

# 2024 Action Plan

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Santa Barbara County



Rendering of Escalante Meadows, Guadalupe, CA



Annual Action Plan  
2024

# Executive Summary

## AP-05 Executive Summary - 91.200(c), 91.220(b)

### 1. Introduction

Each year the Santa Barbara County Urban County Partnership (consisting of the Cities of Buellton, Carpinteria, and Solvang and the unincorporated areas of Santa Barbara County) and the Santa Barbara County HOME Consortium (consisting of all jurisdictions in the Urban County Partnership, as well as the Cities of Goleta, Lompoc, and Santa Maria) are eligible to receive grant funds from the U.S. Department of Housing and Urban Development (HUD) under the Community Development Block Grants (CDBG) and the HOME Investment Partnerships Program (HOME). As lead agency of both the Urban County Partnership and the HOME Consortium, the County of Santa Barbara is responsible for the creation and submission of the annual Action Plan.

### 2. Summarize the objectives and outcomes identified in the Plan

The 2024-25 Action Plan represents the fifth and final operating program year covered by the HOME Consortium's 2020-2025 Consolidated Plan, which includes FY 2020-21 through FY 2024-25. The HOME 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. A summary of the objectives and outcomes identified in the County's FY 2024-25 Action Plan are shown in Table AP-20 – Annual Goals and Objectives.

### 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 services support for low-income residents. The County believes the programs proposed for the 2024-25 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

As part of the development of the FY 2024-25 Action Plan, applications for funding were reviewed and deliberated upon by the Human Services Commission (CDBG Public Services) and Capital Loan Committee (HOME and other CDBG), advisory bodies appointed by the County Board of Supervisors. Deliberations by the HSC and CLC were open to the public, and applicants were invited to attend and answer committee members' questions.

The Action Plan was made available for a 30-day public comment period, beginning on April 5, 2024 and concluding after the public hearing before the Board of Supervisors on May 7, 2024. A public notice was published in four newspapers of general circulation (the Santa Maria Times, the Santa Ynez Valley News, the Lompoc Record, and the Santa Barbara Independent) providing information on the availability of the Action Plan for public review and notice of the public hearing. A copy of the Action Plan is available on the County of Santa Barbara Community Services Department, Housing and Community Development Division (HCD) webpage on the County's web site and was also posted in the County's administrative offices in Santa Barbara and Santa Maria. The Action Plan was also provided to the member cities of the County's Urban County and HOME Consortium, which are the cities of Buellton, Carpinteria, Goleta, Lompoc, Santa Maria, and Solvang. Copies of the Action Plan were also made available to County public libraries in North County and South County.

A public hearing will be held on May 7, 2024 at 9:00 AM in the Board of Supervisors Hearing Room at 105 East Anapamu St., Santa Barbara with the Board of Supervisors. The opportunity for testimony by the public and funding applicants will be provided during the public hearing throughout the County via remote video transmission.

**5. Summary of public comments**

This section to be completed following the conclusion of the public comment period.

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

This section to be completed following the conclusion of the public comment period.

**7. Summary**

Please see above.

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

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

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

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
CDBG Administrator	SANTA BARBARA COUNTY	Community Services Department/Div. of HCD
HOME Administrator	SANTA BARBARA COUNTY	Community Services Department/Div. of HCD
ESG Administrator	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 agency for both the Santa Barbara County HOME Consortium and the Santa Barbara County Urban County Partnership. The Urban County includes the County of Santa Barbara, and cities of Buellton, Carpinteria, and Solvang. The HOME Consortium is comprised of all members of the Urban County along with the cities of Goleta, Lompoc, and Santa Maria. As the lead agency, County HCD assumes overall responsibility for the development, management, administration, implementation, planning, and reporting pursuant to the 2020-2025 Consolidated Plan, and associated Action Plans including the 2024-2025 Action Plan. Each member jurisdiction participates in strategic planning through participation on the Urban County/HOME Consortium Steering Committee. As the cities of Goleta, Lompoc, and Santa Maria are also CDBG entitlement jurisdictions, they are responsible for developing their respective Consolidated Plan, Action Plan, and related implementation documentation.

