



**BOARD OF SUPERVISORS  
AGENDA LETTER**

**Agenda Number:**

**Clerk of the Board of Supervisors**  
105 E. Anapamu Street, Suite 407  
Santa Barbara, CA 93101  
(805) 568-2240

**Submitted on:**  
**(COB Stamp)**

**Department Name:** Community Services  
**Department No.:** 057  
**Agenda Date:** June 9, 2026  
**Placement:** Departmental Agenda  
**Estimated Time:** 45 MINUTES  
**Continued Item:** No  
**If Yes, date from:** N/A  
**Vote Required:** Majority

**TO:** Board of Supervisors  
**FROM:** Department Director(s): Jesús Armas, Director, Community Services Department  
Joe Dzonik, Assistant Director, Housing and Community Development Division  
Contact: Lucille Boss, Housing Programs Manager, HCD  
**SUBJECT:** Approval of: Housing/Community Development Annual Action Plan and Funding Recommendations

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*M*

**County Counsel Concurrence**

As to form: Yes

**Other Concurrence:** Risk Management

As to form: Yes

**Auditor-Controller Concurrence**

As to form: Yes

**Recommended Actions:**

That the Board of Supervisors:

- a) Receive and file this report on the Santa Barbara County 2026-27 Annual Action Plan (FY 2026 Action Plan) (Attachment A);
- b) Adopt a Resolution authorizing submittal of the Action Plan, as approved by the Board, to the U.S. Department of Housing and Urban Development (HUD) (Attachment B);
- c) Consider comments received during the public comment period which commenced May 22, 2026, and concludes June 9;
- d) Approve Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) funding awards as recommended and direct staff to include the awards in the FY 2026 Action Plan;
- e) Authorize the County Executive Officer or designee to execute all certifications, standard forms, and other related documents required for the acceptance and administration of FY 2026 CDBG and HOME funds, and acceptance and administration thereof;
- f) Receive and approve recommendations for award of State Permanent Local Housing Allocation (PLHA) funding for FY 2026-27, and Human Services Commission (HSC) funding for FY 2026-27; and

- g) Determine that the above recommended actions are not the approval of a project that is subject to environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378(b)(4), finding that the project is a creation of government funding mechanisms or other government fiscal activities, which do not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment.

**Summary Text:**

Each fiscal year, the County is required to submit an annual action plan to HUD reflecting the annual allocation, grant awards made to qualifying nonprofit organizations operating in Santa Barbara County, and County management and administrative oversight of CDBG and HOME entitlement funds. The Action Plan represents the County's formal annual grant application to HUD for HOME and CDBG funds.

Additionally, CSD administers State Permanent Local Housing Allocation (PLHA) and Human Services Commission (HSC) funding. The documents and funding recommendations regarding these funding sources are also presented to the Board for consideration and approval.

**Discussion:**

In accordance with HUD requirements, the County has developed, and the Board approved, a five-year Consolidated Plan to guide all community development funds (CDBG and HOME) allocated to the County by HUD. Each year, the County prepares an Annual Action Plan that implements the Consolidated Plan goals and objectives and includes projects utilizing CDBG and HOME funds.

In February 2026, CSD published a Notice of Funding Opportunity (NOFO) announcing the availability of the funds for projects and programs serving county residents. On April 27, 2026, the Capital Loan Committee (CLC) and PLHA Consortium held a joint meeting resulting in today's funding recommendations. The FY 2026-27 Annual Action Plan, presented for approval today, implements funding for specific activities in the Consolidated Plan's second year.

Additionally, today's funding recommendations include extensions of prior funding reservations for HOME projects, and several CDBG Public Services and Human Services General Fund contract renewals which require Board approval due to amendments to their scope or funding source.

**Background**

***Annual Action Plan***

The 2025-2029 Consolidated Plan is grounded in a comprehensive, data-driven needs assessment and market analysis, combined with insights gathered from residents, community organizations, and other local stakeholders. This process resulted in the identification of seven priority needs to be addressed over the next five-year period. Each goal is tied to specific outcome indicators which allow the County to track progress, assess performance, and evaluate the impact of HUD-funded activities. Further, the Plan aligns with the County Housing Element's goals and objectives related to affordable housing development. The following table summarizes the goals and priorities.

