

**DRAFT**

**Proposed Amendment to the County of Santa Barbara's  
2016-17 Annual Action Plan**

**A. General Information**

The County of Santa Barbara (County) is proposing a Substantial Amendment to its 2016-17 Annual Action Plan (Action Plan) as required by the U.S. Department of Housing and Urban Development (HUD), outlined in 24 CFR Part 91. Per HUD regulations and the County's Citizen Participation Plan, a Substantial Amendment is required when any of the following is proposed:

- To make a change in its allocation priorities or a change in the method of distribution of funds;
- To carry out an activity, using funds from any program covered by the consolidated plan (including program income), not previously described in the action plan;
- To change the purpose, scope, location, or beneficiaries of an activity;
- To increase the funding level of a previously approved activity or program by 50% or more;
- To change the purpose, scope, location or beneficiaries of an activity to the extent that it would be considered a new activity, at the discretion of HCD;
- To change the types of beneficiaries proposed to be served by the activity, such as from homeless persons to elderly persons, when more than 50% of the original beneficiary types will be changed.

The proposed change aims to fund an activity not previously described in the Action Plan. Therefore, a Substantial Amendment is required and subject to public notice and comment period, formal approval by the County Board of Supervisors (Board), and submittal to HUD.

**B. Summary of Substantial Amendment to 2016-17 Annual Action Plan**

The County proposes to add an eligible project to the 2016-17 Annual Action Plan that has requested County HOME funds, in an amount of \$948,852. The HOME funds will be used to finance the development of the third and final phase of an affordable rental housing complex in the City of Santa Maria that will provide 34 units of housing for farm workers and their families. Up to \$15,000 in HOME funds will be used to cover "project-related soft costs", which will be used to cover County staff costs for project and construction monitoring. A HOME "Affordability Period" will be enforced for a period of 20 years, during which five units at the property must be made available for occupancy by households whose incomes do not exceed 60% and 50% of the Area Median Income (AMI) as published annually by HUD, and with monthly rents not to exceed the maximum rents published by HUD, adjusted for family size and unit types.

**C. Citizen Participation and Public Comment**

In order to solicit and receive public input for the proposed Substantial Amendment, the County followed the public comment process as detailed in its Citizen Participation Plan (CPP).

Substantial Amendments made to the Annual Action Plan require notice to the public and a 30-day period during which the public may provide comments on the proposed Substantial amendments. A summary of the proposed Substantial Amendment was published in a notice to solicit comments

over a 30-day period before the amendment is considered for approval by the County Board of Supervisors at a regularly-schedule public hearing. The notice clearly stated the start and end date for the comment period, where to access the document for review, and how to submit written comments in accordance with the procedures outlined in the CPP. Any and all comments received in writing prior to and during the public hearing will be considered by the Board and will be included in the Substantial Amendment. A summary of any comments received, and a summary of any comments not accepted and reasons therefor, will be attached to the Substantial Amendment, which will then be submitted to the Los Angeles HUD field office of the U.S. Department of Housing and Urban Development (HUD).

The Substantial Amendment will be considered at the November 8, 2016 Board of Supervisors public hearing, and County HCD staff will be present to answer questions about the proposed Substantial Amendment. The submission of written comments is encouraged. When finalizing the amendment, HCD will include a summary of the comments received from citizens in writing and orally prior to and during the public hearing for this item, as well as a response to any comments not accepted.

Prior to the public hearing, the draft Substantial Amendment will be available for review at the following locations:

- [www.countyofsb.org/housing](http://www.countyofsb.org/housing)
- County of Santa Barbara Community Services Department, Division of Housing and Community Development, 123 E Anapamu St, 2nd Floor, Santa Barbara, CA 93101
- City of Buellton Community Development Department, 107 W Highway #246, Buellton, CA 93427
- City of Carpinteria Community Development Department, 5775 Carpinteria Ave, Carpinteria, CA 93013
- City of Goleta Community Development, 130 Cremona Dr., Suite B, Goleta, 93117
- City of Solvang Community Development Department, 411 Second St, Solvang, CA 93464
- Santa Barbara County Public Library, Main Branch, 40 E. Anapamu St., Santa Barbara, CA 93101
- Santa Barbara County Library, Goleta Valley Branch, 500 N. Fairview Ave., Goleta, CA 93117
- Buellton Library, 140 W. Highway 246, Buellton, CA 93427
- Santa Maria Library, 420 S. Broadway, Santa Maria, CA 93454

Written public comments regarding this amendment can be provided from October 8, 2016 through 5:00 P.M. November 7, 2016, to County of Santa Barbara, Community Services Department, Housing and Community Development, Attn: Deputy Director, 123 E Anapamu St, 2<sup>nd</sup> Floor, Santa Barbara, CA 93101.

**D. Summary of Public Comments**

To be completed after the public hearing and public comment period.

Summary of Comments Received	County Response