

**ATTACHMENT B**

**Santa Barbara Urban County  
CDBG Partnership  
Draft 2008-2009 Action Plan**

Public Comments Welcome, April 11, 2008 – May 12, 2008

Please send comments to:

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# Second Program Year Action Plan 2008

## Narrative Responses

### GENERAL

#### Executive Summary

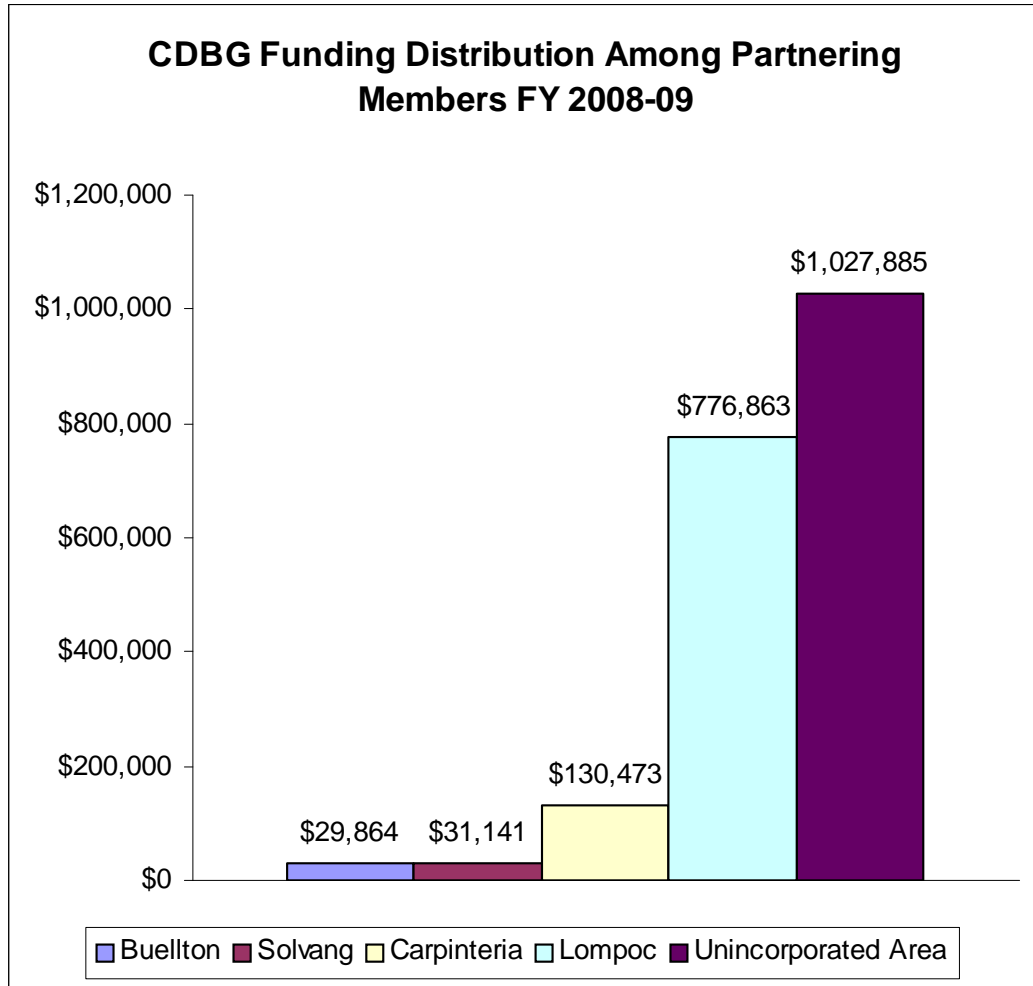
The Community Development Block Grant (CDBG) program is the most reliable source of funding for addressing the critical social, economic, and environmental problems in American cities all across the nation. Its primary objective is the development of viable urban communities, by providing *decent housing, suitable living environments* principally for low- and moderate-income persons. The Santa Barbara Urban County Partnership became official as of federal fiscal year 2007-08. This Partnership is a consequence of the City of Lompoc relinquishing its long standing status as a CDBG entitlement jurisdiction (since 1974) and agreeing to a 3 year partnership with Santa Barbara County. The CDBG partnership consists of Santa Barbara County and four member cities of Buellton, Carpinteria, Lompoc and Solvang.

The **Action Plan 2008** details the Santa Barbara Urban County Partnership's implementation plan for *housing, non-housing* and *human services* projects/programs to be carried out using federal CDBG funds for the program year 2008/09. All planned activities are intended to meet the long-term strategies and priority needs that have been identified in the Santa Barbara Urban County's **2007-2010 Consolidated Plan**.

Funds are allocated to the Urban County members based primarily on a HUD formula, however, there are additional terms of agreement applicable to the City of Lompoc and the Unincorporated County allocations. Since the Urban County was created as a result of Lompoc relinquishing its status as an entitlement jurisdiction, Lompoc receives a negotiated percentage of the unincorporated County's allocation in addition to their HUD identified entitlement. These percentages are documented as follows:

- Year 1 – 50.4% plus and additional portion of unincorporated County funds based upon 25.2% of Buellton, Carpinteria and Solvang allocations.
- Year 2 – 25.2% plus and additional portion of unincorporated County funds based upon 12.6% of Buellton, Carpinteria and Solvang allocations.
- Year 3 – 10.1% plus and additional portion of unincorporated County funds based upon 5.05% of Buellton, Carpinteria and Solvang allocations.

Since the City of Solvang exercised its option to not participate in this year's Notice of Funds Available process, their allocation has been added to the amount of Unincorporated County funding available this year. Solvang's 2008 formula allocation will be made available to them in a future year. The following chart provides detail of the CDBG entitlement allocation among the partners:



The CDBG appropriations for the Program year 2008/09 include funding reservations for Capital Projects and Human Services awards.

Capital Projects receiving 2008/09 Program Year CDBG entitlement funds:

<u>Project</u>	<u>Project Location</u>	<u>Amount Reserved</u>
North County Rape Crisis Center	City of Lompoc	\$50,000
Good Samaritan Shelters, Inc.	City of Santa Maria	\$126,000
Foster Road Senior Center	Orcutt	\$5,000

New Cuyama Recreation Center	New Cuyama	\$395,000
Dahlia Court Apartments	City of Carpinteria	\$130,473
Lompoc Theater Restoration	City of Lompoc	\$277,677
Lompoc Community Center	City of Lompoc	\$89,471
428 N. I Street Remediation	City of Lompoc	\$75,000
Thompson Associates	City of Santa Maria	\$96,052
City of Lompoc Housing Programs 1. Housing Rehab revolving Loan Fund 2. Emergency repair Grant Program	City of Lompoc	\$160,000
<b>Total CDBG Capital Project Funds Reserved :</b>		<b>\$1,404,673</b>

The following four tables detail human services allocations for the Program Year 2008/09 by the Urban County Partners, City of Carpinteria, City of Buellton, City of Lompoc and the Unincorporated County:

**I. City of Carpinteria 2008 Human Services Grant Awards**

Agency	Program	Allocated
Peoples' Self-Help Housing	Youth Education Enhancement	\$5,000
City of Santa Barbara	Rental Housing Mediation Task Force	\$7,500
Peoples' Self-Help Housing	Housing the Homeless	\$2,071
Boys and Girls Club	Carpinteria Clubhouse Daycare	\$5,000
<b>Total Funds Awarded:</b>		<b>\$19,571</b>

**II. City of Buellton 2008 Human Services Grant Awards**

Agency	Program	Allocated
Legal Aid Foundation	Housing Advocacy Project	\$3,134
People Helping People	Buellton After School Program	\$6,000
<b>Total Funds Awarded:</b>		<b>\$9,134</b>

**III. City of Lompoc 2008 Human Services Grant Awards**

Agency	Program	Allocated
Lompoc Boys and Girls Club	After-School Program	\$16,200
Casa Esperanza	10-Year Plan to End Chronic Homelessness	\$4,500
Catholic Charities	Food and Essential Services	\$16,680
Catholic Charities	ID's, Utility Aid, Emergency Rent, Counseling	\$14,400
Community Action Commission	Senior Nutrition Program	\$12,200
Community Partners in Caring	Volunteer Program	\$3,500
Court Appointed Special Advocates	Children Services	\$4,175
Domestic Violence Solutions	Various Services	\$13,800
Family Service Agency	Service and Intake/Referral	\$5,760
Family Service Agency	In-home Care for the Elderly	\$5,060
Family Service Agency	Lompoc Family Resource Center	\$8,000
Food Bank of Santa Barbara County	Operations	\$7,100
Good Samaritan Shelters, Inc.		\$3,376
Lompoc Valley YMCA	Before and After School Program	\$1,800
Lompoc Housing and Community Development Corporation	Bridgehouse	\$3,500
Lompoc Housing and Community Development Corporation	Mark's House	\$3,200
Lompoc parks and Recreation	Summer Drop-in Program	\$9,020
Lompoc Valley Police Activities League	Boxing Program	\$2,815
Lompoc Valley Youth Center	Target Teen Program	\$760
North County Rape Crisis	Child Protection Center	\$12,116
Santa Barbara County District Attorney	Sexual Assault Response Team	\$4,616
Transitions	Drop-in Mental Health	\$4,080
Lompoc Valley Haven	Senior Day Center	\$2,220
<b>Total Funds Awarded:</b>		<b>\$158,878</b>

**IV. Santa Barbara Unincorporated County 2008 CDBG Human Services Grant Awards**

Agency	Program	Amount Recommended
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Peoples' Self-Help Housing	Housing the Homeless	\$7,500
Santa Barbara Rape Crisis Center	Long Term Counseling	\$5,000
Foodbank of Santa Barbara County	Food Distribution	\$12,000
Willbridge	Peer Street Outreach Program	\$9,000
St. Athanasius Orthodox Church	St. Brigid Fellowship Day Center	\$12,000
Legal Aid Foundation	Housing Advocacy Project	\$7,500
Pacific Pride Foundation	Necessities of Life Project	\$7,500
Bringing Our Community Home	10-Year Plan to End Chronic Homelessness	\$17,500
Casa Esperanza Homeless Center	Isla Vista Street Outreach	\$8,000
North County Rape Crisis Center	Santa Maria Program	\$5,000
North County Rape Crisis Center	Lompoc Program	\$5,000
Community Partners in Caring	Volunteer Program	\$4,272
Aids Housing	Sarah House	\$9,000
<b>Total Funds Awarded:</b>		<b>\$109,272</b>

## General Questions

### I. Geographic Distribution of Projects

For the program year 2008-09, **nine** capital projects are receiving CDBG entitlement funding reservations. The Santa Barbara Urban County Partnership makes funds allocation based on a wide variety of factors and not on the basis of location alone. However, projects intended for areas of low-income families and/or racial/minority concentration are always given high priority. The capital projects chosen this year are spread across the entire geography of the Urban County. The following table maps the Project to its geographical location:

#### List of 2008-09 CDBG Capital Projects and Location

<u>Project</u>	<u>Location</u>
North County Rape Crisis Center	City of Lompoc
Good Samaritan Shelters, Inc.	City of Santa Maria
New Cuyama Recreation Center	New Cuyama
Foster Road Senior Center	Orcutt
Dahlia Court Apartments	City of Carpinteria
Lompoc Theater Restoration	City of Lompoc
Lompoc Community Center	City of Lompoc
428 N. I Street Remediation	City of Lompoc
Thompson Associates	City of Santa Maria
City of Lompoc Housing Programs <input type="checkbox"/> Housing Rehab revolving Loan Fund <input type="checkbox"/> Emergency repair Grant Program	City of Lompoc

Human Services Grants have been awarded to programs that cover the entire geography of the Urban County as the programs are spread all through the five Housing Market Areas of this jurisdiction.

