

2020 Action Plan

Santa Barbara County



Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

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

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$1,259,696					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.
				\$12,154	\$621,616	\$1,893,466	\$7,573,864	

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

Table 1 - 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 and leverage 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 in Lompoc, and the Veterans' memorial buildings in Lompoc and Santa Barbara. In 2014, the County transferred County-owned land to the County public housing authority on which housing for formerly homeless was constructed. The County continues to evaluate the best uses of county-owned property to meet community needs.

Discussion

Please see above.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Expand Affordable Housing	2020	2025	Affordable Housing Public Housing		Access to Community Assets Home Buyer Programs Rental Housing Programs	HOME: \$1,139,081	Tenant-based rental assistance / Rapid Rehousing: 50 Households Assisted New construction of housing: 30 Housing acquisition and rehab: 15
2	Assist Non-Homeless Special Needs Populations	2020	2025	Non-Homeless Special Needs		Accessibility Programs Supportive Services	CDBG: \$346,223	ADA improvements to community infrastructure and facilities, and public service activities other than Low/Moderate Income Housing Benefit: 66,681 Persons Assisted
3	Build Community Infrastructure & Service Capacity	2020	2025	Non-Homeless Special Needs Non-Housing Community Development		Community Infrastructure and Service Capacity	CDBG: \$346,223	ADA improvements to community infrastructure and facilities, and public service activities other than Low/Moderate Income Housing Benefit: 66,681 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Assist Homeless and At-Risk of Homeless	2020	2025	Homeless		Homeless and At-Risk of Homelessness	CDBG: \$263,932	Homeless Person Overnight Shelter: 500 Persons Assisted
5	Promote Economic Development	2020	2025	Non-Housing Community Development		Economic Development	CDBG: \$173,893	Other: 57 Other

Table 2 – Goals Summary

Goal Descriptions

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

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

AP-35 Projects - 91.420, 91.220(d)

Introduction

This section details the projects proposed for the 2020-2021 program year.

Project #	Project Name
1	CDBG Administration
2	CDBG County Public Services
3	CDBG Carpinteria Public Services
4	CDBG Micro-Enterprise Assistance*
5	CDBG Capital Projects
6	HOME Admin
7	HOME Housing Development
8	HOME TBRA

Table 3 – 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

1	Project Name	CDBG County Administration
	Target Area	
	Goals Supported	Expand Affordable Housing Assist Non-Homeless Special Needs Populations Build Community Infrastructure & Service Capacity Assist Homeless and At-Risk of Homeless Promote Economic Development
	Needs Addressed	Rental Housing Programs Accessibility Programs Supportive Services Community Infrastructure and Service Capacity Homeless and At-Risk of Homelessness Economic Development Home Buyer Programs Access to Community Assets
	Funding	CDBG: \$ 251,939
	Description	Administrative funds to administer federal programs.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	
	Planned Activities	Funds will be used by the County to cover the costs to administer CDBG and other federal programs.
	2	Project Name
Target Area		
Goals Supported		Assist Non-Homeless Special Needs Populations Assist Homeless and At-Risk of Homeless
Needs Addressed		Supportive Services Homeless and At-Risk of Homelessness
Funding		CDBG: \$ 173,271

	Description	15% of the CDBG allocation will be used for public services.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	1,510 seniors 530 homeless individuals 404 survivors of domestic violence 80 low-income youth 70 severely disabled individuals
	Location Description	Countywide
	Planned Activities	Domestic Violence Victims Shelter, Safety and Support Bridgehouse Emergency Shelter WillBridge Emergency/Transitional Housing Program My Home Transitional Living Program Senior Nutrition Program Community Living Benefits Advocacy Family Violence Prevention Program Meals on Wheels - Santa Maria Valley Basic Needs Services for Seniors Program Boys & Girls Club, Solvang Club
3	Project Name	CDBG Carpinteria Public Services Programs
	Target Area	
	Goals Supported	Assist Non-Homeless Special Needs Populations
	Needs Addressed	Supportive Services
	Funding	CDBG: \$15,683
	Description	The City of Carpinteria will use these funds to support public services programs in the City
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	540 low-income youth
	Location Description	City of Carpinteria

