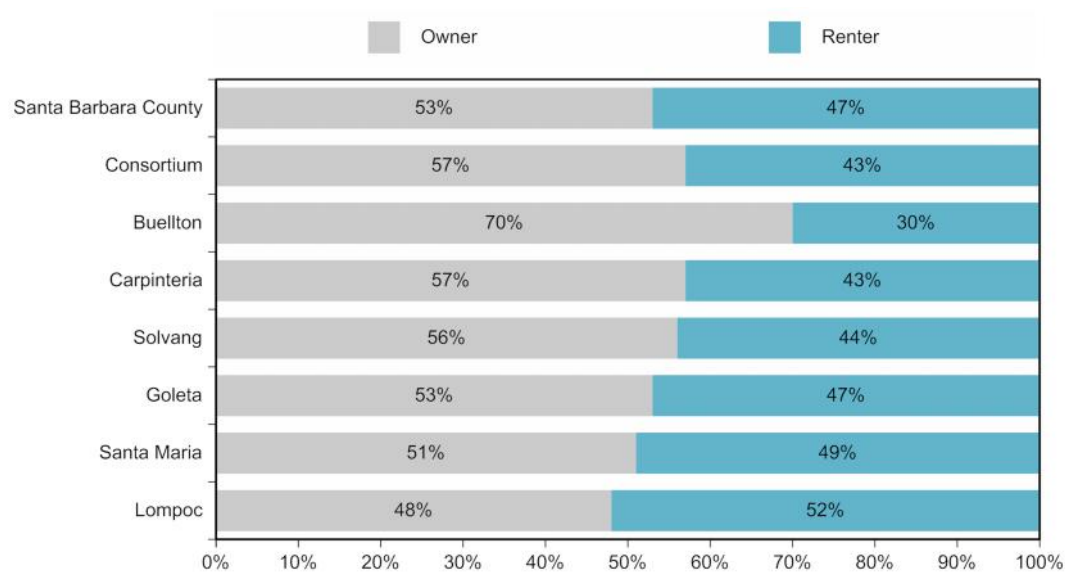
Source: 2008-2012 ACS, U.S. Census TIGER/Line, ESRI and BBC Research & Consulting.

Housing Market and Affordability

The Santa Barbara County housing market is characterized by rising rents and home prices—particularly in North County which has traditionally offered much more affordable housing than the South Coast communities.

Tenure. The 2012 ACS reports 112,656 households (occupied housing units) in the Consortium. Fifty-seven percent are owner occupied; 43 percent are renter occupied. Among Consortium cities, Lompoc has the lowest proportion of owners (48%) and Buellton has the highest (70%). Figure B-18 shows housing tenure by municipality.

Figure B-18.
Tenure, Consortium Members, 2012



Source: 2008-2012 ACS and BBC Research & Consulting.

Minority householders in the Consortium have lower rates of homeownership than non-Hispanic white householders. Two-thirds (67%) of non-Hispanic white householders are owners compared to just 42 percent of minority householders. Fifty-three percent of Asian householders, 40 percent of Hispanic householders and 34 percent of African American householders are owners.

Rental market. Between 2000 and 2012, rental affordability declined throughout the County as renter incomes failed to keep pace with rising housing costs. Median rent (including utilities) for the County of Santa Barbara as a whole increased from \$830 per month in 2000 to \$1,326 per month in 2012—a 60 percent increase. In order to afford that increase, renter incomes would need to increase by \$19,840; however, the median income only increased by \$11,938 over the same period.

Figure B-19 displays median rent and median renter income for Consortium members and the County of Santa Barbara in 2000 and 2012. There were no communities in which renter incomes kept pace with the increase in rent.

Figure B-19.
Median Rent and Median Renter Income, Consortium Members, 2000 and 2012

	Median Rent (with utilities)			Median Renter Income		
	2000	2008-12	Percent Change	2000	2008-12	Percent Change
Santa Barbara County	\$830	\$1,326	60%	\$32,252	\$44,190	37%
Buellton	\$725	\$975	34%	\$36,538	\$32,059	-12%
Carpinteria	\$938	\$1,398	49%	\$38,028	\$51,226	35%
Goleta	N/A	\$1,596	N/A	N/A	\$55,079	N/A
Lompoc	\$639	\$958	50%	\$27,523	\$31,096	13%
Santa Maria	\$675	\$1,117	65%	\$25,883	\$37,031	43%
Solvang	\$855	\$1,308	53%	\$32,398	\$45,417	40%

Note: Consortium median rent and income are unavailable.