The distribution of CDBG funds between the various Santa Barbara Urban County Partnership members is based on HUD formula allocation and the City-County Cooperation agreement that was signed on between Lompoc and Santa Barbara County. The subsequent section details the rationale for allocation of funds.

### II. Allocation of Resources

The Santa Barbara Urban County Partnership will geographically allocate CDBG

resources primarily based on relevant *Program Guidelines* and the Urban County Partnership's *CDBG Housing and Non-Housing Priorities*. The same rationale is followed for other available resources like the HOME, McKinney Homeless funds and other locally generated funds. The selection criteria are structured upon federal and local funding guidelines that have been detailed in the in-house publication *Administration and Funding Guidelines*. The guidelines, procedures and more specific funding criteria and process detailed in this document provide direction for use of all program funding with the exception of that targeted toward housing rehabilitation and homebuyer assistance which is not project based.

In addition to location, selection of projects is based upon several principles:

- HOME/CDBG/Local Funds eligibility.
- Conformance with the priorities established in the Consolidated Plan.
- Financial feasibility of the proposed project.
- Cost Efficiency
- Project readiness (projects in construction phase are given priority).
- Administrative capacity of the applicant.
- Track record of performance in previous County funded developments.
- Probability of local approvals.
- Demonstration of site control.
- Relocation Potential.
- Neighborhood Compatibility and Design.

As the lead agency of the Urban County, Santa Barbara County administers the allocation of CDBG funds for the unincorporated County, and the cities of Buellton, Carpinteria, and Solvang, although these member cities have the final decision rights regarding project funding within their respective jurisdiction. The City of Lompoc will continue the same independent process of funds allocation that it practiced while being a sole recipient of CDBG funds.

### **III. Obstacles to Meeting Underserved Needs**

The following actions will continue in the Program Year 2008/09 to address obstacles to meeting underserved needs:

- The CDBG Partnership will strive to fund a variety of program eligible activities (public infrastructure/community facilities, etc.) all across the jurisdiction in addition to affordable housing projects.
- The Urban County will continue to look for additional public and private financial resources to support a variety of housing and non-housing programs.

## **Managing the Process**

### **I. Lead Agency**

The County of Santa Barbara's Department of Housing and Community Development (County HCD) is the lead agency of the Santa Barbara Urban County Partnership. The Urban County Partnership also includes four member cities: Buellton, Carpinteria, Lompoc, and Solvang. The Housing Development and Grants



Administration Division of County HCD administers the HOME/CDBG grants and all other State, and locally-generated affordable housing resources.

## **II. Significant Aspects of the process**

The development of the Santa Barbara Urban County Consolidated Plan was an amalgam of consultations and citizen input forums. The most significant aspect of the plan is that it has been developed as a visionary document that reflects the diversity in needs of all its area residents. For instance, while many residents dream of homeownership, there are others whose needs are better served by rental units or units that are associated with special services. To accommodate the diversities, the Urban County has made every effort to make the process all-inclusive. Extensive consultations were sought with member cities, the Housing Authority, local agencies & departments, non-profit housing providers and other experts relevant to housing and economic development. At the same time, a combination of community presentations, focus group sessions and community need assessment forums were held to reach out to residents across the County. In addition to the consultations and citizen participation processes, the County conducted an informal community needs survey of area respondents to particularly establish non-housing priorities.

In sum, the plan is a visionary document that holds the ideas and expectations of the residents of the Santa Barbara Urban County on how to address their housing and economic development needs during the applicable three year period.

## **III. Enhance Coordination**

County HCD works in close coordination with all the member Cities in its CDBG Partnership. The Department also works collaboratively with other area public agencies involved in efforts to create affordable housing and other community development services/facilities. The Housing Authority of the County of Santa Barbara serves as a good example, as several key projects chosen for funding have been in partnership with the Housing Authority (see section *Activities to be undertaken*). The County reviews Housing Authority projects as well as the Housing Authority's Comprehensive Grant Program application.

County HCD also provides technical advice and guidance as well as other forms of assistance to local CHDOs. It is noteworthy that two local CHDOs were formed in recent years. Habitat for Humanity - Northern Santa Barbara County, Inc., was formed in late 2005, and Good Samaritan Services Organization was designated as a CHDO in March of 2006. County HCD is currently working closely with the City of Santa Maria to assist in the possible formation of another new CHDO to serve in the North County.

To address the needs of the County's homeless population, County HCD is responsible for the Continuum of Care annual strategic planning process and submittal of the grant application for Supportive Housing Program and Shelter Plus Care funds, as well as associated administrative oversight responsibilities. The Department works collaboratively with area homeless service providers to evaluate and enhance the quality of service provision and resources available to homeless persons and households.

As a prime illustration of cooperation and coordination between agencies that address diverse needs of the area low-income residents, County HCD's Housing

Development and Grants Administration Division Manager serves as a coordinator between HCD and the County Alcohol, Drug and Mental Health Services Department. This leadership bears testimony to the acknowledgement of housing requirements of the Special Needs population and a coordinated effort to address the specific needs of the ADMHS clients. HCD and ADMHS work to develop and strengthen partnerships and collaborations, and provide a menu of available housing options and a needs and gaps assessment. The position is critical to implementation efforts under the County's 10-Year Plan to End Homelessness adopted in 2006.

## **Citizen Participation**

### **I. Summary of the citizen participation process**

The Santa Barbara Urban County Partnership relies upon and values citizen participation. Consequently, extensive efforts were made to involve and secure input from area residents. A combination of community forums, presentations before neighborhood resident councils and focus group meetings were used to seek citizen input. These forums were held at various geographic locations spread all across the County and geared for a wide variety of community residents. A summary of the various community forums/presentations (conducted for Phase I) is as follows:

#### **a) Community Needs Assessment through Forums**

- Public Hearing, CDBG September 26, 2007 at County Admin Bldg, Lompoc.
- Public Hearing, CDBG September 27, 2007 at County Admin Bldg, Santa Barbara.
- Urban County Applicant Informational Forum, Feb 6<sup>th</sup>, 2008 at County Admin Building, Santa Barbara.
- Urban County Applicant Informational Forum, Feb 7<sup>th</sup>, 2008 at County Admin Building, Santa Maria

### **II. Summary of citizen comments or views on the plan**

A 30-day public notice was published on April 11th, 2008 in the Santa Barbara News-Press inviting public review/comments on the draft Action Plan and soliciting written comments to be submitted to County HCD. The Action Plan was made available for review at all County HCD offices, all four member cities and at various public libraries throughout the County. The draft Action Plan was also posted on the web pages on the County website for ease of access. The public notice and all public comments have been included in the Appendix to this document.

### **III. Summary of efforts to broaden public out-reach to minorities**

The Urban County Partnership strives to maintain a broad public outreach effort, and is aware of the variety of hurdles that various members of the community face when making an effort to attend meetings and to understanding the discussion. In particular, these hurdles exist for the many people in Santa Barbara County who do not speak fluent English. As the lead administrative unit for the Urban County Partnership, Santa Barbara County has updated its Citizen Participation Plan. New initiatives for outreach include:

- The County will locate and schedule citizen participation meetings so as to be convenient to potential or actual program beneficiaries. To the extent feasible, forums and hearings shall be scheduled after 5:00 p.m. on weekdays to accommodate persons whose employment would prevent them from attending during the day.
- The County shall provide for language translation for non-English speaking residents during public meetings and hearings where 20% or more of non-English speaking residents can be reasonably expected to participate, or upon request made prior to the hearing.
- Public hearings will be held during all phases of the community development process, as outlined herein, to assess public perceptions of housing and community development needs and to review the County's performance in meeting its goals as stated in the most recent Consolidated Plan.

## **Institutional Structure**

### **I. Actions to develop institutional structure**

The County of Santa Barbara created an independent Department of Housing & Community Development (HCD) in December 2002. Besides being a salient part of the institutional structure that administers the workings of the Urban County, the creation of HCD is a demonstration of the County's commitment to providing affordable housing and promoting economic and community development in the region. The formation of separate Department has added stature to the cause for affordable housing and community services in the County.

County HCD was restructured during the 2007-2008 calendar year with an emphasis on process improvement and staff resource efficiency. The Department has created a *Business Manager* position which supervises the current Cost Analyst and serves as a compliance officer, monitoring the County's many affordable housing projects, including the HOME Homebuyer's Assistance Program.

While County HCD is the lead administrative unit of the Urban County, the institutional structure that provides the overall guidance for carrying out its Consolidated Plan is the *Urban County CDBG Steering Committee*. The Urban County Steering Committee is made up of representatives of all of the County member cities (Buellton, Carpinteria, Lompoc, and Solvang) and the County. The Steering Committee reviews and adopts procedures for administration of the Urban County. The Steering Committee also serves to provide "checks and balances" with regard to CDBG expenditures. Each project funded with CDBG must be approved by the Steering Committee to ensure that the project meets federal requirements and is consistent with the Consolidated Plan.

Another critical aspect of the institutional structure of the CDBG Partnership is its close working relationship with the County Housing Authority. The Consortium relies on the Housing Authority for services and the expertise of its staff. The Santa Barbara County Board of Supervisors appoints the Board of the Housing Authority of Santa Barbara County. The Housing Authority's Board appoints the Executive

Director of the Housing Authority. A representative of the Housing Authority serves as a non-voting member of the CDBG/HOME Consortium Steering Committee and on the County's Affordable Housing Loan Committee. The County reviews Housing Authority projects as well as the Housing Authority's Comprehensive Grant Program application.

While the CDBG Partnership works closely with all its subrecipients, it works particularly closely with its Community Housing Development Organizations (CHDOs) to increase their capacity, thereby increasing the development of affordable housing projects. In addition, efforts have been underway to create a new CHDO to serve the northern areas of the County.

The City of Lompoc allocates its portion of the CDBG funds independently. The City has distinct committees that oversee funding allocation and adherence to CDBG program requirements.

While the County issues NOFA for available funds, each Partnership member takes up projects/programs that are specific to their City through appropriate review committee(s) and City Council for recommendation and final adoption.