**Consolidated Plan Public Contact Information**

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## **AP-10 Consultation - 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

This section reviews the stakeholder consultation process conducted for the development of the Santa Barbara County 2020-2025 Consolidated Plan and the current Action 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(l)).**

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) and the lead agency for the Coordinated Entry System, which includes representatives from homeless service providers, housing providers, mental health and service agencies, local governments, and the Department of Veterans Affairs. Homelessness as a health determinant is now a conversation that is front and center with the local Managed Care Plan, hospital leaders, street medicine providers, Behavioral Wellness, Federally Qualified Health Centers and Public Health. Each stakeholder is working directly with the CoC to address homelessness and implementation of Community Action Plan. The expansion of Medi-Cal under the California Advancing and Innovating Medi-Cal (CalAIM) program is improving access to supportive services for many persons experiencing homelessness and recently transitioned out of homelessness to permanent housing. The CoC maintains Medi-Cal enrollment status in the County's Homeless Management Information System (HMIS) and monitors enrollment in Enhanced Care Management and housing-focused Community Supports. Information between providers and health care entities is disseminated to providers through: Outreach Team meetings, CoC listserv, direct communication with providers at Coordinated Entry System (CES) Case Conferencing, CoC meetings, applicable forum/taskforce meetings, and posting on the CoC/AE website.

**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, Coordinated Entry Lead Agency, and HMIS Lead Agency for the Santa Maria/Santa Barbara County Continuum of Care (CoC). The CoC has an ongoing and transparent member recruitment process and sends twice annual solicitations for new members via CoC and jurisdictional listservs and posts on the County website. The Collaborative Applicant attends non-CoC committee meetings to spread the word about CES and CoC and extend the invite to join. All CoC meetings follow state open meetings law including advance noticing and posting, open meetings, public comment period, etc.

The CoC is accessible to individuals with disabilities as it is available electronically on the website, through plain-text emailed invitations readable by assistive tech and is offered in alternative formats.

The CoC invited organizations serving culturally specific communities to address equity at all levels - local homelessness response system data, at provider service level, and at system-wide policy level. Agencies received info on the CoC, progress outlined in recent funding apps, and how applicants respond to questions about racial equity efforts. In 2022, a survey of the racial/culturally specific demographics of the CoC Board was conducted prior to the board election in order to recruit members accordingly. CES engages those with lived experience of homelessness at outreach events and outreach teams include formerly homeless individuals. The CoC solicits and considers public opinion through public comment at bi-monthly open, publicly noticed, accessible meetings, promotion of open Strategy Champion meetings to discuss specific topics, including family homelessness, prevention, among other topics. The Community Action Plan (CAP) to Address Homelessness, approved by the Santa Barbara County Board of Supervisors in 2021, included input from over 400 community members and stakeholders, and feedback during the Con Plan process. The CAP input and ongoing public meetings inform funding buckets and applications such as the California State Homeless Housing, Assistance and Prevention (HHAP) application. HHAP required CoC to gather data on housing and services and analyze recent government investments to address homelessness. It also required local action plan updates setting outcome goals which were discussed in public meetings and open community meetings.

CoC Staff coordinates communication and solicits feedback at open, public CoC Membership and Board meetings, via email blasts and web postings, including information on CoC programs, funding opportunities and awards, homeless data and CoC performance, Committee updates, and CAP progress, via forums, meetings, and presentations to existing groups that meet on a regular basis including: Elected Leaders, CoC, Regional Action Plan groups, Committees, Working Groups, Lived Experience Listening Sessions, and regional meetings between the County and city managers. County staff engage in managing responsibilities to ensure actions are in progress and performance is monitored at all levels and encourage community awareness and community leader commitment to addressing homelessness.

CoC continuously considers public input/info gathered regarding challenges faced, gaps in services, peer sharing of best practices or improvements, feedback on priorities, etc. Public meeting input influenced allocations for state funding, including ESG and HHAP. Lived experience focus groups influenced strategic plan and other policy decisions. A bi-monthly Elected Leaders Forum provides direction and oversight to the bodies implementing objectives/monitoring progress. Regular updates/progress are reported to the CoC Board and feedback directly impacts decision making. Stakeholders and members of the public are invited to and attend all CoC Committee meetings and give feedback on publicly posted progress reports which informs future actions and policies.

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

## **outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

1. All ESG program recipients participated in multiple planning meetings for ESG. In 2023 California HCD contracted directly with ESG providers after a local process and recommendations. CoC solicits input from recipients regarding ESG by presenting at planning committee and CoC Board and provides HIC/PIT/HMIS data to support Consolidated Plan and funding decision and evaluations. The CoC approves funding components and allocations for the local NOFOS. The CoC/ESG-funded providers reviewed proposed changes to regulations, policies and procedures, and gave input when HCD solicited feedback from the CoC.

2. CoC shares quarterly data monitoring report for all ESG, ESG-CV, and CoC funded organizations with CoC Board. Board analyzes data and determines need for technical assistance or corrective action, if necessary. CoC offered training for ESG and ESG-CV recipients to ensure high system performance and compliance. Training covered areas of overlap between the CoC and ESG, such as: Documenting Chronic Homelessness; participation in CE; HMIS and Reporting. CA shares quarterly fiscal reports with State HCD and submits CAPER annually. CoC has conducted remote monitoring of all ESG funded projects. Most recent action: Quarterly Program Reporting to CoC - State ESG report to CoC on 9/23.