Source: 2000 Census, 2008-2012 ACS and BBC Research & Consulting.

Figure B-20 shows the rental distribution for the Consortium as a whole in both 2000 and 2012. In 2000 nearly one-third of all rental units were priced between \$500 and \$750; by 2012 fewer than one tenth of all rentals were priced in that range. The number of rentals priced between \$1,000 and \$1,500 doubled and the number of rentals priced over \$1,500 quintupled.

Figure B-20.
Distribution of Rent Paid, Consortium, 2000 and 2012

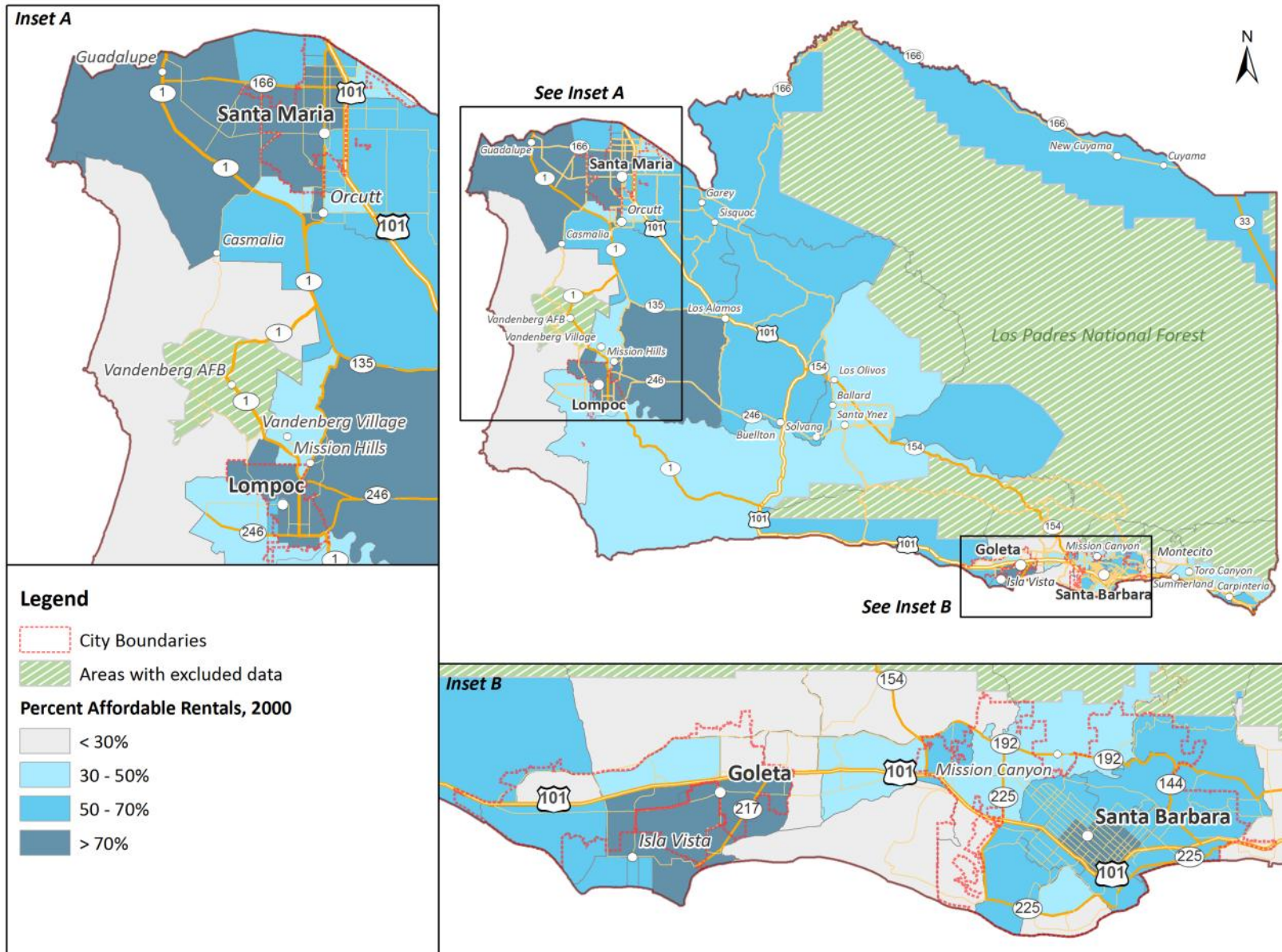
Source:
 2000 Census, 2008-2012
 ACS and BBC Research &
 Consulting.