## **Monitoring**

The Urban County Partnership places a high priority on monitoring subrecipients' compliance with program regulations. Consequently, monitoring of CDBG funded projects for project/program compliance is done on a regular basis. As the lead agency, County HCD is responsible for monitoring. Monitoring includes administrative, financial, project and program monitoring. Depending on the project/program, monitoring is done annually, bi-annually or every third year. The following are examples of monitoring procedures practiced by the Urban County:

- Regular monitoring of Partnership members and CHDOs.
- Annual occupancy verification of all recipients of Homebuyer Assistance Program (HAP).
- Site visits and verification of affordability compliance in rental projects.
- Relevant data for all funded activities (reserved, underway, and completed) are maintained in IDIS.
- Overseeing of federal overlay regulations like the Davis Bacon and Section 8 (MBE/WBE) contracts.

Recognizing the fact that effective monitoring is not a one-time event but an ongoing process of planning, implementation and follow-up, the Urban County Partnership is updating its current monitoring plan. The Partnership envisions developing a comprehensive guide detailing its monitoring objectives and strategies. The guidebook is to serve both program and project based evaluations.

Subjects that are detailed in the discussion of program-wide monitoring performance include:

- Performance deadlines
- CHDO set-aside
- Program targeting and income verification
- Property Standards
- CDBG investment per unit and

- Administrative requirements

County HCD accepts full responsibility for monitoring, and is currently reviewing ways to streamline the monitoring process. In order to better utilize current resources and monitor projects more efficiently, HCD is considering collaboration and coordination with other monitoring agencies. Specific CDBG Program guidelines will be worked out that will ensure coverage of both housing and non-housing (including human services) projects. With the consideration still under review, it nonetheless demonstrates the Director's commitment to program compliance, and desire to increase efficiency within the department.

## **Lead-based Paint**

### **I. Actions to evaluate & reduce lead based paint hazards**

In accordance with the Residential Lead-Based Paint Hazard Reduction Act of 1992, the Santa Barbara Urban County Partnership has relevant policies/procedures integrated into its housing programs to ensure compliance. The following is a summary of the Urban County Partnership's current activities:

- The Partnership requires Phase I environmental reports to include an analysis of lead based paint if project involves acquisition of pre-1978 multifamily projects.
- The Housing Authority of the County of Santa Barbara has completed long-range lead-based mitigation through lead-based paint abatement in all of its public housing units.
- Referral to low-cost blood testing services for HAP participants purchasing homes constructed prior to 1978.
- Rehabilitation projects that involve identified issues with lead based paint are required to include mitigation activities in the work specification write-up.
- As part of community service, EPA educational brochures on lead poisoning are made at the HCD of the County and the member cities.

## **HOUSING**

### **Specific Housing Objectives**

#### **I. Priorities and Objectives for program year 2008/09**

The overarching goal of the CDBG Partnership is to create housing opportunities for people experiencing housing problems (substandard units, overcrowding, overpayment), reduce homelessness and increase community stability by increasing the rate of homeownership. The Partnership intends to strive for this goal by supporting a combination of both new construction (not CDBG but other federal resources) and acquisition and/or rehabilitation of rental projects. Additionally, to promote ownership amongst low-income families, the Partnership will continue to administer its first time Homebuyer Assistance Program (HAP) funded by HOME/ADDI dollars.

Based on the feedback from citizen forums, consultations, and CHAS data analysis, the Urban County Partnership will keep and thereby reinforce the following four types of "Priority Housing Needs" established for the 2006-2010 time period by the Santa Barbara HOME Consortium:

A. Priorities of Cuyama, Santa Maria, Santa Ynez and South Coast HMAs

- There is a serious need for rental housing opportunities for large, extremely low, very low and low-income families.
- There is a serious need for rental housing opportunities (either new units or acquisition and rehabilitation of existing units) for small, extremely low, very low-income and low-income households including units for the elderly and special needs households.
- There is a serious need to increase the opportunities for homeownership for low-income first time homebuyers.
- There is a serious need for Permanent Supportive Housing/Transitional Homes/ SROs (Single Room Occupancy) to address the needs of the homeless and/or special needs clients, and the extremely low, very low and low-income individuals and families who are at imminent risk of becoming homeless.

✚ Priorities of Lompoc Valley HMA

- **Priority #1:** Maintain and upgrade existing low income affordable housing stock.
- **Priority# 2:** Develop and promote programs that create affordable housing for very low to moderate income persons.
- **Priority# 3:** Promote and provide services that prevent discrimination and eliminate barriers to housing.

The housing objectives that the jurisdiction is hoping to achieve is highlighted by the unique housing projects that have been recommended for CDBG 2008/09 entitlement funding. Following are the details:

▪ **City of Carpinteria & County CDBG Funds for Housing Project**

- **Good Samaritan Shelters, Inc. New Entry Program** proposes to acquire a four-bedroom home that it is currently leasing to continue implementation and operations of its New Entry Program. The new Entry Program provides transitional housing and related supportive services, counseling and guidance to individuals recently discharged from penal institutions
- **McClelland and Inger St. Project** proposes to develop 47 condominiums, two of which will be designated as affordable manager's units at 60% area median income. The remaining 45 units will be used for residential use within the context of on-site, supportive-services enriched housing model, and are deeply-targeted as affordable at 25% of area median income. The project involves a partnership between Thompson and Associates as developer, the Santa Barbara County Housing Authority as management entity, and Good Samaritan Shelters, Inc. as provider of supportive services. In terms of the service delivery model, the

project also includes a commercial component in addition to the residential element.

- **Dahlia Court Apartments** sponsored by Peoples' Self- Help Housing Corporation (PSHHC), in the City of Carpinteria. Peoples' Self-Help has requested funds to acquire land located adjacent to its Dahlia Court Apartments. PSHHC is considering construction of up to thirty-five (35) apartment units; of the proposed eleven HOME-assisted units, ten would be allocated to residents earning up to 50% of Area Median Income (AMI), and one for households earning up to 60% of AMI.

**City of Carpinteria & County CDBG Allocation, Program Year 2008**

Project	Recommended Funding	Funding Source
Good Samaritan Shelter, Inc. New Entry Program	\$126,000	Unincorp. CDBG
Thompson Associates – McClelland and Inger St. Project	\$96,052	Unincorp. CDBG
Foster Road Senior Center	\$5,000	Unincorp. CDBG
New Cuyama Recreation Aquatic Center	\$395,000	Unincorp. CDBG
Dahlia Court Apartments	\$130,473	CDBG Carpinteria

▪ **City of Lompoc CDBG Allocation for Housing Programs**

- **Housing Programs:** Three Housing Programs administered by the City of Lompoc are: the Housing Rehabilitation Revolving Loan Fund, the Emergency Repair Grant Program, and the Housing Rehabilitation Delivery Program. The Housing Rehabilitation Revolving Loan and Grant Program includes marketing and promotion, responding to inquiries, working with homeowners and contractors on developing a scope of work, verifying contractor license and insurance requirements, ordering home inspections and lead based paint testing for homes built before 1978, creating loan documents, working with homeowners on executing the loan and securing the lien on the property title, providing on-going loan servicing services, facilitating payments to contractors, and providing loan re-financing or reconveyance services when needed.

The funding break-up for the above housing services programs of Lompoc are as follows:

**City of Lompoc Housing Program (City) Allocation of CDBG Funds, Program Year 2008**

Program	Recommended Funding	Funding Source
Housing Rehab Revolving Loan Fund	\$170,000	\$120,000- CDBG FY 2008 \$50,000- CDBG Program Income

Emergency Repair Grant (ERG) Program (Catholic Charities)	\$40,000	CDBG FY 2008 Allocation
Housing Rehab Program Delivery Costs	\$124,000	CDBG Program Income
<b>Total CDBG Allocation</b>	<b>\$334,000</b>	

- **Code Enforcement:** this is public service program that serves areas of Lompoc City where at least 51% of the residents are low- and moderate-income persons according to the most recent census. The Program will include costs incurred for the investigation of alleged code violations and to further enhance the enforcement of building and safety codes.

City of Lompoc Code Enforcement CDBG Allocation, Program Year 2008

Program	Recommended Funding	Funding Source
Code Enforcement	\$100,000	CDBG Program Income

- **Fair Housing Contract (Legal Aid Foundation SB Co.):** this housing program intends to alert renters, landlords, buyers and sellers about rights and responsibilities regarding equal housing opportunities. Further, the intent is to identify and remove impediments to fair housing. The Legal Aid Foundation of Santa Barbara County has been contracted for this purpose.

City of Lompoc Fair Housing CDBG Allocation, Program Year 2008

Program	Recommended Funding	Funding Source
Fair Housing Contract	\$5,250	CDBG Program Income

## II. Resources Available

The Urban County Partnership enlists a variety of public and private resources to provide decent housing, and suitable living environments for its residents. This section summarizes the major sources of funding that are reasonably expected to be available to address identified needs for the program year 2008-09.

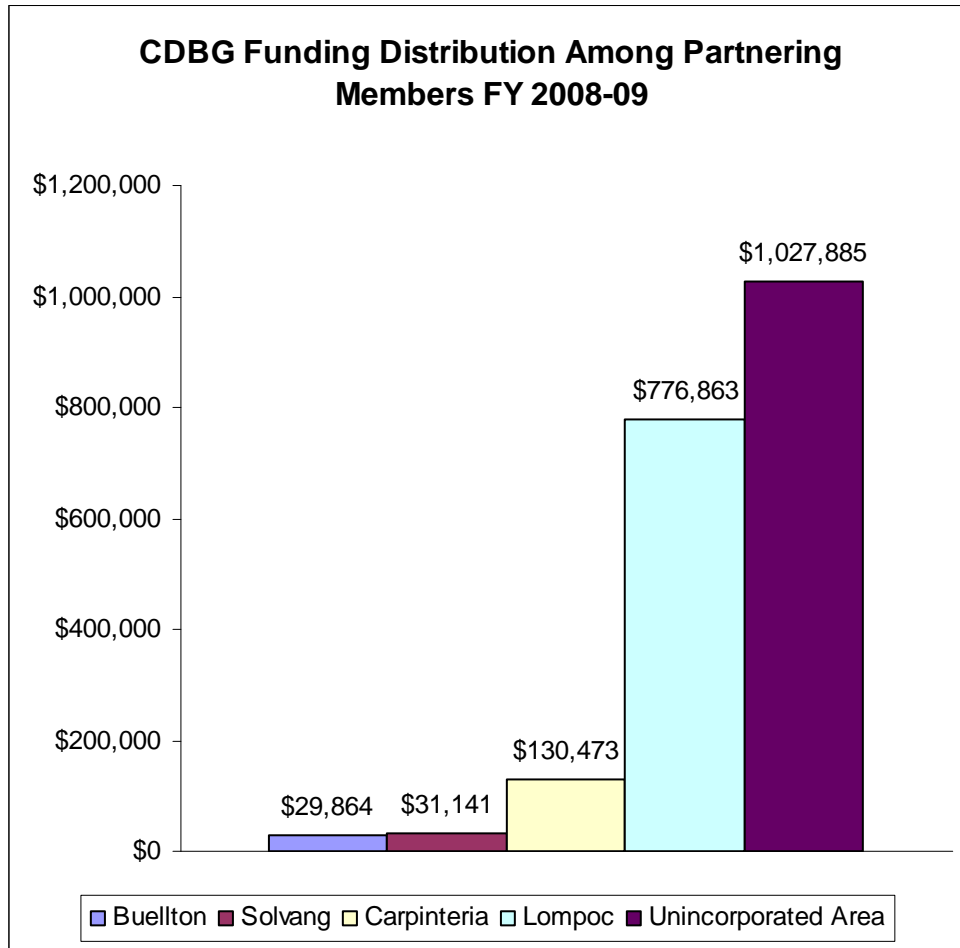
The CDBG partners will use resources from the HOME consortium entitlement program in addition to CDBG entitlement funds to address the affordable housing needs of area residents. The subsequent section will elaborate the use of CDBG resources for housing and also list additional resources and projects pertaining to housing. Details of the proposed use of HOME funds for FY 2008-09 are available in the HOME Consortium's Action Plan.