3. CoC provided PIT and HIC data to all consolidated plan jurisdictions and State HCD. CoC published the results of the PIT/HIC counts, including methodologies, trends, and localism questions detailed in a public report which was posted on the County website, issued as memo to the County BOS, distributed via press release, and sent to the CoC listserv (1233 subscribers) and consolidated plan jurisdictions. CoC shared with HCD when requested.

4. The CoC provides information to all Consolidated Plan jurisdictions through presentations, emails, consortium meetings, and bi-monthly Elected leader (EL) forums. Community Action Plan to Address Homelessness (CAP) progress updates are regularly presented to city representatives of all Consolidated Plan jurisdictions and bi-monthly EL gatherings. 5 of the 9 CP jurisdictions have representation on CoC Board. CAP is based on local data and analysis and during plan drafting all CoC members, ESG recipients, jurisdictions, and public were invited to discuss community priorities for ending homelessness, including strategic allocation of funding to address systems gaps and fund plan priorities. Integration of strategies to address homelessness in Consolidated Plans is essential for CAP implementation.

**2. Agencies, groups, organizations and others who participated in the process and consultations**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	COUNTY OF SANTA BARBARA
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Lead Agency
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Santa Barbara County, Housing and Community Development Division is the lead agency for the preparation of the Consolidated Plan and Action Plan. In addition, the departments of Planning and Development and General Services were interviewed. County HCD coordinates with the Departments of General Services, Public Works, and Parks Division on utilizing federal funds to improve infrastructure for low-income communities and persons with disabilities. HCD also collaborates with the Dept. of Behavioral Wellness to combine respective funding on affordable housing projects. Finally, HCD consults with the Dept. of Planning and Development to coordinate the use and timing of federal funds with planning approvals. HCD also works with P&D on affordable units created under the County's Inclusionary Housing Ordinance and the State's Density Bonus program.
2	<b>Agency/Group/Organization</b>	Housing Authority of the County of Santa Barbara
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs



	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The director of housing development was interviewed and representatives attended a community focus group. Information was requested on the housing authority's self-sufficiency programs for residents, the perceived needs of public housing residents and voucher holders, and the status of the general public housing and Section 8 waiting lists. The Housing Authority is one of the County's primary affordable housing developers and is an active participant in the Continuum of Care coordinating efforts.
3	<b>Agency/Group/Organization</b>	INDEPENDENT LIVING RESOURCE CENTER
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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 of the 2020-2025 Consolidated Plan.
4	<b>Agency/Group/Organization</b>	People's Self-Help Housing Corporation
	<b>Agency/Group/Organization Type</b>	Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization assisted in the recruitment of participants for the Hispanic focus group. Representatives of People's Self-Help Housing also participated in the stakeholder focus group. More detail is provided in the Consultation and Citizen Participation appendix of the 2020-2025 Consolidated Plan. PSHHC is one of the County's primary affordable housing developers, developing housing for families, seniors, and farmworkers and their families.

5	<b>Agency/Group/Organization</b>	DOMESTIC VIOLENCE SOLUTIONS FOR SANTA BARBARA COUNTY
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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 of the 2020-2025 Consolidated Plan.
6	<b>Agency/Group/Organization</b>	GOOD SAMARITAN SHELTER
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless Homeless - Veterans
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Organization attended a community focus group. Organization is the largest homeless services provider in the area, serving families and individuals experiencing homelessness in the northern end of the county. Information was requested on the housing and supportive service needs of individuals and families experiencing homelessness. More detail is provided in the Consultation and Citizen Participation appendix of the 2020-2025 Consolidated Plan. Good Sam acquires and operates shelters and group homes for persons with special needs, including homeless, homeless veterans, domestic violence victims and their children, and victims of human trafficking. Good Sam is an active participant in the Continuum of Care coordinating efforts.
7	<b>Agency/Group/Organization</b>	Jodi House Brain Injury Support Center
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Representatives of Jodi House participated in the stakeholder focus group. More detail is provided in the Consultation and Citizen Participation appendix of the 2020-2025 Consolidated Plan.
8	<b>Agency/Group/Organization</b>	PEOPLE ASSISTING THE HOMELESS (PATH)
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Organization attended a community focus group. Information was requested on the housing and supportive service needs of individuals experiencing homelessness in the southern part of the county. More detail is provided in the Consultation and Citizen Participation appendix of the 2020-2025 Consolidated Plan. PATH is a primary operator of homeless services and shelter in south Santa Barbara County and is an active participant in the Continuum of Care coordinating efforts.
9	<b>Agency/Group/Organization</b>	CommUnify
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Organization attended a community focus group. Information was requested on the housing and supportive service needs of individuals vulnerable populations. More detail is provided in the Consultation and Citizen Participation appendix of the 2020-2025 Consolidated Plan.
10	<b>Agency/Group/Organization</b>	Planned Parenthood of Central Coast
	<b>Agency/Group/Organization Type</b>	Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Organization attended a community focus group. Information was requested on health needs of women. More detail is provided in the Consultation and Citizen Participation appendix of the 2020-2025 Consolidated Plan.