	2000		2012		Percent Change
	Number	Percent	Number	Percent	
Occupied units paying rent	35,159		42,361		20%
Less than \$200	578	2%	322	1%	-44%
\$200 to \$299	825	2%	589	1%	-29%
\$300 to \$499	3,715	11%	1,291	3%	-65%
\$500 to \$749	11,409	32%	3,417	8%	-70%
\$750 to \$999	9,029	26%	7,555	18%	-16%
\$1,000 to \$1,499	6,594	19%	13,876	33%	110%
\$1,500 or more	3,009	9%	15,311	36%	409%

Location of affordable rentals. The following two maps show the proportion of rentals affordable to a household earning 80 percent of Area Median Income (AMI) in both 2000 and 2012. According to HUD income limits for those years, an 80% AMI household could afford approximately \$1,000 in rent in 2000 and approximately \$1,500 in rent in 2012.

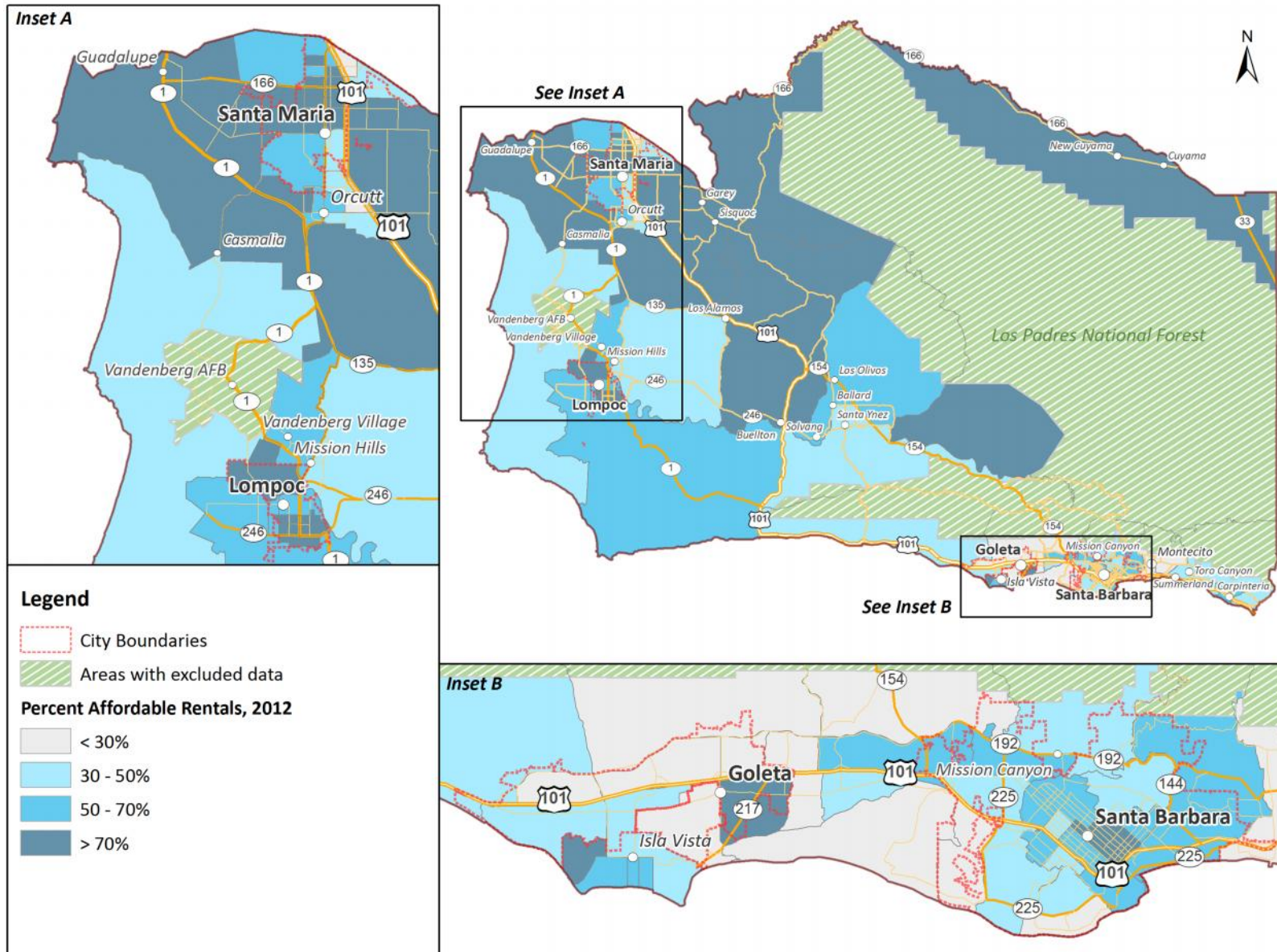
Although the maps show an increase in affordable rentals in the some unincorporated portions of the County, affordable rental housing in incorporated cities declined substantially, even after allowing for a \$500 increase in rent (from \$1,000 to \$1,500) between 2000 and 2012.