	Planned Activities	Carpinteria Low Income, ESL Education Program Boys & Girls Club, Carpinteria Club
4	Project Name	CDBG Micro-Enterprise Assistance
	Target Area	
	Goals Supported	Promote Economic Development
	Needs Addressed	Economic Development
	Funding	CDBG: \$173,893
	Description	This project will provide assistance to micro-enterprise businesses.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that training and technical assistance will be provided to 57 persons.
	Location Description	
	Planned Activities	WEV Self-Employment Training (SET) Program GSS Homeless Culinary Training Program
5	Project Name	CDBG County Capital Projects
	Target Area	
	Goals Supported	Build Community Infrastructure & Service Capacity Assist Non-Homeless Special Needs Populations Build Community Infrastructure & Service Capacity Assist Homeless and At-Risk of Homeless
	Needs Addressed	Community Infrastructure and Service Capacity Accessibility Programs Supportive Services Community Infrastructure and Service Capacity Homeless and At-Risk of Homelessness Access to Community Assets
	Funding	CDBG: \$ 644,909

	Description	Funds will be used for improvements to public facilities and infrastructure.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	500 homeless persons (PATH) 61,681 disabled persons Countywide per HUD 2014 data (Cachuma) 5,000 0-80% AMI individuals (Eastside Clinic)
	Location Description	
	Planned Activities	Cachuma Lake ADA Project PATH Emergency Shelter Improvements Eastside Neighborhood Clinic-Parking Lot
6	Project Name	HOME Program Administration
	Target Area	6/30/2021
	Goals Supported	Expand Affordable Housing
	Needs Addressed	Rental Housing Programs Home Buyer Programs Access to Community Assets
	Funding	HOME: \$ 126,565
	Description	Funds will be used to cover the County's costs to administer the HOME program.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
10	Project Name	HOME Housing Development
	Target Area	6/30/2021
	Goals Supported	Expand Affordable Housing

	Needs Addressed	Rental Housing Programs Home Buyer Programs Expand Affordable Housing Assist Non-Homeless Special Needs Populations Assist Homeless and At-Risk of Homeless
	Funding	HOME: \$ 999,081
	Description	Funds will be used to finance the acquisition, construction and/or rehab of affordable housing.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 4 units may be funded under this project using the maximum HOME per unit subsidy, with more units created through leveraging of these funds.
	Location Description	
	Planned Activities	Projects are being identified and will be targeted to leverage Low Income Housing Tax Credits and other federal and state financing sources.
11	Project Name	HOME Tenant Based Rental Assistance
	Target Area	
	Goals Supported	Expand Affordable Housing
	Needs Addressed	Rental Housing Programs Up to 60% AMI and including Homeless and At-Risk of Homelessness Access to Community Assets
	Funding	HOME: \$140,000
	Description	These funds will be used to provide tenant-based rental assistance and/or security- or utility-deposit assistance.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Estimate approximately 70 households will be assisted with security deposit assistance.
	Location Description	City of Santa Maria
Planned Activities	Santa Maria TBRA	

AP-50 Geographic Distribution - 91.420, 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 non-entitlement areas and HOME and CDBG funds received by other Consortium members are allocated within their city limits.

Geographic Distribution

Target Area	Percentage of Funds
Countywide	100%

Table 4 - Geographic Distribution

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.

Discussion

Please see above.

Affordable Housing

AP-55 Affordable Housing - 91.420, 91.220(g)

Introduction

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 FY2020-2021.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	152
Special-Needs	50
Total	202

Table 5 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	98
The Production of New Units	50
Rehab of Existing Units	50
Acquisition of Existing Units	6
Total	204

Table 6 - One Year Goals for Affordable Housing by Support Type

Discussion

Applications for housing development may be 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 Santa Maria plans to use a portion of its pro rata share of HOME funds (\$140,000) to administer a tenant-based rental assistance program in the City. The City of Santa Maria’s remaining

pro rata share of HOME funds will be pooled with the County's to be made available for affordable housing development.

The City of Lompoc will advise the County how their funds are to be used in the coming months.