11	<b>Agency/Group/Organization</b>	Habitat for Humanity of Southern Santa Barbara
	<b>Agency/Group/Organization Type</b>	Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Organization attended a community focus group. Information was requested on low income housing needs especially homeownership housing opportunities. More detail is provided in the Consultation and Citizen Participation appendix of the 2020-2025 Consolidated Plan.
12	<b>Agency/Group/Organization</b>	Channel Islands YMCA
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Organization attended a community focus group. Information was requested on needs families and children. More detail is provided in the Consultation and Citizen Participation appendix of the 2020-2025 Consolidated Plan.
13	<b>Agency/Group/Organization</b>	Community Partners in Caring
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Organization attended a community focus group. Information was requested on needs of seniors. More detail is provided in the Consultation and Citizen Participation appendix of the 2020-2025 Consolidated Plan.

14	<b>Agency/Group/Organization</b>	Santa Barbara Community Housing Corporation
	<b>Agency/Group/Organization Type</b>	Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Organization attended a community focus group. Information was requested on housing needs of low income families and vulnerable populations. More detail is provided in the Consultation and Citizen Participation appendix of the 2020-2025 Consolidated Plan.
15	<b>Agency/Group/Organization</b>	Women's Economic Ventures
	<b>Agency/Group/Organization Type</b>	Economic Development
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Organization attended a community focus group. Information was requested on job training, business development, and needs of small business owners. More detail is provided in the Consultation and Citizen Participation appendix of the 2020-2025 Consolidated Plan.
16	<b>Agency/Group/Organization</b>	New Beginnings Counseling Center
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Organization attended a community focus group. Information was requested on needs of people experiencing homelessness, in particularly needs of the homeless living in their vehicles. More detail is provided in the Consultation and Citizen Participation appendix of the 2020-2025 Consolidated Plan.
17	<b>Agency/Group/Organization</b>	Band of Brothers
	<b>Agency/Group/Organization Type</b>	Services-homeless Homeless - Veterans
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Needs - Veterans Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Organization attended a community focus group. Information was requested on needs of veterans including those experiencing homelessness. More detail is provided in the Consultation and Citizen Participation appendix of the 2020-2025 Consolidated Plan.
18	<b>Agency/Group/Organization</b>	Lompoc Valley Chamber of Commerce
	<b>Agency/Group/Organization Type</b>	Business Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Organization attended a community focus group. Information was requested on economic development needs of Lompoc. More detail is provided in the Consultation and Citizen Participation appendix of the 2020-2025 Consolidated Plan.

19	<b>Agency/Group/Organization</b>	LEGAL AID FOUNDATION OF SANTA BARBARA COUNTY
	<b>Agency/Group/Organization Type</b>	Services - Housing Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Interviewed organization. Information was requested on issues of fair housing and services provided to the community in support of fair housing rights. More detail is provided in the Consultation and Citizen Participation appendix. County HCD contracts with a qualified agency, currently, Legal Aid to provide fair housing services for the residents of the County to assist the County in furthering fair housing and combatting housing discrimination.

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

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



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

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

**Table 3 – Other local / regional / federal planning efforts**

**Narrative**

Please note that all relevant housing and supportive service providers in Santa Barbara County were invited to participate in the Consolidated Plan process, including the Housing Authority of the County of Santa Barbara, stakeholders from nonprofit entities (organizations serving low and moderate income persons, housing and service providers, and local fair housing organizations) as well as private sector entities such as banks and other financial institutions, developers, rental companies, landlords, and realtors. Providers were notified of the FY 2024 Notice of Funding Availability and subsequently of the opportunity to comment on the Action Plan.