Figure B-21.
Affordable Rentals (Less than \$1,000) by Census Tract, Santa Barbara County, 2000



Source: 2000 Census, U.S. Census TIGER/Line, ESRI and BBC Research & Consulting.

Figure B-22.
Affordable Rentals (Less than \$1,500) by Census Tract, Santa Barbara County, 2012



Source: 2012 ACS, U.S. Census TIGER/Line, ESRI and BBC Research & Consulting.

Rental gaps analysis. To examine how well the Consortium’s current housing market meets the needs of its residents BBC conducted a modeling effort called a “gaps analysis.” The analysis compares the supply of housing at various price points to the number of households who can afford such housing. If there are more housing units than households, the market is “oversupplying” housing at that price range. Conversely, if there are too few units, the market is “undersupplying” housing.

Figure B-23 compares the number of renter households in the Consortium, their income levels, the maximum monthly rent they could afford without being cost burdened, and the number of units in the market that were affordable to them. The “Rental Gap” column shows the difference between the number of renter households and the number of rental units affordable to them. Negative numbers (in parentheses) indicate a shortage of units at the specific income level; positive units indicate an excess of units.

Figure B-23.
Rental Gaps, Consortium, 2012

Income Range	Maximum Affordable Rent	Renters		Rental Units		Rental Gap	Cumulative Gap
		Number	Percent	Number	Percent		
Less than \$5,000	\$125	1,914	5%	100	0%	(1,814)	(1,814)
\$5,000 to \$9,999	\$250	1,817	4%	567	1%	(1,250)	(3,064)
\$10,000 to \$14,999	\$375	3,117	7%	873	2%	(2,244)	(5,309)
\$15,000 to \$19,999	\$500	3,051	7%	755	2%	(2,296)	(7,604)
\$20,000 to \$24,999	\$625	2,627	6%	1,511	3%	(1,116)	(8,720)
\$25,000 to \$34,999	\$875	5,320	13%	5,714	13%	394	(8,326)
\$35,000 to \$49,999	\$1,250	6,592	16%	12,044	27%	5,452	(2,874)
\$50,000 to \$74,999	\$1,875	7,400	17%	13,493	31%	6,093	3,219
\$75,000 or more	\$6,250	10,524	25%	9,096	21%	(1,428)	1,791
Total/Low Income Gap		42,361	100%	44,152	100%	(8,720)	

Source: 2012 ACS and BBC Research & Consulting.

The gaps analysis in Figure B-23 shows that:

- Sixteen percent of Consortium renters (6,849 households) earn less than \$15,000 per year. These renters need units that cost less than \$375 per month to avoid being cost burdened. Just 3 percent of rental units (1,540 units) in the Consortium—including subsidized units—rent for less than \$500/month. This leaves a “gap,” or shortage, of 5,309 units for these extremely low income households.
- Another 5,678 renters earn between \$15,000 and \$25,000 per year. There are only 2,266 rental units priced at their affordability range (less than \$625/month), leaving a shortage of 3,411 units.
- Altogether, the Consortium has a shortage of rental units priced affordably for renters earning less than \$25,000 per year of 8,720 units. These households consist of students,

working residents earning low wages, residents who are unemployed and residents who are disabled and cannot work.³