### A. 2008/09 CDBG Allocation: Urban County Partnership

The Santa Barbara Urban County Partnership was allocated \$1,996,226 by HUD for the program year 2008/09. Eighty percent of the Partnership's annual CDBG allocation (\$1,581,375) is available for various kinds of CDBG eligible projects. Also, no more than 15 percent can be spent on human service projects.



The following chart provides detail of the CDBG entitlement allocation among the partners:



**B. HOME & Local Resources Available for Affordable Housing**

The HOME Consortium agreement between the cities of Buellton, Carpinteria, Lompoc, Santa Maria, Goleta, Solvang and the County specifies the distribution of HOME funds to each city and then breaks the unincorporated allocation down by market area. The distribution formula is based on 2000 Census data for population, overcrowding, and poverty (that is weighted at 200%). The formula breaks down the HOME grant as follows: unincorporated county 42.39%, Buellton 1.26%, Carpinteria 4.72%, Lompoc 13.86%, Goleta 9.28%, Santa Maria 26.79%, and Solvang 1.7%.

The Santa Barbara County HOME Consortium was allocated \$1,592,060 by HUD for the program year 2008-09. Ninety percent of the Consortium’s annual HOME allocation (\$1,432,854) is available for affordable housing projects. The table below provides a summary of the funding breakdown among the Consortium members:

Grant Award	\$1,592,060
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10% Administrative Costs	\$159,206
Subtotal	\$1,432,854
5% Implementation Costs	\$71,643
<b>Project Funds</b>	<b>\$1,361,211</b>

In January of 2008, Santa Barbara County issued a NOFA which included funds from the HOME program, CDBG program, and other local funding sources. In addition to the NOFA that was issued by the County of Santa Barbara, the Cities of Lompoc and Santa Maria issued their respective NOFAs for funding **HOME** projects. The following are the HOME formula allocations for those two cities:

- **\$188,664 in Lompoc HOME formula allocation**
- **\$364,669 in Santa Maria HOME formula allocation**

As a consequence of the three separate NOFA's in the Santa Barbara HOME Consortium, a total of \$1,361,211 in HOME funds will be made available to fund affordable housing projects. The following table provides a breakdown of the separate HOME allocations along with other local funding sources for affordable housing:

Funding Source	Amount
Total Unincorporated County HOME funds (includes formula allocations for the Unincorporated County, Buellton and Solvang; after administrative costs deducted and HOME allocations carried forward)	\$113,629
Lompoc Formula HOME Allocation	\$188,664
Santa Maria Formula HOME Allocation	\$364,669
Goleta Formula HOME Allocation	\$630,000
Carpinteria Formula HOME Allocation	\$64,249
Santa Ynez Valley HMA Local Funds	\$800,000
Santa Maria HMA Local Funds	\$450,000
Lompoc Valley HMA Local Funds	\$112,500
Emergency Shelter Grant Funds	\$76,095
<b>Total HOME and other Local Funds Available for Program Year 2008-09:</b>	<b>\$2,799,806</b>

In addition to the HOME funds, a variety of local funds provide leveraging for affordable housing projects. The subsequent section details various local resources that the unincorporated County utilizes for affordable housing projects.

**ii. Local Funds: Unincorporated County**

**Local funds:**. Local Funds are garnered through in-lieu fees collected from the Inclusionary Housing Program, the Socio – Economic Mitigation Program (SEMP), and are sometimes collected as a result of development – based lawsuits.

The affordable housing inclusionary requirement for developments in Santa Barbara County is generally 25% for developments of 5 or more units. In some cases, developers may opt to pay an *in-lieu fee* into the County affordable housing funds rather than construct affordable units.

**Low Income Housing Tax Credit (LIHTC) Program:** The Tax Credit Program provides a major source of equity for the construction and rehabilitation of low – income housing. This federal subsidy is allocated through the State of California on a competitive basis. The HOME Consortium does not access this subsidy source, but it is anticipated that private and non-profit developers in the County will use LIHTC in projects that the Consortium will be supporting. Currently, two projects under construction – Ted Zenich Gardens and College Park Apartments – each have received Tax Credit Allocations totaling \$15 million in project equity.

**Redevelopment Authority:** The Santa Barbara County recently established a redevelopment authority in the communities of Isla Vista and Goleta. As the City of Goleta recently incorporated, the County serves as the RDA for Isla Vista. Twenty percent of the tax revenue from that redevelopment authority will be allocated to affordable housing. These funds are available for projects within the Redevelopment Area (RDA) boundaries.

**Private Sector:** The HOME Consortium works with the locally based Los Padres Savings Bank to promote affordable housing through its first-time Homebuyer Assistance Program. The Consumer Credit Union Counseling Service is the other private sector partner of the HAP program. The Consortium also works collaboratively with area private developers to promote and provide affordable housing for the area residents. Private sector resources are also garnered for other non-housing needs.

**Public Land:** As a premium resource, the County and the Consortium member cities also provide surplus land for development of 100 percent affordable housing. The table on the following page presents a current list of “County owned parcels” that could be potentially used for developing affordable housing/special needs housing:

County Owned Parcels				
APN	Housing Market Area	Zone Designation	Comprehensive Plan Designation	Total Acres
065-040-026	South Coast	Design Residential 3.3 units/acre	Residential – 3.3 units/acre	22.2
067-230-	South Coast	Design	Residential – 20	1.6

026		Residential 20 units/acre	units/acre	
105-134-005	Santa Maria	Small Lot Planned Development	Residential – 8 units/acre	1.0
105-134-004	Santa Maria	Small Lot Planned Development	Residential – 8 units/acre	1.8
105-330-005	Santa Maria	Small Lot Planned Development	Residential – 8 units/acre	4.2
107-750-070	Santa Maria	Small Lot Planned Development	Residential – 4.6 units/acre	3.0
<b>Underdeveloped Urban Residential Parcels*</b>				
105-330-006	Santa Maria	Small Lot Planned Development	Residential – 8 units/acre	2.5
<b>Vacant Commercial / Industrial Parcels Allowing Residential</b>				
107-150-018	Santa Maria	Highway Commercial	Highway Commercial	13.3
107.150.019	Santa Maria	Highway Commercial	Highway Commercial	10.9
<b>Total Acres available</b>				<b>60.4</b>

Source: Santa Barbara County Housing Element

\*The existing use on this parcel is one single family dwelling. This is not a constraint to redevelopment of the parcel.

**C. Proposed 2008/09 Affordable Housing Projects**

Project	Sponsor	Fund Reservation
Sumida Gardens	The Towbes Group	<b>\$630,000</b> (Goleta HOME)
McLeland and Inger Streets Project	Thompson Associates	<b>\$670,403</b> (\$450,000 Santa Maria HMA Local Funds, \$22,722 Carpinteria HOME, \$101,629 Unincorporated County HOME, \$352,669 Santa Maria HOME, \$96,052 Unincorporated County CDBG)
Creekside Village	Santa Barbara County Housing Authority	<b>\$800,000</b> (Santa Ynez HMA Local Funds)
New Entry Program	Good Samaritan Shelters, Inc.	<b>\$126,000</b> (Unincorporated County CDBG)
Ocean Plaza	Thompson Associates	<b>\$43,459</b> (Lompoc HMA Local Funds)
Casa de Desarrollo	Lompoc Housing and Community Development Corporation	<b>\$188,664</b> (Lompoc HOME)
Dahlia Court Apartments	Peoples' Self-Help Housing	<b>\$172,000</b> (\$41,258 Carpinteria HOME, \$130,473 Carpinteria CDBG)

## Needs of Public Housing

The Housing Authority of the County of Santa Barbara (HACSB) is the agency that administers the County's various Public Housing and Section 8 Programs. The Agency publishes its distinct annual Action Plan that contains a detailed review of its goals and strategies for each year. To provide a succinct glimpse of some of the activities that are in progress at the HACSB, a section entitled *Progress Statements* has been reproduced in the Appendix.

The Housing Authority also provides a variety of housing related services. The following table summarizes the low-income housing inventory managed and/or owned by the County Housing Authority:

### Assisted Units (units owned and/or managed by the HA):

Goleta	275
Guadalupe	56
Lompoc	225
Orcutt	16
Santa Maria	267
<b>TOTAL</b>	<b>839</b>

### Section 8 Rental Assistance (in privately-owned units):

County-Wide	3396
<b>GRAND TOTAL</b>	<b>4235</b>

While the Housing Authority is striving to meet the need for low-income housing, the extreme cost of housing in the Santa Barbara area places an added burden on the Agency's mission. The following table which has been reproduced from the Housing Authority's *Annual Plan 2007*, highlights the housing needs of area residents:

Note: The Housing Authority is basing the table on data from their waiting lists. The "Overall" Needs column provides the estimated number of renter families that have housing needs. For the remaining characteristics a "rating scale" has been used. The factor is listed on top and an appropriate rating is provided for that factor. The scale essentially rates the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact."

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Acces-s-ability	Size	Loca-tion
Income <= 30% of AMI	2987	5	4	4	3	4	4
Income >30% but <=50% of AMI	889	5	4	4	2	4	4
Income >50% but <80% of AMI	292	4	3	2	1	2	3
Elderly	313	5	3	3	3	2	3

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Acces-s-ability	Size	Loca-tion
Families with Disabilities	229	5	5	3	5	4	3
Hispanic	2205	4	3	3	2	4	4

**I. Collaboration between the Housing Authority and the CDBG Partnership**

While the County's Public Housing Authority (PHA) independently runs various public housing and the Section 8 programs, the Urban County Partnership shares the goals of the PHA pertaining to affordable housing for area residents. Consequently, the two agencies collaboratively work to realize the following goals set forth by the PHA:

- Expand the supply of assisted housing
- Increase assisted housing choices
- Promote self-sufficiency and asset development of families and individuals
- Ensure equal opportunity and affirmatively further fair housing

**II. Assistance to "Troubled Public Housing Agencies"**

Housing Authority of Santa Barbara County is a high performing Public Housing Agency and does not, therefore, require assistance to address problems. It is noteworthy that the management team of the Housing Authority continually considers the following four major areas for refinements in its asset management systems:

- Profiling and performance measurement of each property
- Financial viability of each property
- Accomplishment of social objectives (i.e., Housing Authority's mission)
- Evaluation of options for each property

The Housing Authority remains appraised of changes occurring at the federal level related to project-based asset management and will continue to incorporate priorities and procedures into its business model and agency plan.