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

**AP-12 Participation - 91.401, 91.105, 91.200(c)**

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

The FY 2024-25 Action Plan was made available for a 30-day public comment period, beginning on April 5, 2024, and concluding after the public hearing before the County Board of Supervisors on May 7, 2024. A public notice was published in four newspapers of general circulation (the Santa Maria Times, the Santa Ynez Valley News, the Lompoc Record, and the Santa Barbara Independent) providing information on the availability of the Action Plan for public review and notice of the public hearing. A copy of the Action Plan is available on the County of Santa Barbara Community Services Department, Housing and Community Development Division (HCD) webpage on the County’s web site. The Action Plan was also provided to the member cities of the County's Urban County and HOME Consortium, which are the cities of Buellton, Carpinteria, Goleta, Lompoc, Santa Maria, and Solvang.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response / attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-targeted/broad community	TBD	TBD	TBD	
2	Internet Outreach	Non-targeted/broad community	TBD	TBD	TBD	<a href="https://www.countyofsb.org/494/Housing-Community-Development">https://www.countyofsb.org/494/Housing-Community-Development</a>
3	Public Hearing	Non-targeted/broad community	TBD	TBD	TBD	

**Table 4 – Citizen Participation Outreach**

## 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 5				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	1,224,523	0	765,738	1,990,261	0	Federal funds prioritized to address capital improvements of public facilities and service providers, fund public services to low- and moderate-income residents, and improve affordable housing.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				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	1,297,229	2,719,191	4,140,190	8,156,610	0	Federal funds used to create and preserve affordable housing.

Table 5 - 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**

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

The County owns land and buildings which it uses 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, Veterans' memorial buildings in Lompoc and Santa Barbara, as well as shelters for victims of domestic violence and persons with mental and physical disabilities.

The BridgeHouse shelter has available, developable land on site which the County is seeking to use to expand available resources. Based on final site planning and potential infrastructure constraints, 60 units could be developed in the next 2-3 years.

Santa Barbara County has provided use of County-owned land for placement of manufactured housing to serve as residences for homeless persons, providing a total of 208 completed units to date. To further these efforts and goals, the County has identified several county-owned parcels across the county based on the regional distribution of unsheltered homelessness.

The county continually evaluates its available county-owned surplus land for opportunities to provide housing and services to advance the goals and objectives of its Consolidated Plan. Moreover, many of these sites are identified in the County Housing Element and may be developed in the near future as well.

**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	2024	Affordable Housing Public Housing		Rental Housing Programs Access to Community Assets	HOME: \$273,933	Tenant-based rental assistance / Rapid Rehousing: 110 Households Assisted
2	Assist Non-Homeless Special Needs Populations	2020	2024	Non-Homeless Special Needs		Accessibility Programs Supportive Services	CDBG: \$92,890	Public service activities other than Low/Moderate Income Housing Benefit: 1695 Persons Assisted
3	Build Community Infrastructure & Service Capacity	2020	2024	Non-Homeless Special Needs Non-Housing Community Development		Community Infrastructure and Service Capacity	CDBG: \$744,507	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5069 Persons Assisted
4	Assist Homeless and At-Risk of Homeless	2020	2024	Homeless		Homeless and At-Risk of Homelessness	CDBG: \$90,000	Public service activities other than Low/Moderate Income Housing Benefit: 1880 Persons Assisted

**Table 6 – Goals Summary**

## AP-35 Projects - 91.420, 91.220(d)

### Introduction

This section details the projects proposed for the 2024-2025 program year.

#	Project Name
1	CDBG Administration
2	CDBG County Public Services
3	CDBG Carpinteria Public Services
4	CDBG Capital Projects
5	HOME Admin
6	HOME Housing Development
7	HOME Tenant Based Rental Assistance

**Table 7 – Project Information**

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

The allocation of funds is closely aligned with priority housing and community development gaps and needs identified in the needs assessment and housing market analysis. This is informed by community stakeholders whom County staff have reached out to and engaged in the development of the 2020-25 Consolidated Plan. A primary obstacle to addressing unmet needs is a lack of available funds; CDBG and HOME are critical resources to address this as well as leverage additional resources.

# AP-38 Project Summary

## Project Summary Information

Table 8 – Project Summary

<b>1</b>	<b>Project Name</b>	CDBG Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	Expand Affordable Housing Assist Non-Homeless Special Needs Populations Build Community Infrastructure & Service Capacity Assist Homeless and At-Risk of Homeless
	<b>Needs Addressed</b>	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
	<b>Funding</b>	CDBG: \$244,904
	<b>Description</b>	Administrative funds to administer federal programs. CDBG Admin is 20% of the total allocation.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	Funds cover the costs to administer CDBG and other federal programs.
	<b>2</b>	<b>Project Name</b>
<b>Target Area</b>		
<b>Goals Supported</b>		Assist Non-Homeless Special Needs Populations Assist Homeless and At-Risk of Homeless
<b>Needs Addressed</b>		Supportive Services Homeless and At-Risk of Homelessness
<b>Funding</b>		CDBG: \$168,000