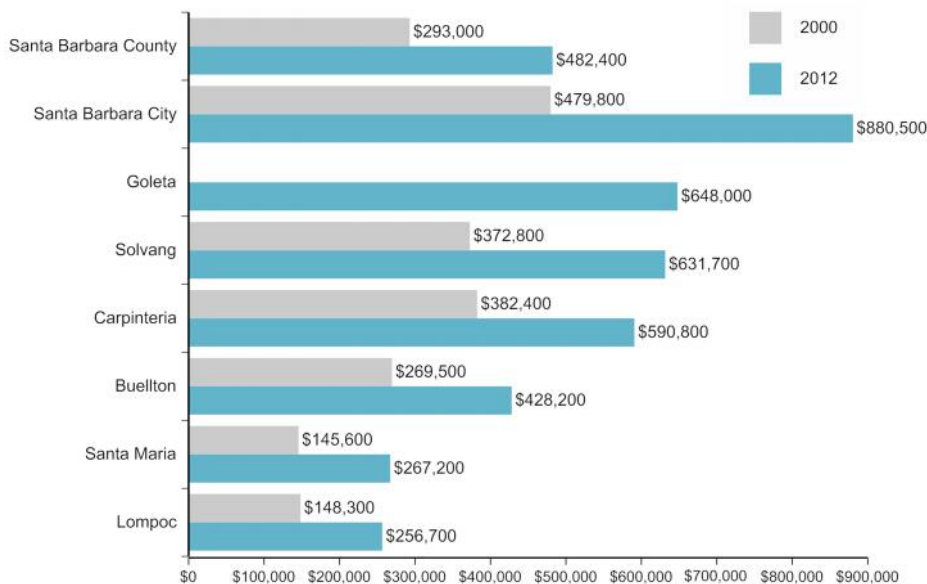
- The cumulative shortage of rental units persists for renters earning up to \$50,000 per year.

In sum, the private rental market in the Consortium largely serves renters earning \$50,000 or more per year. The market fails to adequately serve the 58 percent of renters earning less than that—even when accounting for the impact of subsidized housing programs. Renters with the most severe needs are those earning \$25,000 or less (30% of all renter households).

Ownership market. Affordability within the owner-occupied housing market has also declined across the County. Median home values for the County as a whole increased by 65 percent—from \$293,000 in 2000 to \$482,000 in 2012—while median incomes for both renters and owners increased by just 37 percent.

Figure B-24 displays the median home value for members of the Consortium in both 2000 and 2012. The City of Santa Barbara is also included for reference. By this measure, Lompoc is the most affordable for would-be owners and Goleta is the least affordable. Although communities in North County offer more affordable options, the home values in North County communities experienced greater percentage increases between 2000 and 2012 (84% increase in Santa Maria and 73% increase in Lompoc) compared to South County Consortium members (e.g., 54% increase in Carpinteria).

Figure B-24.
Median Home Value, Consortium Members, 2000 and 2012



Note: Goleta was incorporated in 2002.

Source: 2000 Census, 2012 ACS and BBC Research & Consulting.

³ It is important that these renters are not homeless. Those renters who cannot find affordably priced rentals are living in units that cost more than they can afford. These households are “cost burdened.”

Figure B-25 displays the distribution of Consortium home values in both 2000 and 2012. The most substantial decrease was in the number of homes valued below \$150,000 and the largest increase was in the number of homes valued between \$500,000 and \$1 million.

**Figure B-25.
Distribution of Home
Values, Consortium,
2000 and 2012**

Source:
2000 Census, 2012 ACS and BBC
Research & Consulting.