**Barriers to Affordable Housing**

Santa Barbara County is among the most expensive housing markets in the country. A combination of the high cost of housing and dwindling financial resources acts as a prime obstacle to meeting underserved needs in the county.

Constraints to developing affordable housing in Santa Barbara County include a limited amount of land for residential uses, conflicting governmental regulations intended to protect and preserve agricultural land, Coastal resources, air quality and also a limited water supply.

Although Santa Barbara County is a geographically large County, the land that is available to be developed is relatively small: approximately 17 percent of the land is

available for residential/commercial and industrial uses while the rest of the area is governed by a various government regulations including the Williamson Act. These regulations, while meant to preserve the natural resources and agriculturally productive land, also serve to increase the value of buildable land and lengthen the development process.

In addition to the limitations posed by availability of land to build, the water supply in the region remains rather unpredictable. The region traditionally gets low amounts of rainfall and, despite periodic heavy rains and additional water purchase from the State; the provision of water to new developments is a definite concern for the County. However, in juxtaposition to these barriers, significant efforts also exist to overcome the same.

The following actions that are all currently underway and will be continuing through the Program Year 2008-09 are intended to ameliorate barriers to affordable housing:

- The County is currently updating its *Housing Element*. The update includes provisions that will lead to expansion and preservation of existing affordable units.
- The following are regulatory reforms initiated in Santa Barbara County within the past 5 years:
  - Permission for landowners to develop farm employee housing as a right.
  - Increases in density allowances for developers who include affordable housing on site.
  - Allowance of mixed use development which includes residential uses on commercially zoned properties.

In addition to the aforementioned local reforms, the State of California has made the following regulatory changes that aid affordable housing programs:

- A Transit Oriented Development Initiative exempts affordable housing projects from a local congestion management plan which require road and intersection improvements.
- A revision of the second unit law which requires local jurisdictions to amend their second unit's ordinance to allow second units to be built as a right.
- The Urban County Partnership will continue to seek out additional public and private financial resources to support affordable housing programs.

## **HOME/ American Dream Down payment Initiative (ADDI)**

### **I. Recapture of HOME Investment Option**

The Santa Barbara HOME Consortium administers the Homebuyers Assistance Program (HAP) in collaboration with the City of Santa Maria.

Families purchasing a home utilizing the County's HOME-funded down payment assistance sign an Equity Share Agreement. The Agreement details how, if the

family sells or rents their home, the County's share of the equity in the home must be repaid to the County's HOME Account. Any funds received as program income are then loaned out again to qualified families who can purchase any home within their price range in the program area.

## **II. Refinancing of Existing Debt**

The Santa Barbara HOME Consortium does not use HOME funds to refinance existing debt secured by multi-family housing that is being rehabilitated with HOME funds.

## **III. Review of Management Practices**

As part of funds commitment process, the Santa Barbara HOME consortium requires a review of management practices that includes: credible evidence that disinvestment in the property has not occurred; that the long term needs of the project can be met; that the feasibility of serving the targeted population over an extended affordability period can be demonstrated; and that adequate levels of project operations and replacement reserves are maintained.

## **IV. The use of ADDI funds**

The Santa Barbara HOME Consortium is working with HUD's relatively new initiative, appropriately titled ADDI. ADDI aims to increase the homeownership rate, especially among lower income and minority households. This initiative seeks to provide a dedicated stream of funding to cover the upfront costs of buying a home by offsetting down-payment and closing costs for low-income families. The ultimate goals of the ADDI as identified by HUD are:

- Increase the overall homeownership rate.
- Create greater opportunity for homeownership among lower income and minority households.
- Revitalize and stabilize communities.

The Consortium has an existing first time Homebuyers Assistance Program (HAP), which the ADDI funds have been used to compliment over the last few years. The Consortium's 2006-2007 CAPER reflects that three loans were made in the past year since the Board of Supervisors adopted new HAP Guidelines increasing the maximum loan amount to \$150,000. However, as a result of increasing housing prices in the area, the County has found it increasingly difficult to administer the HAP, and is currently discussing alternate methods of addressing homeownership. One of the proposals being considered is to allocate funding through the Notice of Funding Available process, emphasizing a priority for homeownership programs. The Consortium ultimately seeks to encourage not-for-profit groups to pursue homeownership projects, thus meeting the Federal and local homeownership goals by working with local non-profit developers.

Until plans for future use of ADDI funds are finalized, the Consortium will continue to administer the HAP to the extent that funding will allow. Existing Consortium HAP guidelines include mandatory assistance to an educational seminar/counseling that all prospective applicants need to attend. The participants receive a certificate of completion for attending the required educational seminar. The certificate authorizes participation in the program for two years from the date of the seminar. It is



envisioned that the ADDI program guidelines will include the aforementioned program procedure to ensure the suitability of families receiving ADDI funds to undertake and maintain homeownership.

## HOMELESS

### Specific Homeless Prevention Elements

#### I. Sources of Funds

County Housing and Community Development assumes lead responsibility for the consolidated application to HUD's Continuum of Care Homeless Assistance Program. For the program year 2008-2009, the Santa Barbara CoC received funding amounting to **\$1,365,765**. The following Table provides details of projects that were funded:

<b>Projects Receiving CoC 2008 Funding</b>	
Santa Barbara County - Alcohol, Drug & Mental Health Services (ADMHS)	
Casa del Mural	\$115,315.00
Good Samaritan Shelter, Inc.	
Clean and Sober Living	\$17,850.00
Domestic Violence Solutions for Santa Barbara County	
2nd Stage Transitional Housing	\$76,220.00
Lompoc Housing Assistance Corporation	
Mark's House	\$49,875.00
Lompoc Housing Assistance Corporation	
Bridge House	\$36,565.00
Santa Barbara Community Housing Corporation	
Hotel de Riviera	\$99,444.00
Transition House	
Transition House	\$55,152.00
Casa Esperanza Homeless Center	
Casa Esperanza - Day Center	\$160,585.00
Transition House	
HOMES Program	\$61,763.00
Santa Barbara County Housing and Community Development	
HMIS	\$102,812.00
Housing Authority of the City of Santa Barbara	
Shelter Plus Care Grants	\$590,184.00
<b>Total CoC Grants 2008-2009:</b>	
<b>\$1,365,765</b>	

Most of the permanent and transitional housing, along with supportive services are administered by local service providers rather than the County. The main reason for this is that such service delivery is found to be more cost effective without compromising program quality when done by agencies other than the County.

Additionally, local agencies are able to leverage private, in-kind and volunteer resources better than the County would be able to. However, the County continues to remain apprised of the states of all projects receiving federal Homeless funding through timely, periodic meetings with staff as well as site visits, and annual review through the Homeless NOFA process. In 2007-2008, the above HUD grants were able to leverage \$1,629,110 of other local funds.

## **II. Homelessness**

Santa Barbara County's Continuum of Care has made several noteworthy accomplishments during the last program year by providing opportunities for homeless people to obtain and remain in permanent housing, increase skills and income to become more self sufficient, and to help them build a greater sense of self determination. These accomplishments include:

- The Santa Barbara City Housing Authority continued to be a lead participant in the Continuum of Care in 2006-2007. This leadership was demonstrated by the Housing Authority's completion of its El Carrillo project, which provides 61 units of very-low income rental housing which are available to people who are chronically homeless and being placed into permanent supportive housing. A local non-profit organizations has teamed with the Housing Authority to provide on-site case management and other supportive services to residents.
- Implementation of the 10-Year Plan to End Chronic Homelessness continued in the 2006-2007 program year. Implementation of the plan is overseen by a Board of Governors, which has recently hired an Executive Director. To date, \$172,500 has been raised to implement the plan, with several other funding sources pending. The majority of these funds have come from private, local foundations and also local cities and the County. There are currently several projects under development which will create approximately 200 new permanent supportive housing units in Santa Barbara County. Local housing providers creating these new projects include: Mental Health Association, Transitions Mental Health, Lompoc Housing and Community Development Corporation, Good Samaritan Shelters, Inc., and the City and County Housing Authorities.

## **III. Chronic Homelessness: Strategy and Goals**

Santa Barbara County completed its 10-Year Plan to End Chronic Homelessness in September of 2006. Since then, the Plan has been approved by the County Board of Supervisors and the City Councils of Santa Maria, Lompoc, Santa Barbara, Goleta, and Carpinteria

The Plan was created under the supervision of a Leadership Council made up of local elected officials, community leaders, member of local non-profits providing emergency shelter, transitional housing, and permanent supportive housing, along with advocates for the homeless and those experiencing homelessness. Six strategies were identified to end chronic homelessness through the planning process:

- 1. Supportive Housing**
- 2. Prevention**
- 3. Outreach**

4. ***Increasing Incomes***
5. ***Financing***
6. ***Implementation***

While several noteworthy accomplishments in addressing the needs of the homeless have been made, significant obstacles still remain. These include a lack of developable land and extremely high real estate value. These factors have not only limited the amount of housing development for the chronically homeless, but for nearly every income level making up the population of Santa Barbara County as well.

#### **IV. Homelessness Prevention**

Prevention of homelessness especially of the "at-risk" individuals and families is a high priority for the Urban County jurisdiction. The 10 year plan to end chronic homelessness includes the following goal statement that captures the essence of the prevention initiative:

The following is reproduction from the County 10 year plan to address chronic homelessness:

- Goal 1: Intervention in chronic homelessness before it repeats and in homelessness before it become chronic.

In order to prevent additional cases of homelessness, and to prevent homelessness from turning into a chronic condition for those who are already homeless, the Santa Barbara County-Wide Ten Year Plan lays out a two-pronged approach focusing on early intervention to support people in retaining their housing and enhanced discharge planning for chronically homeless people being released from public institutions.

- Early Intervention to facilitate housing retention will be carried out through landlord mediation efforts, linkages with community-based services and supports, and exploration of strategies aimed at ensuring health and stability for people once they regain their housing.

- Enhanced Discharge Planning for those being released from public institutions will be accomplished through the creation of *Transitions Teams* and *Transitions Centers*. The *Transitions Teams* will be multi-disciplinary; focus on working with people who are chronically homeless and currently in hospitals, mental health facilities, foster care homes or facilities, or prisons and jails; engage with clients to assess needs as early as possible; and work to identify housing, access entitlements, and forge linkages with community-based services to provide ongoing support. *Transitions Centers* will be developed to provide interim housing, needed services, and medically-appropriate respite care for people in need of immediate health, mental

health, or substance abuse services so they can recuperate, become stable, and successfully obtain and retain permanent housing.