	<b>Description</b>	15% of annual CDBG funds are allocated towards public services programming.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1,930 homeless individuals 870 low-income seniors 200 survivors of domestic violence
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	Noah's Anchorage Youth Crisis Shelter Freedom Warming Centers BridgeHouse Shelter Family Violence Prevention Program Safe Parking Shelter and Rapid Rehousing Program Partners in Housing Solutions Meals on Wheels Santa Maria Valley Family Strengthening Program Shelter and Rehabilitation Santa Ynez Valley Community Outreach Senior Food Program
<b>3</b>	<b>Project Name</b>	CDBG Carpinteria Public Services
	<b>Target Area</b>	
	<b>Goals Supported</b>	Assist Non-Homeless Special Needs Populations
	<b>Needs Addressed</b>	Supportive Services
	<b>Funding</b>	CDBG: \$14,890
	<b>Description</b>	The City of Carpinteria will utilize funding for programs benefitting low-income youth in the city.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	575 low-income youth
	<b>Location Description</b>	City of Carpinteria
	<b>Planned Activities</b>	People's Self-Help Housing Camino Scholars Program Girls Inc. of Carpinteria Out-of-School Program
	<b>Project Name</b>	CDBG Capital Projects

4	<b>Target Area</b>	
	<b>Goals Supported</b>	Assist Non-Homeless Special Needs Populations Build Community Infrastructure & Service Capacity
	<b>Needs Addressed</b>	Supportive Services Community Infrastructure and Service Capacity
	<b>Funding</b>	CDBG: \$744,507
	<b>Description</b>	Funds will promote and advance improvements to public facilities and infrastructure.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	49 children in low-income families 5,020 persons living in a predominantly low- and moderate-income neighborhood
	<b>Location Description</b>	Mission Hills (Lompoc area) and Carpinteria
	<b>Planned Activities</b>	Franklin Creek Trail Improvements Brisa Encina Head Start
5	<b>Project Name</b>	HOME Admin
	<b>Target Area</b>	
	<b>Goals Supported</b>	Expand Affordable Housing
	<b>Needs Addressed</b>	Rental Housing Programs
	<b>Funding</b>	HOME: \$129,722
	<b>Description</b>	Funds cover the County's costs of HOME program administration. HOME Admin is 10% of the total allocation.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	N/A
<b>Planned Activities</b>	Plan development, reporting, monitoring, technical assistance	
6	<b>Project Name</b>	HOME Housing Development
	<b>Target Area</b>	
	<b>Goals Supported</b>	Expand Affordable Housing

	<b>Needs Addressed</b>	Rental Housing Programs
	<b>Funding</b>	HOME: \$893,573
	<b>Description</b>	Funds will be used to finance the acquisition, construction and/or rehab of affordable housing.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 3 units may be funded under this project using the maximum HOME per unit subsidy for a 2-bedroom unit, with more units created through leveraging of these funds.
	<b>Location Description</b>	
	<b>Planned Activities</b>	Projects are being identified and will be targeted to leverage Low Income Housing Tax Credits and other federal and state financing sources.
<b>7</b>	<b>Project Name</b>	HOME Tenant Based Rental Assistance
	<b>Target Area</b>	
	<b>Goals Supported</b>	Expand Affordable Housing
	<b>Needs Addressed</b>	Rental Housing Programs
	<b>Funding</b>	HOME: \$273,933
	<b>Description</b>	Funds will be used to provide tenant-based rental assistance and/or security- or utility-deposit assistance.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 110 low-income households will be assisted with security deposit assistance.
	<b>Location Description</b>	City of Santa Maria and City of Lompoc
	<b>Planned Activities</b>	Santa Maria TBRA Lompoc 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, through its HCD Division, is the lead entity for both the Santa Barbara County HOME Consortium and the Santa Barbara CDBG Urban County Partnership. The Urban County includes the County of Santa Barbara, Buellton, Carpinteria, and Solvang. The HOME Consortium is comprised of all members of the Urban County along with the cities of Lompoc, Goleta and Santa Maria. Santa Barbara County allocates HOME and CDBG funds to programs and projects in non-entitlement areas, and HOME Consortium members allocate HOME and CDBG within their respective jurisdictions.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
N/A	N/A

**Table 9 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

CDBG Urban County partner cities and HOME Consortium members may determine allocations of their sub-awards to projects and programs that serve their cities. Cities that do not allocate their sub-awards pool their funds with the County's to be distributed County-wide. Outside of this process, the County has not established quotas for expenditures by region.

### **Discussion**

Please see above.