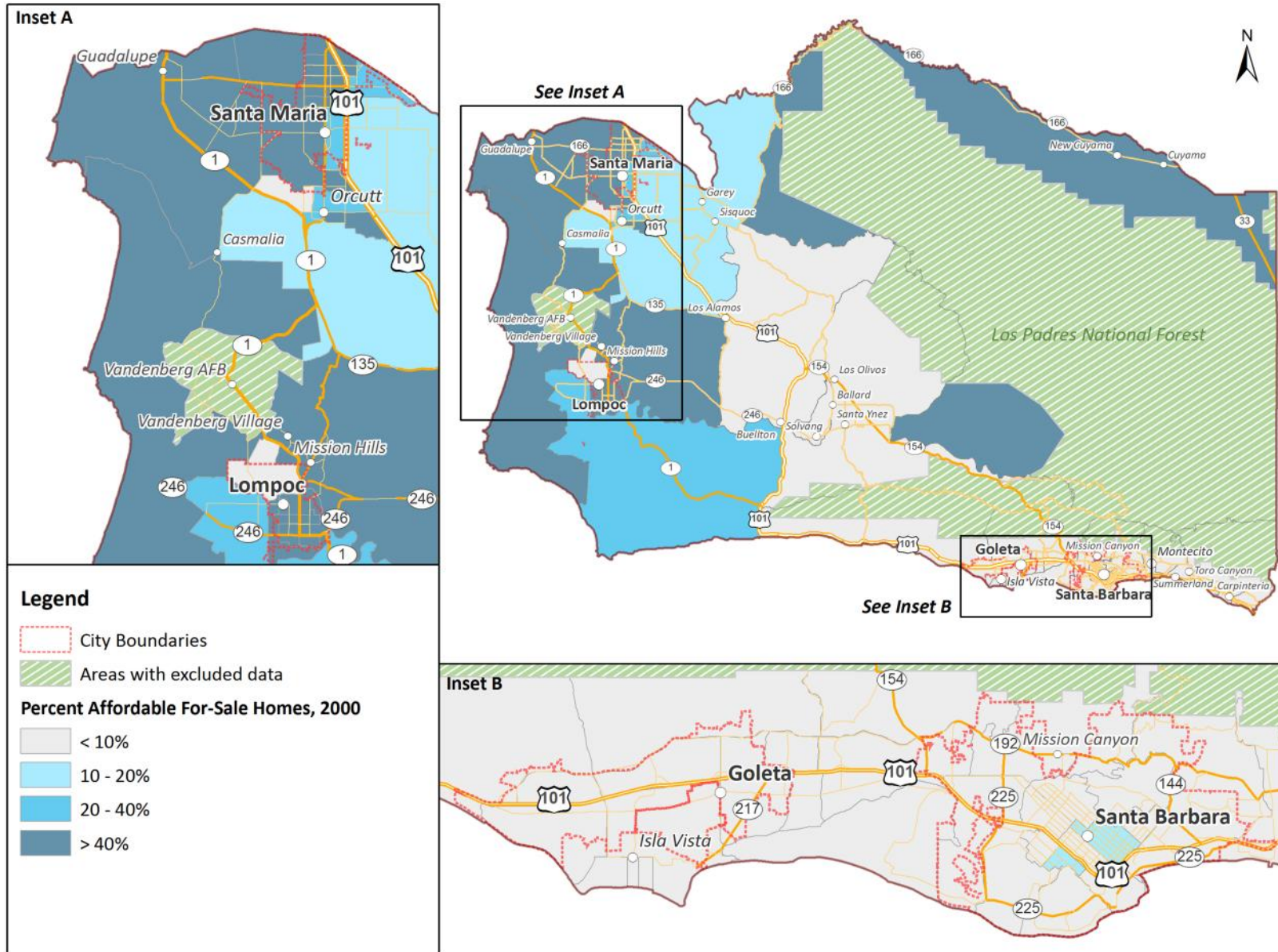
	2000		2012		Percent Change
	Number	Percent	Number	Percent	
Less than \$150,000	12,846	26%	6,302	10%	-51%
\$150,000 to \$299,999	16,178	33%	14,934	25%	-8%
\$300,000 to \$499,999	11,364	23%	14,350	24%	26%
\$500,000 to \$999,999	5,364	11%	16,146	27%	201%
\$1,000,000 or more	2,868	6%	8,306	14%	190%

The following maps show the proportion of homes affordable to 80 percent AMI households in both 2000 and 2012. Affordability is based on HUD income limits for those years; calculations assume a 5 percent downpayment, a 4.5 percent interest rate on a 30 year fixed rate mortgage and 75 percent of monthly housing costs are for the mortgage payment (the remaining 25% goes to insurance, utilities, private mortgage insurance, taxes, etc.).

Figure B-26 displays the proportion of affordable homes by Census tract in 2000 (home values below \$166,718 are considered affordable) and Figure B-27 displays the proportion of affordable homes by Census tract in 2012 (home values below \$228,420 are considered affordable).