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

AP-60 Public Housing - 91.420, 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 to 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 FY2020-2021. HACSB has been awarded authority to convert 52 public housing units in Guadalupe to 80 new Section 8 units under HUD's Rental Assistance Demonstration (RAD) program in 2020. 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 - 91.420, 91.220(i)

Introduction

This section summarizes the homeless and other special needs goals for the FY2020-2021 Action Plan.

In 2006, the County commissioned a study to understand the causes of homelessness in Santa Barbara County, examining the coordination between housing and service providers, and calculating the costs of homelessness to the cities and County. This launched Bringing Our Community Home, an unprecedented collaboration of over one hundred community leaders to prevent and end chronic homelessness. The collaboration resulted in the identification of six goals that have helped to steer policies on homelessness since that time.

- Goal 1: Intervening in Chronic Homelessness before it repeats and in homelessness before it becomes chronic
- Goal 2: Reaching out, engaging, serving, and treating chronically homeless people
- Goal 3: Supporting housing ends homelessness
- Goal 4: Ending chronic homelessness by increasing incomes to sustain housing and reach self-sufficiency
- Goal 5: Financing a comprehensive system of housing, services and treatment
- Goal 6: Plan administration, coordination and implementation.

The County has continued to prioritize these six goals through collaboration with stakeholders, and prioritizes available funding streams to serve the most vulnerable populations. Recent planning efforts addressing homelessness through the Consolidated Plan place an emphasis on increasing and preserving affordable housing supply and providing services to low-income and special needs residents. Due to the high cost of living and low vacancy of affordable units, there has been a commitment to services and affordable housing through the CoC Program, HOME, CDBG, and other funding streams.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Within the next year the County will work to end homelessness through a collaborative effort with local jurisdictions and service providers. These goals and actions include aligning funding priorities with agreed upon goals, working with Public Housing Authorities to provide additional housing opportunities, provide trainings on Housing First, harm reductions, and trauma informed care, increase CES outreach to cover all regions and populations, and building provider capacity to address the needs of specific homeless subpopulations.

To assist in quantifying and reaching these goals there will be an increased investment in open HMIS, and increase in HMIS bed-coverage rates, the creation of a common release of information, and

increased voluntary participation in HMIS by providers who are not necessarily required to use the system.

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

The CoC's Coordinated Entry Committee and have committed to assess and refer eligible clients for services using a low barrier methodology (VI-SPDAT: Vulnerability Index Service Prioritization Decision Assistance Tool) through the coordinated entry system. The survey is administered to standardize and expedite the process by which people experiencing homelessness, or who are at risk of homelessness, access housing and homeless resources. Trained staff serve as entry points to the CES, conducting field VI-SPDAT assessments. Through partnership with the United Way North/AmeriCorps team members, the County has been better able to ensure that there is adequate geographic and population coverage in each region of the county.

Addressing the emergency shelter and transitional housing needs of homeless persons

In FY2020-2021 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 FY2020-2021 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.

The County Sheriff's department has recently launched a Behavioral Sciences Unit (BSU) that is collaborating with the County Department of Behavioral Wellness's Crisis Triage program to identify individuals in the community with frequent law enforcement contact who may be struggling with mental

illness. The BSU has also been successful in identification of at-risk persons who are making extensive use of the 911 system and appear to be struggling with mental illness. Crisis triage staff seek out and provide outreach to these individuals to attempt to engage them in receiving mental health services. This project has laid useful groundwork for collecting data on the utilization of corrections and health care information. The County Department of Behavioral Wellness is also working on developing a universal Release of Information form that will be compatible with privacy statutes for both mental health providers and homeless system of care providers. This form is expected to be available within one year, and, once signed by clients, will facilitate the sharing of statistical information on program usage across multiple systems.

The County will use its best efforts collect appropriate statistics to be readily available for both health care utilization/outcomes and for incarceration utilization/outcomes. To the extent that these efforts are successful, the County will collect and provide aggregated data on:

- Emergency room visits for NPLH tenants before and after move-in
- Average number of hospital and psychiatric facility admissions and in-patient days before and after move-in, and
- Number of arrests and returns to jail or prison before and after move-in.