**Specific 2008/09 Project**

The rehabilitation of the *La Morada* facility to serve as transitional housing for kids graduating out of the foster care system is a project intended to prevent homelessness. Since approximately 50% of foster kids end up homeless once they turn 18, this project will be a way to prevent this specific source of homelessness. The project was funded by California’s Small Cities CDBG grant, and was recently completed. Residents at La Morada receive the services necessary to ensure they avoid homelessness, including counseling, job training, and enrollment at Santa Barbara City College.

**V. Discharge Coordination Policy**

**CoC Discharge Planning Policy Chart**

Publicly Funded Institution(s) or System(s) of Care in CoC Geographic Area	Initial Discussion	Protocol in Development	Formal Protocol Finalized*	Formal Protocol Implemented*
<b>Foster Care</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Health Care</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Mental Health</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Corrections</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p><b>Foster Care:</b> The Santa Barbara County Department of Social Services takes the lead role in ensuring that foster children are prepared to leave foster care and achieve a housed situation rather than become homeless. Staff offers assistance to foster children to plan the transition out of the foster care system, and work with transitional/permanent housing providers to locate housing units which fit the needs of young adults transitioning out of the foster care system. The Special Needs Housing Subcommittee of the County Housing Advisory Committee is currently conducting a survey of associated people to determine how discharge planning for transitioning youth can be improved in Santa Barbara County.</p>				
<p><b>Health Care:</b> Discharge planning from the aspect of Health Care is facilitated mainly by the Cottage Hospital Discharge Planning committee. This committee meets weekly, and includes street outreach workers, hospital staff, representatives of homeless shelters, and the public health department, among other organizations. The committee focuses upon individuals who are homeless, and are currently in the hospital. The committee ensures that individuals who are homeless are not simply released out into the streets without any sort of discharge plan.</p>				

**Mental Health:** The County Alcohol, Drug and Mental Health Services Department (ADMHS) coordinates discharge planning for homeless people with mental illness. This is accomplished by ADMHS staff working with agencies inside and outside of the County to assure that patients are not released into homelessness. ADMHS staff consults with permanent and transitional housing providers to locate a bed/unit for discharged clients. By working directly with facility staff ADMHS coordinates discharge for County clients from secure facilities such as State Hospitals, Institutes of Mental Disease (IMDs), Prisons, and the local Psychiatric Health Facility (PHF) and jail. Similarly, ADMHS assists clients moving out of transitional housing units or aging out of the juvenile justice or foster care system to secure new housing and avoid homelessness.

**Corrections:** Discharge planning with respect to law enforcement is facilitated by the Santa Barbara Restorative Policing Team. This committee includes members of various law enforcement organizations, along with County Mental Health and Public Health staff, outreach workers, social workers and representatives of homeless shelters, and works to ensure that individuals who are homeless avoid a cycle of criminal recidivism. While this committee does not ensure 100% of individuals who are homeless have a discharge plan when leaving the County Jail, it does help the law enforcement community to better deal with repetitive criminals.

**Emergency Shelter Grants (ESG)**

2008-09 is the first year that the Santa Barbara County has received ESG entitlement funds. ESG funds were included in the 2008-09 NOFA, along with CDBG and HOME funds. The County’s ESG entitlement for 2009-09 was \$84,550, 5% of which is retained for administrative costs. The other 95% of ESG funds were awarded to three organizations.

Organization	ESG Grant Amount
Good Samaritan Shelters/Casa Esperanza	\$45,000
Transition House (Prevention Activity)	\$15,322
Willbridge	\$20,000

**COMMUNITY DEVELOPMENT**

Since the Urban County Partnership was created by the combination of one existing entitlement community (Lompoc) and several other new non-entitlement communities, the Urban County Partnership’s community development needs are two sets of priority needs: 1) Lompoc’s previously established non-housing prioritization of needs and 2) non-housing needs applicable to four other Housing Market Areas (*South Coast, Santa Maria, Santa Ynez, and Cuyama*). The priorities have been determined based on public hearings, needs survey and consultations.

**The Urban County Community Development Priorities**

**Cuyama, Santa Maria, Santa Ynez, and South Coast HMA Priorities**

- **Public Infrastructure Priority:** provide assistance for revitalization and enhancement of low-income neighborhoods and communities by improving their physical character including infrastructure, streets and sidewalk improvements, parks and other community improvements.

- **Community Facilities Priority:** provide assistance to low-income neighborhoods by funding critical community facilities like neighborhood centers or libraries.
- **Public Services Priority:** provide assistance to low-income neighborhoods by funding critical public services like health services or services for special needs population.
- **Economic Development Priority:** provide resources to improve the overall economic health of low-income neighborhoods by improving access to capital or by creation of micro-enterprises or by job training programs for low-income persons.

**Lompoc HMA priorities (non-housing):**

- **Priority #5:-** Support public service programs for low and moderate-income persons including programs for housing and other community development needs.
- **Priority #6:** Support economic development proposals that leverage financial resources to create or retain jobs for low and moderate-income persons.
- **Priority #7:** Address gaps in Community infrastructure, such as streets, sidewalks, eligible fire fighting equipment and other public structures. Address architectural barriers and other barriers to community services to persons with mobility and other impairments as promoted under the Americans with Disabilities Act (ADA).

As a reflection of the above described community development priorities, the Urban County Partnership is recommending allocation of resources for the following Public Facilities for the program year 2008:

**A. Unincorporated County CDBG Capital Projects**

- **New Cuyama Recreation Center:** The scope of this project involves finding an appropriate project site to construct key public facilities needed by New Cuyama, an impoverished area one hour's drive from the nearest city in the most isolated area of Santa Barbara County. The Community facility will house public health, library, meeting and recreational amenities including a community pool and support facilities. The community consists of approximately 800 citizens many of whom are employed in agriculture. The community is located in a low income census tract with seriously deteriorated housing stock in need of rehabilitation. The proposed community facility is the first phase of a multi-year approach to allow Cuyama to become a "village center". The estimated project cost is about \$2.9 million.
- **Foster Road Senior Center –** Community center serving senior citizens in North County area.

The following table provides funding details of the capital projects that are being approved for reservation of CDBG for the 2008/09 program year:

<b>Unincorporated County Community Development Projects , Program Year 2008</b>		
<b>Project</b>	<b>Recommended Funding</b>	<b>Funding Source</b>
New Cuyama Recreation Center	\$395,000	CDBG FY 2008 Allocation
Foster Road Senior Center	\$5,000	CDBG FY 2008 Allocation
<b>Total CDBG Allocation</b>	<b>\$400,000</b>	

**B. Lompoc CDBG Capital/Economic Projects**

- **Lompoc Theatre Restoration Project:** this project is a public facility project that will involve

restoration of a historic landmark and returning theatre to operation as a community asset. The use of CDBG funds for restoration of a public facility is eligible under code of Federal Regulations 570.210 (c).

- **New Community Center:** this project is a public facility project that will serve as a multi-purpose community asset in a low income neighborhood. The project is the intended re-use of existing Lompoc Hospital structure for use as a multi-purpose community center. The Lompoc Hospital Healthcare District is currently constructing a new \$70 million new hospital in Lompoc to replace the existing old Lompoc Hospital. Once the new hospital is built, the old site will be used for the Community Center.
- **Self Employment Training (SET) Program:** this economic development program is to benefit low- and moderate-income persons by assisting private, for-profit businesses through loans, grants, or interest subsidies in order to create or retain jobs in Lompoc. Specifically, FY 2007-08 funds have been recommended for the Micro Enterprise Loan Program, to subsidize a qualified low-income applicant's tuition in the Self Employment Training Program.

The following table provides funding details of the capital projects that are being approved for reservation of CDBG for the 2008/09 program year:

**City of Lompoc Community Development Projects , Program Year 2008**

Project	Recommended Funding	Funding Source
Lompoc Theater Restoration Project	\$277,677	CDBG FY 2008 Allocation
New Community Center	\$89,471	CDBG FY 2008 Allocation
Self Employment Training (SET) Program	\$3,000	CDBG Program Income
<b>Total CDBG Allocation</b>	<b>\$370,148</b>	

The Following chart provides connection between the selected community project and the Urban County Partnership's Consolidated Plan "non-housing" priorities:

<b>Santa Barbara Urban County Linkage Chart: Proposed Projects 2008-2009 to Consolidated Plan Priority Needs</b>
<p><b>Project Title and Description:</b> <i>Lompoc Theatre Restoration.</i> This project is a public facility project that will involve restoration of a historic landmark and returning theatre to operation as a community asset. The use of CDBG funds for restoration of a public facility is eligible under code of Federal Regulations 570.210 (c).</p>
<p><b>Project Match: Priority Need Category # 7 of Lompoc HMA of Consolidated Plan 2007-2010</b> Address gaps in Community infrastructure, such as streets, sidewalks, eligible fire fighting equipment and other public structures. Address architectural barriers and other barriers to community services to persons with mobility and other impairments as promoted under the Americans with Disabilities Act (ADA).</p> <p><b>Specific Objective: Expand Economic Opportunity</b></p>
<p><b>Project Title and Description:</b> <i>New Cuyama Recreation Center.</i> The scope of this project involves finding an appropriate project site to construct key public facilities needed by New Cuyama, an impoverished area one hour's drive from the nearest city in the most isolated area of Santa Barbara County. The Community facility will house public health, library, meeting and recreational amenities including a community pool and support facilities. The community consists of approximately 800 citizens many of whom are employed in agriculture. The community is located in a low income census tract with seriously deteriorated housing stock in need of rehabilitation. The proposed community facility is the first phase of a multi-year approach to allow Cuyama to become a "village center".</p>

**Project Match: Community Facilities Priority of the Urban County**

Provide assistance to low-income neighborhoods by funding critical community facilities like neighborhood centers or libraries.

**Specific Objective: Suitable Living Environment**

## Antipoverty Strategy

The Urban County Partnership will be striving to better the lives of the poor and underserved residents in the jurisdiction through a variety of housing and non-housing and public service programs. The strategy to address anti-poverty is essentially two-pronged:

- An attempt at providing basic life necessities of food, clothing and shelter;
- Provide empowerment through personal and professional skill development.

While the CDBG Partnership's message is unanimous, the City of Lompoc has an existing four-fold strategy:

- Promoting economic development and job creation at both the micro and macro-level;
- Promoting literacy for parents and their children;
- Acquiring, preserving, constructing, and managing affordable housing through community partnerships; and
- Providing public service assistance, so that families can expend limited resources on increasing their economic potential.