## Affordable Housing

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

#### Introduction

This section contains the HOME Consortium’s estimates of the number of households who are expected to be supported through CDBG and HOME funds dedicated to affordable housing in FY 2024-2025.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	159
Special-Needs	0
<b>Total</b>	<b>159</b>

**Table 10 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	110
The Production of New Units	49
Rehab of Existing Units	0
Acquisition of Existing Units	0
<b>Total</b>	<b>159</b>

**Table 11 - 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 the HOME funding project development pipeline, HCD requires affordable housing developers to submit Letters of Intent to Apply (LOI) if they anticipate applying for housing development funds within the next program year. HCD staff will return to the Board of Supervisors when HCD receives a full application for funding and the project is ready to receive a time-limited funding reservation or funding commitment (contract). Once the Board approves a contract for HOME funds, the project is added to the Action Plan via a Substantial Action Plan Amendment.

During FY 2024, it is anticipated that Polo Village, a 49-unit affordable housing development in Buellton, will be completed using prior-year HOME funds. Additional housing development projects are underway and anticipated for completion in FY 2025 or later.

The City of Lompoc and the City of Santa Maria will use their respective shares of HOME funds to implement Tenant-Based Rental Assistance (TBRA) programs, which are expected to benefit

approximately 110 households.

Buellton, Carpinteria, Goleta and Solvang will 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 HOME Consortium has provided funding on a project-by-project basis to the Housing Authority of the County of Santa Barbara (HASBARCO) in the past. HASBARCO was 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 80-unit project, known as Escalante Meadows, is currently under construction and projected for completion in December 2024. This project also leverages CDBG-DR funding received in response to the Thomas Fire and debris flow. The County will continue to work in conjunction with HASBARCO 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**

HASBARCO offers a number of resident programs and supportive services designed to foster self-sufficiency and improve quality of life. HASBARCO also partners with a number of community organizations that provide resources to assist HASBARCO clients, including homeownership education. These community partners are part of the HASBARCO Program Coordinating Committee (PCC) and meet regularly with HASBARCO to review progress and address issues. HASBARCO encourages residents to become more involved in programs and management by holding resident 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 FY 2024-2025 Action Plan.

The Community Action Plan to Address Homelessness development process began in October 2019 and concluded in January 2021, and included community outreach and input from over 400 community members, key stakeholder groups, and feedback during the Consolidated Plan process. Staff gathered data on funding amounts for housing and services dedicated to homelessness in Santa Barbara County for a 12-month period and analyzed recent state and federal investments to address homelessness. The Plan includes a comprehensive work plan with the following five key strategies to address homelessness:

- Increase access to safe, affordable housing
- Use best practices to deliver tailored support services
- Build a collective action plan
- Strengthen support system to obtain and maintain housing
- Build provider capacity to address complex needs

The County has continued to prioritize these five strategies 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 State and Federal funding streams.

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

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

One-year goals from the Community Action Plan are:

- I. Prioritize ending/dramatically reducing homelessness for specific populations
- II. Increase housing inventory dedicated to homeless households and affordability
- III. Create a culture of diversion and prevention across the homeless response system
- IV. Improve overall system performance

The region has a robust network of outreach providers to address unsheltered homelessness that is coordinated by County HCD staff/Administrative Entity for CoC. The Continuum has expanded both interim and permanent housing beds, implemented a comprehensive person-centered strategy to resolve living in encampments and invested in services and case management provided to address homelessness



especially in persons living unsheltered.

The Coordinated Entry System Committee conducts assessment and refers eligible participants for services using a low barrier methodology (VI-SPDAT: Vulnerability Index Service Prioritization Decision Assistance Tool). 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.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The Continuum of Care has expanded the number of emergency shelter and transitional housing beds by over 300 since 2021. In addition, the CoC has invested to increase staffing at emergency shelter and transitional housing programs to address needs. In FY 2024-2025, the HOME 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**

The Coordinated Entry System matches and refers all referenced populations to the housing and services needed to resolve their homelessness. In addition, efforts to keep persons transitioning out of homelessness permanently housed include: creation of a housing retention team specifically for persons with mental health challenges, funding multi-disciplinary teams to provide support post-housing placement and implementation of CalAIM funded community supports for housing tenancy and sustaining services.

In FY 2024-2025, the HOME 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.

The Santa Maria/Santa Barbara County CoC Youth Action Board (YAB) was awarded \$5.3M in Youth Homelessness Demonstration (YHDP) funds. A collaborative team of young adults, youth serving agencies, educational institutions, and local jurisdictions is implementing a Coordinated Community Plan (CCP) to

end youth homelessness through funding youth specific projects.

**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.**

A key goal of the Community Action Plan to Address Homelessness is creating a culture of prevention across the system of care. To accomplish this, a housing access line has been established to assist in navigating low income individuals and families to available resources before loss of housing. The County has also invested in prevention and relocation assistance. 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 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.