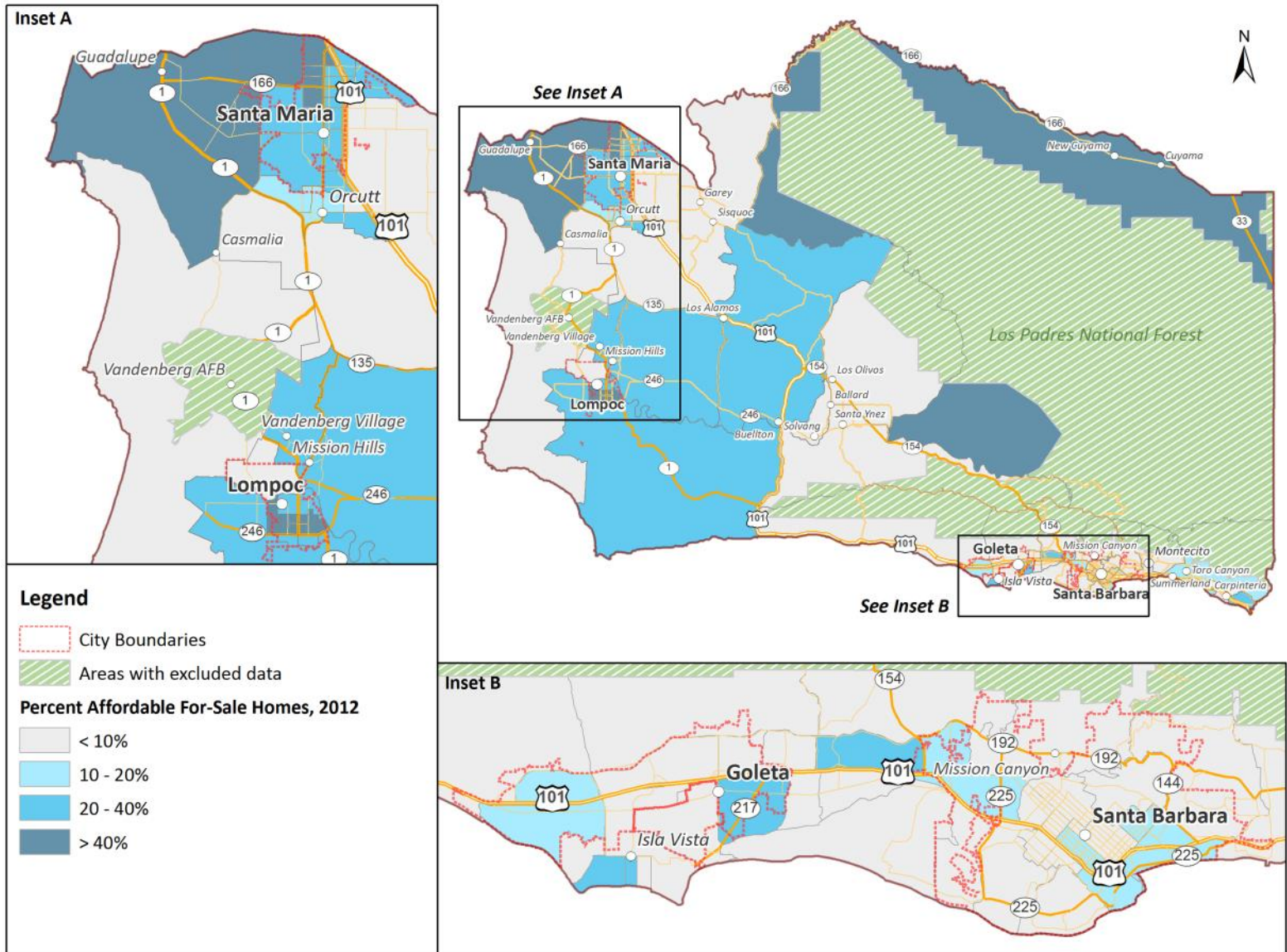
Even allowing for a price increase matching the increase in HUD median income, the maps demonstrate a substantive decrease in for-sale affordability throughout North County. Some portions of South County show slight increases in affordability, however home values throughout the South Coast remain out of reach for most residents. According to 2012 ACS data, only 23 percent of all Consortium residents and only 10 percent of Consortium renters can afford the county-wide median home value of \$482,400.

Figure B-26.
Affordable For-Sale Homes (\$166,718.24), Santa Barbara County, 2000



Source: 2000 Census, U.S. Census TIGER/Line, ESRI and BBC Research & Consulting.

Figure B-27.
Affordable For-Sale Homes (\$228,419.57), Santa Barbara County, 2012



Source: 2008-2012 ACS, U.S. Census TIGER/Line, ESRI and BBC Research & Consulting.