This strategy attempts to address in small incremental ways large societal forces which impact on a great majority of families. Poverty levels have risen throughout Santa Barbara County since, 1980, due to a loss of manufacturing jobs and an increase in service industry jobs, which generally pay less. There is also a large component of the county and local workforce involved with part-time and seasonal employment, primarily in the agricultural industry. In the City of Lompoc, the poverty level has increased from 12.4% in 1980, to 14.0% in 1990, to 15.4% in 2000. Nearly 21% of Lompoc's children under 18 years of age are living below poverty level. Given that the City's anti-poverty strategy is limited to matters over which the City has control, the City will pursue several successful programs that are helping individuals and families improve their economic circumstances.

In sum, the jurisdiction will make every effort to pursue a comprehensive strategy of anti-poverty. The public service programs of a CDBG jurisdiction is a direct attempt at providing basic necessary services for the poor and underserved in the area. The following table details the recommended human service spending for the program year 2008-09:

**Human Services Allocation of Urban County Partnership, Program Year 2008**

<u>Consortium Member</u>	<u>Recommended Allocation</u>
Carpinteria	\$19,571
Lompoc	\$158,878



Unincorporated County	\$109,272
Total	\$254,903

**A. Carpinteria Human Services Projects Approved by City Council**

Carpinteria’s human service applications were reviewed by a three member committee during a public meeting on March 17<sup>th</sup>. Four projects that were unanimously recommended by the committee was approved by the City Council on March 26<sup>th</sup>, 2008. Following is a summary table of the funding allocation:

**City of Carpinteria 2008 Human Services Grant Awards**

Organization/Program	Service Location	Amount Requested	Amount Recommended
Peoples’ Self-Help Housing – Youth Education Enhancement Program	Camper Park & Dahlia Court	\$10,000	\$5,000
City of Santa Barbara - Rental Housing Mediation Task Force	Citywide	\$10,000	\$7,500
Peoples’ Self-Help Housing – Housing the Homeless	Camper Park & Dahlia Court	\$8,000	\$2,071
Boys and Girls Club – Carpinteria Clubhouse Daycare Program	Citywide	\$6,000	\$5,000
<b>Total Funds Available/Requests Funded</b>			<b>\$19,571</b>

The Program details are as follows:

**Peoples’ Self-Help Housing Corporation – Youth Education Enhancement Program**

The Youth Education Enhancement Program is a year-round educational program for 90 children from kindergarten to 12<sup>th</sup> grade that operates at the Camper Park and at Dahlia Court. The program provides individualized lesson plans, one-on-one instruction, and regular communication with parents and teachers. The objectives of the program are to maintain an average daily attendance, improve students’ study habits, survey parents to obtain feedback on the program’s success, and incorporate volunteers into the program. Expected outcomes of the program are included in the attached grant request.

**City of Santa Barbara - Rental Housing Mediation Task Force**

The Rental Housing Mediation Task Force has had a long term presence in assisting Carpinterians with landlord-tenant disputes and successfully keeping many disputes from reaching a court of law through voluntary mediation. This program is financially supported by other agencies including the County of Santa Barbara and

the City of Goleta whose residents are also able to employ the rental mediation services as necessary. Due to a reduction in funds from other state and federal sources, the Task Force had been unable to continue to provide services to Carpinteria's residents. However, the City of Carpinteria provided grant money to this program last year, allowing for the service to be available to our residents as needed.

The Task Force was established in 1976 and provided service to City of Carpinteria landlords and tenants until the 2006 – 2007 fiscal year when financial considerations resulted in the loss of this service. This program was funded through a 2007 - 2008 CDBG Human Services grant as shown in the table above. Approximately 100 Carpinteria landlords and tenants are expected to utilize the service over a one year period. In the second quarter of Fiscal Year 2007 – 2008, 16 persons from Carpinteria utilized the services. The Task Force expects that more individuals will use the service as the City continues to advertise on the scroll and on the City website that these services are available. In addition, two Task Force volunteers and a staff person from the City of Santa Barbara recently attended a City Council meeting to accept a proclamation recognizing March as Mediation Month.

### **Peoples' Self-Help Housing Corporation - Housing the Homeless**

The program goal is to end homelessness and encourage independent living. Target populations benefited by this program are homeless, low income and very low income residents of PSHHC's affordable rental complexes in Carpinteria, Isla Vista, Goleta, Guadalupe and Orcutt. Peoples' intends to set aside 20 units over the next two years to house the chronically homeless. Approximately 100 persons are expected to be served by the program.

The program provides supportive services to ensure that homeless individuals stay housed and are successful in their transition from homelessness to stable, independent lives. With the requested funding from the City of Carpinteria and the County of Santa Barbara, Peoples' would have a full-time Licensed Clinical Social Worker (LCSW) and two bilingual, bicultural Marriage and Family Therapist (MFT) interns to provide these services. Peoples' is collaborating with the Santa Barbara County Ten-Year Plan to End Chronic Homelessness. Additionally, there is collaboration with various other community agencies such as the Rescue Mission, Casa Esperanza and Domestic Violence Solutions to name a few.

### **Boys and Girls Club – Carpinteria Clubhouse Daycare Program**

The Boys and Girls Club operates a licensed daycare program for children from kindergarten age to sixth grade. Daycare children are transported daily from three local school sites to the clubhouse. The children receive a nutritional snack, do homework, and then have time to play outdoors or in the gym, and are engaged in varied activities including computer use, arts and crafts. The daycare program is one of several after-school programs offered through the Boys and Girls Club.

The target population for the daycare program is low-income, socially and economically disadvantaged youth. The program is now in its 15<sup>th</sup> year with 45 children enrolled in 2007; this has been a relatively constant number of attendees over the last several years. The primary goal of the program is to offer affordable

daycare and strengthen youth assets in Carpinteria. Families contribute to the program based on their ability to pay.

**B. Lompoc Human Services Projects Approved by City Council**

The City of Lompoc works with a seven (7) member Human Service Commission on allocating financial resources, which come from three (3) sources: federal CDBG funds, Comcast corporate donations, or the City's utility billing donation fund. The following table provides a summary of all the human service programs that have been approved by the City Council for the human services funding:

**City of Lompoc 2008 Human Services Grant Awards**

		<b>Allocated</b>
Lompoc Boys and Girls Club	After-School Program	\$16,200
Casa Esperanza	10-Year Plan to End Chronic Homelessness	\$4,500
Catholic Charities	Food and Essential Services	\$16,680
Catholic Charities	ID's, Utility Aid, Emergency Rent, Counseling	\$14,400
Community Action Commission	Senior Nutrition Program	\$12,200
Community Partners in Caring	Volunteer Program	\$3,500
Court Appointed Special Advocates	Children Services	\$4,175
Domestic Violence Solutions	Various Services	\$13,800
Family Service Agency	Service and Intake/Referral	\$5,760
Family Service Agency	In-home Care for the Elderly	\$5,060
Family Service Agency	Lompoc Family Resource Center	\$8,000
Food Bank of Santa Barbara County	Operations	\$7,100
Good Samaritan Shelters, Inc.		\$3,376
Lompoc Valley YMCA	Before and After School Program	\$1,800
Lompoc Housing and Community Development Corporation	Bridgehouse	\$3,500
Lompoc Housing and Community Development Corporation	Mark's House	\$3,200
Lompoc parks and Recreation	Summer Drop-in Program	\$9,020

Lompoc Valley Police Activities League	Boxing Program	\$2,815
Lompoc Valley Youth Center	Target Teen Program	\$760
North County Rape Crisis	Child Protection Center	\$12,116
Santa Barbara County District Attorney	Sexual Assault Response Team	\$4,616
Transitions	Drop-in Mental Health	\$4,080
Lompoc Valley Haven	Senior Day Center	\$2,220
<b>Total:</b>		<b>\$158,878</b>

▪ **Unincorporated County CDBG Human Services Awards**

2008-09 Santa Barbara Unincorporated County CDBG Human Services Program  
Review Committee Funding Recommendations

<b>Agency</b>	<b>Program</b>	<b>Grant Amount</b>
Pacific Pride Foundation	Necessities of Life	<b>\$7,500</b>
AIDS Housing	Sarah House	<b>\$9,000</b>
Foodbank of Santa Barbara County	Warehouse Operations	<b>\$12,000</b>
St. Athanasius Orthodox Church	St. Brigid Fellowship Day Center	<b>\$12,000</b>
North County Rape Crisis Center	Santa Maria Program	<b>\$5,000</b>
North County Rape Crisis Center	Lompoc Program	<b>\$5,000</b>
Santa Barbara Rape Crisis Center	Long Term Counseling	<b>\$5,000</b>
Peoples' Self-Help Housing	Housing the Homeless	<b>\$7,500</b>
Legal Aid Foundation	Housing Advocacy Project	<b>\$7,500</b>
Casa Esperanza	Isla Vista Outreach	<b>\$8,000</b>

Bringing Our Community Home	10-Year Plan to End Chronic Homelessness	<b>\$17,500</b>
Community Partners in Caring	Volunteer Program	<b>\$4,272</b>
Willbridge	Peer Street Outreach Program	<b>\$9,000</b>
<b>Total CDBG Human Services Funds Reserved :</b>		<b>\$109,272</b>

The Program details are as follows:

The County received 15 applications for funding in an amount totaling \$391,000 for the \$109,272 actually available. A volunteer three member Review Committee met with applicants on three days in March to discuss each proposed program. Following is a summary of the project funding requests and Review Committee recommendations.

#1 Priority Projects (As designated by Review Committee)

- Project: Necessities of Life

Sponsor: Pacific Pride Foundation  
Requested: \$ 10,000  
Recommended: \$ 7,500  
Priority: 1  
Points: 75

Project Summary: Pacific Pride Foundation provides basic human needs products to people who are homeless through this program. The organization once focused primarily on people who are HIV positive, however, since that population has declined in past years, they now serve mainly people who are homeless and living on the streets. Products available through this program include food, hygienic supplies and clothing.

- Project: Sarah House

Sponsor: AIDS Housing of Santa Barbara  
Requested: \$ 12,000  
Recommended: \$ 9,000  
Priority: 1  
Points: 75

Program Summary: The organization provides hospice services and housing opportunities for their clients. In recent years, the client base of AIDS Housing has shifted from people with HIV and AIDS to the dying poor in general. There is normally at least one person infected with HIV in their facilities, however, the majority are people without the means to die in a peaceful environment with access to their families. Each person is paired with a RN at a cost of \$400/day/bed. 70% of their clients die within 12 days.

20% of their clients are chronically homeless, a number that is rising.

- Project: Warehouse Operations

Sponsor: Foodbank of Santa Barbara County  
Requested: \$ 20,000  
Recommended: \$ 12,000  
Priority: 1  
Points: 75

Program Summary: The Food Bank distributes fresh produce and other healthy foods to local emergency shelter and other housing providers. Most of their clients are Very-Low income, all others fall in the Low category. One example of how the Food Bank collects food is the Farm to Family program. This program runs across California as many farms divert a certain percentage of their produce to be distributed to food banks.