The County Sheriff’s department has 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 has developed a universal Release of Information form that is compatible with privacy statutes for both mental health providers and homeless system of care providers.

The County is collecting 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 No Place Like Home (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.

### **Discussion**

Please see above.

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

### **Introduction**

According to the adopted Santa Barbara County 2023-2031 Housing Element Update (HEU), the primary constraints to housing development are: (1) market constraints such as land and construction costs and the availability of financing; (2) community concerns and opposition to housing development; (3) developments constructed at lower densities than the maximum allowed; (4) delays between planning approval and building permit application; (5) environmental constraints; and (6) infrastructure and service constraints.

Some State and local policies and regulations may 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 HEU, such constraints in Santa Barbara County include the Coastal Act, Williamson Act, open space and habitat preservation, as well as zoning regulations and other local land-use controls (height limits, parking requirements, etc.). However, the HEU programs will help 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 Assessment, of the HEU discusses these constraints and mitigating opportunities in detail. Chapter 5, Housing Plan and Resources, includes the proposed programs intended to remove or minimize the effects of local land-use controls on the development of affordable housing.

In addition, the County is amending its zoning ordinances to implement numerous new State laws that reduce or eliminate County land use and zoning regulations for certain housing projects, including multi-unit housing projects, low-barrier navigation centers, transitional and supportive housing projects, and housing projects processed under the State Density Bonus Program and Housing Accountability Act. In part, these laws decrease project cost constraints by reducing applicable development standards, streamlining the permit process, and in some cases eliminating environmental review (e.g. California Environmental Quality Act).

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 and income checks.

The most prevalent barrier to affordable housing in the HOME 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 HEU describes a number of constraints to affordable development and presents programs, each with a set of actions, to reduce barriers to affordable housing. Program 1, Adequate Sites for Regional Housing Needs Allocation (RHNA) and Monitoring of No Net Loss, directs the County to rezone identified sites to higher residential densities to accommodate the County’s Regional Housing Needs Allocation plus a 15% buffer for the lower- and moderate-income levels. Program 5, Tools and Incentives for High-Quality Affordable Housing, directs the County to offer tools and facilitate the development of unit types that are affordable by design, such as accessory dwelling units, farm employee dwellings, infill developments, and mixed use developments. Program 6, Housing for Farmworkers and Other Employees, directs the County to amend zoning ordinances to streamline the permit process for qualifying farmworker dwelling complexes and work with local business owners to explore opportunities for other types of employee housing countywide.

In response to new State laws, the Board of Supervisors adopted zoning ordinances to amend its land use and development codes for accessory dwelling units (ADUs) in May 2021. These amendments reduced the development standards and streamlined permit process for most ADUs. As a result, the County has seen a significant increase in new ADUs, many of which are affordable to lower- and moderate-income households.

In addition, the Fair Housing Action Plan recommended in the Analysis of Impediments to Fair Housing Choice (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.
  - Review and refine existing programs for incorporation in the 2023-2031 Housing Element Update to be adopted by February 2024.
  - 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 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.

## **Discussion**

Continued actions include:

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 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.

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

### **Introduction**

This section reports additional efforts the HOME Consortium will undertake during the 2024-2025 program year to address residents' housing and community development needs.

### **Actions planned to address obstacles to meeting underserved needs**

Despite the HOME 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 HOME 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 HOME 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 HOME Consortium's anti-poverty efforts that will be undertaken during the 2020-2025 Consolidated Plan period are detailed in SP-70. Projects proposed for FY 2024-2025 intended to help reduce the number of poverty-level families include supporting homeless and special needs shelter operations, supportive

housing services and transitional housing, access to nutritional meals, affordable childcare, and legal assistance for victims of domestic violence. 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, the administration and management of the Coordinated Entry System, 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 HOME Consortium and the City and County Housing Authorities so as to minimize the duplication of efforts and maximize investment and leveraging of federal funds with state, local, and private funding sources. The County will continue to participate in cooperative efforts such as the Joint Cities-County Affordable Housing Task Group, the CoC, and the Coordinated Entry System. 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	0
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
<b>Total Program Income:</b>	<b>0</b>

#### 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%

#### HOME Investment Partnership Program (HOME)

##### Reference 24 CFR 91.220(I)(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 2024-2025 HOME funds for acquisition and/or rehabilitation, or new construction of housing; homeownership opportunities; and/or tenant-based rental assistance. As programs and projects are ready to proceed, the County will submit substantial Action Plan

amendments as applicable.

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 under HOME.

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 under HOME.

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.

5. *If applicable to a planned HOME TBRA activity, a description of the preference for persons with*

*special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).*

N/A

6. *If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).*

N/A

7. *If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).*

N/A

## **Discussion**

Please see above.