*Table 1: Strategic planning summary of the County 2025-2029 Five Year Consolidated Plan*

<b>Goals</b>	<b>Priority Needs Addressed</b>
Affordable Housing	<ul style="list-style-type: none"> <li>• Increase the supply of affordable housing</li> <li>• Preserve the supply of affordable housing</li> <li>• Ensure equal access to housing opportunities</li> </ul>
Homeless Services	<ul style="list-style-type: none"> <li>• Prevent and reduce homelessness</li> </ul>
Public Services	<ul style="list-style-type: none"> <li>• Enhance public services for Low-to-Moderate Income residents</li> </ul>
Public Facilities & Infrastructure Improvements	<ul style="list-style-type: none"> <li>• Address material barriers to accessibility</li> <li>• Improve public facilities and infrastructure</li> </ul>

*Community Development Block Grant (CDBG)*

CDBG is a flexible federal block grant to address a wide range of housing and community development needs. Each CDBG-eligible funded activity must meet one of three national objectives established by Congress: provide benefit to low- and moderate-income persons; prevent or eliminate slums and blight; or address an urgent community development need (usually the result of a natural disaster or public health emergency). For FY 2026-27, the County anticipates receiving approximately \$1.1 million in CDBG. When combined with program income and available prior year resources, the 2026-27 Action Plan allocates approximately \$1.6 million in CDBG funds to support eligible activities. CDBG Capital project funding recommendations are made to the Board by the CLC, and CDBG Public Services funding recommendations are made to the Board by HSC. In addition, the Urban County member cities of Buellton, Carpinteria, and Solvang may reserve their respective pro-rata sub-allocations for Capital and/or Public Services activities. The funding recommendations for FY 2026-27 appear in Attachment C.

*HOME Investment Partnerships (HOME)*

The HOME program represents the largest federal funding allocation dedicated to affordable housing development each year. Its intent is to increase the supply of safe and affordable housing for low- and moderate-income households, and is implemented in collaboration with non-profit housing developers, public agencies, and private entities, including HUD-designated Community Housing Development Organizations (CHDOs). Eligible activities supported by HOME include new construction, acquisition and rehabilitation of affordable housing, homebuyer assistance programs, and tenant-based rental assistance. For FY 2026-27, the County anticipates receiving approximately \$1 million in HOME funding. HOME funding recommendations are made to the Board by the CLC. Although no new housing development projects are recommended for funding in FY 2026-27, the CLC recommends a nine-month extension of current HOME reservation letters for Perkins Place and Brisa Encina. Additionally, the cities of Lompoc and Santa Maria reserved part or all of their respective pro-rata sub-allocations for local Tenant-Based Rental Assistance (TBRA) programs, as detailed in Attachment C, as has been the case in past years.

*Permanent Local Housing Allocation (PLHA)*

California’s Building Homes and Jobs Act, enacted in 2017, established the PLHA program, which is intended to increase the supply of affordable housing throughout California. The County and the cities of Goleta and Santa Maria currently participate in the PLHA Consortium. The Consortium identified four Eligible Activities and assigned percentages of Consortium funds to allocate to each, which are included in the PLHA Five-Year Plan. PLHA funding recommendations are made to the Board by the PLHA Consortium and may also be vetted by the CLC. The funding recommendations for FY 2026-27 are detailed in Attachment C.

*Human Services Commission (HSC)*

For over a decade, the HSC has recommended approximately \$1 million in General Fund awards for human services activities throughout the County on an annual basis. Except for Board-directed funds to support CommUnify’s 2-1-1 operations, funding recommendations are made to the Board by HSC’s Allocations Committee. In FY 2025-26, the HSC Allocations Committee recommended, and the Board awarded, funding for CDBG Public Services and Human Services General Fund activities for a two-year operating period. Attachment C notes minor changes to funding sources and scopes, which require Board approval.

**Performance Measure:**

Subrecipients are required to report on the number of persons served, their income level, and other demographic information on a quarterly basis. Subrecipients must also provide documentation supporting expenditures of agency funds and confirm cost-eligibility of expenses subject to reimbursement with state and federal funds. For capital and housing development projects, CSD staff monitors construction progress to ensure the project is in line with the scope of work, schedule, and budget as established in the agreement.

**Contract Renewals:**

Consistent with past practice, CDBG Public Services and HSC General Fund agreements approved in 2025 authorize the Community Services Department Director to approve at their discretion and execute amendments to renew the agreements for FY 2026-27. This renewal is subject to continued appropriation of grant funds and grantee’s satisfactory performance.

**Fiscal and Facilities Impacts:**

N/A

**Fiscal Analysis:**

<b>Funding Source</b>	<b>FY 2026-27</b>
General Fund: HSC	\$1,005,000
State: PLHA Activity 1	\$654,017
State: PLHA Activity 2	\$9,832
State: PLHA Activity 6	\$31,542
Federal: HOME	\$354,990
Federal: CDBG Capital	\$1,258,034
Federal: CDBG Public Services	\$168,156
Federal: CDBG Administration	\$224,209
<b>Total</b>	<b>\$3,705,780</b>

**Staffing Impacts:**

N/A

**Special Instructions:**

After Board action, please return the following to Lucille Boss at [LBoss@CountyofSB.org](mailto:LBoss@CountyofSB.org):

1. Executed Authorizing Resolution
2. Minute Order

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**Attachments:**

**Attachment A** – Draft 2026-27 Action Plan

**Attachment B** – Authorizing Resolution

**Attachment C** – Funding Recommendations

**Attachment D** – Presentation

**Contact Information:**

Lucille Boss

Housing Programs Manager

[LBoss@countyofsb.org](mailto:LBoss@countyofsb.org)