The County is committed to supporting programs that improve discharge planning for persons leaving the criminal justice system, foster care, hospitals, mental health, and drug and alcohol treatment programs to ensure that they are not released into an experience of homelessness. Working toward this goal, the County has adopted the goal of providing “successful reentry of offenders back into the community” through its recent Realignment Plan. To accomplish this, the County now has a full-time staff at each Probation Report and Resource Center (PRRC). Each staff member provides engagement and outreach to justice involved individuals who are experiencing homelessness or at risk of being homeless. Additionally, the County has also started employing full time housing specialists who provide intensive case management and rehabilitation services, assistance securing identification, temporary housing placement and assistance with permanent housing applications

Discussion

Please see above.

AP-75 Barriers to affordable housing - 91.420, 91.220(j)

Introduction

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

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

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

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

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 it 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

The Housing Element describes a number of constraints to affordable development and presents programs to reduce barriers to affordable housing. For example, a County Supplemental Density Bonus

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

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

ACTION NO. 1. Increase affordable housing opportunities. Given the increase in affordability concerns across the County, increasing affordable housing opportunities continues to be an important focus. Working to expand the supply of affordable housing throughout the County should also expand access to housing for protected classes. Potential strategies include:

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

ACTION NO. 2. Increase focus on and partnerships to better coordinate service delivery to at-risk populations. Coordinating service delivery that the County has control over as well as forging partnerships between service providers will help to ensure that limited resources are used efficiently. Potential strategies include:

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

ACTION NO. 3. Provide greater access to financial counseling for minority and Hispanic applicants and increase outreach to lenders to address concerns in denial rates. Outreach should be targeted to address specific concerns surfaced in the data. Potential strategies include:

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

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

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

Discussion

Please see above.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

This section reports additional efforts the Consortium will undertake during the 2020-2021 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 2020-2025 Consolidated Plan period are detailed in SP-70. Projects proposed for FY2020-2021 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 Home for Good Santa Barbara County, 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 Home for Good Santa Barbara County. 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.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	12,154
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	12,154

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income.	

Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%
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HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The County plans to use its FY 2020-2021 HOME funds for acquisition and/or rehabilitation, or new construction of housing; homeownership opportunities; and tenant-based rental assistance.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The County's resale and recapture provisions are under development and the Consolidated Plan will be amended at such time that HOME funds are proposed to be used for development of homeownership housing. The County does not currently fund homeownership programs.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The County's resale and recapture provisions are under development and the Consolidated Plan will be amended at such time that HOME funds are proposed to be used for development of homeownership housing. The County does not currently fund homeownership programs.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The County will consider refinancing of existing debt secured with multifamily housing and previously assisted with HOME funds. Rehabilitation of housing must be the primary eligible activity and the housing must be brought up to local codes. A review of management practices will be required to assure the property is well managed and that there has not been disinvestment in the property. A review of the operating proforma will be conducted to assure that the property will maintain adequate income and reserves to remain affordable for the duration of the affordability period. The minimum affordability period will be 15 years, or longer, at the discretion of the County. Refinancing must be necessary to maintain the affordability of the project; additional HOME funds may be invested if necessary and if the prior affordability period has met. Additional HOME-assisted units may be required. HOME funds may be invested in projects Countywide, except in jurisdictions that receive a direct allocation of HOME funds. Priority may be given to projects located in HOME Consortium member cities and in the unincorporated areas of the County. HOME

funds cannot be used to refinance single family or multifamily housing loans made or insured by any Federal program, including CDBG.

Emergency Solutions Grant (ESG)

Reference 91.220(l)(4)

1. Include written standards for providing ESG assistance (may include as attachment)

The County will not receive a direct allocation of ESG in FY 2020-2021.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

N/A

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The County will not receive a direct allocation of ESG in FY 2020-2021.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The County will not receive a direct allocation of ESG in FY 2020-2021.

5. Describe performance standards for evaluating ESG.

The County will not receive a direct allocation of ESG in FY 2020-2021.

N/A

Appendix - Alternate/Local Data Sources

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

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

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

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

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

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

What time period (provide the year, and optionally month, or month and day) is covered by this data set?
2013-2017 ACS (Workers), 2017 LEHD (Jobs)
What is the status of the data set (complete, in progress, or planned)?
Complete