- Project: St. Brigid Fellowship Day Center

Sponsor: St. Athanasius Orthodox Church  
Requested: \$ 31,500  
Recommended: \$ 12,000  
Priority: 1  
Points: 66

Program Summary: This program would enhance the outreach efforts and other supportive services offered by St. Athanasius Orthodox Church. Currently, these services are provided out of a temporary, mobile home type office. This funding will allow the organization to open a Day Center to provide a permanent location for people who are homeless to visit during the day to receive vital supportive services.

#2 Priority Projects (As designated by Review Committee)

- Project: Lompoc Program

Sponsor: North County Rape Crisis Center  
Requested: \$13,000  
Recommended: \$5,000  
Priority: 2  
Points: 75

Program Summary: The North County Rape Crisis center provides this service to students in Lompoc elementary schools in order to teach the children how to avoid becoming victims of sexual assault. They reach 14,500 students per year at schools in both Lompoc and Santa Maria. Recently, schools have begun requesting bilingual sessions. They measure the success of their school training program by doing follow up questionnaires with the kids to see how much they remember from earlier educational sessions. They rotate between Santa Maria and Lompoc every other year, so that each child receives an update every two years. Other functions of the organizations include grant writing and administration, and support counseling for victims.

They are faced with an expansion of need for their services in the community due to growth in population of North County. This raises the need for services offered in Spanish.

- Project: Santa Maria Program

Sponsor: North County Rape Crisis Center  
Requested: \$12,000  
Recommended: \$5,000  
Priority: 2  
Points: 75

Program Summary: This program was covered in the program described above (Lompoc Program is the same as the Santa Maria Program, just a different audience.)

- Project: Long Term Counseling

Sponsor: Santa Barbara Rape Crisis Center  
Requested: \$60,000  
Recommended: \$5,000  
Priority: 2  
Points: 75

Program Summary: The Santa Barbara Rape Crisis Center provides long term counseling for victims of sexual assault. Most clients are suffering from Post-Traumatic Stress Syndrome and go through three states during treatment: initial crisis state, state of denial, and an acceptance of the fact that treatment is necessary. Often times, clients first try to treat themselves, using drugs, alcohol or self mutilation. Fees for counseling sessions range between \$5 and \$70 dollars, depending on the income of the client.

- Project: Housing the Homeless

Sponsor: Peoples' Self-Help Housing  
Requested: \$ 17,000  
Recommended: \$ 7,500  
Priority: 2  
Points: 75

Program Summary: Peoples' Self Help Housing will set aside a number of rental units within their multiple housing developments for the chronically homeless. This grant will allow PSSH to provide supportive services to residents. Service will include onsite social workers, case management, and other assistance with basic day to day activities. This type of program is indicative of what the 10-Year Plan to End Chronic Homelessness describes as the model of permanent supportive housing.

- Project: Housing Advocacy Project

Sponsor: Legal Aid Foundation  
Requested: \$ 20,000  
Recommended: \$ 7,500

Priority: 2  
Points: 68

Program Summary: The Housing Advocacy Project will address a critical need in Santa Barbara County to provide education, advice, and counsel on tenant's rights to those in danger of eviction or of becoming homeless or those currently homeless, or those facing habitability or other housing disputes. Legal Aid will provide solutions to these situations through counseling, mediation, or negotiation on behalf of qualifying residents.

- Project: Isla Vista Outreach

Sponsor: Casa Esperanza  
Requested: \$ 25,000  
Recommended: \$ 8,000  
Priority: 2  
Points: 66

Program Summary: This program gives people who are homeless in Isla Vista access to the supportive services offered at Casa Esperanza. This outreach to a community well beyond walking distance to the Casa Esperanza Day Center not only improves the ability of people living outdoors in Isla Vista to receive services, but also gives the staff at Casa Esperanza access to make an effort to get them into permanent supportive housing. This program has shown significant success in the past year, and will continue with its efforts in Isla Vista.

- Project: 10-Year Plan to End Chronic Homelessness

Sponsor: Bringing Our Community Home  
Requested: \$ 40,000  
Recommended: \$ 17,500  
Priority: 2  
Points: 66

Program Summary: Bringing Our Community Home is a countywide effort to end chronic homelessness locally. The plan was created in response to a study that found a tremendous financial and social impact of people experiencing long term homelessness along with disabling conditions. The plan focuses on getting preventing people from becoming chronically homeless, and to place those who are currently chronically homeless into permanent supportive housing.

- Project: Volunteer Program

Sponsor: Community Partners in Caring  
Requested: \$ 5,400  
Recommended: \$ 4,272  
Priority: 2  
Points: 66



Program Summary: Community Partners in Caring provides supportive services to local senior citizens through this program. Volunteer member of the community provide transportation, visitation, and other services to people who have become unable to drive or partake in other activities due to age and disability.

- Project: Peer Street Outreach Program

Sponsor: Willbridge  
Requested: \$ 28,000  
Recommended: \$ 9,000  
Priority: 2  
Points: 64

Program Summary: This program employs residents of the Willbridge home to provide outreach efforts in the South Coast area. People living at Willbridge often have a better knowledge of where people who are homeless might be found, and also knowledge of how to best communicate with those on the streets. The goal of the Peer Street Outreach program is to find those people who have left the Willbridge program unexpectedly, and other members of the homeless community, and to bring them into supportive housing.

## NON-HOMELESS SPECIAL NEEDS HOUSING

### **Non-homeless Special Needs (91.220 (c) and (e))**

The Urban County Partnership prioritizes the housing needs of all its Special Needs population to be "High". The rationale for assigning high priority is that the extremely high cost of housing in Santa Barbara County accentuates the needs of this subpopulation. Consequently, making available affordable housing units and required services to area Special Needs residents assumes top priority for the Urban County Partnership. This position is reflected in the Partnership's *Priority Housing Needs* as:

- There is a serious need for rental housing opportunities (either new units or acquisition and rehabilitation of existing units) for small, extremely low, very low-income and low-income households including units for the elderly and special needs households.
- There is a serious need for Permanent Supportive Housing/Transitional Homes/SROs (Single Room Occupancy) to address the needs of the homeless and/or special needs clients, and the extremely low, very low and low-income individuals and families who are at imminent risk of becoming homeless.

Lompoc HMA's Priority #4 echoes the same sentiments as above:

- Promote and provide services that assist homeless and non-homeless persons with special needs.

Based upon the above described priority needs, it is the intent of the Urban County Partnership to add to the supply of affordable units available for the Special Needs

clients either through construction of new units or through acquisition and rehabilitation of existing units. Also, effort will be made to encourage projects that provide on-site supportive services to residents needing the same.

### **I. Use of Resources**

The Urban County Partnership intends to use HOME funds for projects that involve new construction of rental units for the elderly and special needs group. HOME funds may also be used for acquisition and rehabilitation of existing units. It is also the intent of the Consortium to use HOME funds for Permanent Supportive Housing or Transitional Housing for persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families). Additionally, the Consortium will aim to use the HOME funds to leverage other applicable sources of funds to enhance existing stock of affordable units and to combine housing with support services.

In addition to the HOME funds, the Consortium uses other state and local funds to compliment spending of Special Needs Housing Projects. The following ongoing efforts highlight the Consortium's commitment to the cause of housing for area Special Needs:

- o An on-going rehabilitation and retrofit program for persons with disability. This **two-year program** was funded by the State CDBG grant in 2005-2006, and it will assist persons with disabilities by providing them with the necessary equipment to function normally.
- o The County will use Small Cities CDBG money to help fund the La Morada project, a facility that serves as a residential crisis center for adolescents who are aging out of the foster care system, many of which have no housing plan upon exit. This project will fill a tremendous need in the Santa Barbara County since no facility of its type currently exists locally.

HOME funds will provide assistance to CHANCE, Inc. for the continuation of an existing program that provides direct financial assistance to low-income disabled persons to acquire rental housing in the open market. Low-income persons with disabilities lack the financial resources to accumulate sufficient savings for rental deposits, and this program addresses this issue by providing the needed resources.

It is the intent of the Urban County Partnership to continue making efforts similar to the ones narrated above, all through the upcoming Plan period. During the next five years, the Partnership will continue to use a combination of HOME, CDBG, other relevant federal funds, state and local funds to address the needs of its Special Needs Clients.

### **Housing Opportunities for People with AIDS (HOPWA) NARRATIVE**

The Santa Barbara Urban County Partnership does not receive HOPWA entitlement funds, however, the County's Public Health Department administers the small cities HOPWA program. Public Health submits competitive HOPWA funding applications to the State of California, and is allocated federal HOPWA funds through the California Department of Health Services. Public Health subsequently allocates funds to community organizations, which have historically included Santa Barbara County's

two HIV/AIDS housing and/or service providers: *Pacific Pride Foundation* and *Sarah House: AIDS Housing Santa Barbara*.

### **I. Pacific Pride Foundation**

The Pacific Pride Foundation is a locally based organization that proudly provides services to the HIV/AIDS and Lesbian, Gay, Bisexual and Transgender communities of Santa Barbara County. Direct services are provided to individuals and families infected with or affected by HIV/AIDS through their Case Management and Early Intervention Programs. These programs provide help from nurses and social workers, transportation, housing assistance, volunteer support and food from their two food pantries and hot meals program. All services and programs are offered in a bilingual setting with the highest standards of confidentiality.

#### **▪ Case Management Services**

The case management services staff is made up of nurses and social workers who meet with HIV/AIDS diagnosed clients to develop a personalized care plan. The staff coordinates with doctors, county and community service organizations to ensure comprehensive care for clients. No client is denied services due to an inability to pay. The following are just some of the services that the Pacific Pride Foundation offers:

- **Medical Services** – Referrals for comprehensive medical evaluations complete with lab tests to monitor HIV infection and any necessary medications of treatment therapies.
- **Health Education** – HIV education, general health education and stress reduction.
- **Case Management** – Assessing the needs of clients, individualized care plan, benefits counseling, client advocacy and referrals.
- **Food Assistance** – The Necessities of Life Project is Pacific Pride Foundation's food assistance program. Two food pantries, North and South, provide free food and personal care products to low-income HIV+ clients and their families on a weekly basis.
- **Harm Reduction** – Methods of lowering health risk issues including drug and alcohol use, homelessness and mental health.
- **Volunteer Support** – Practical and emotional support.
- **Counseling Services** – Individual counseling as well as various support groups.

#### **▪ HIV Education & Prevention Services**

Pacific Pride Foundation believes that education is essential to prevent the continuing spread of HIV. It is only through new and innovative education and outreach programs that they can hope to reach those at greatest risk for infection before they become exposed to the virus. The HIV Education and Prevention Department offers a variety of educational sessions, training, presentations and in-services for community groups, parent groups, social service agencies and school and college classrooms. Topics include HIV/AIDS, safer sex, substance use and HIV, Hepatitis C and Sexually Transmitted Diseases/Infections. Presentations are offered in both English and Spanish.

### **II. Sarah House**

Sarah House is the heart of AIDS Housing, a local non-profit organization in the Santa Barbara area. Built in 1994, Sarah House has 8 single rooms and three two-bed room apartments across the courtyard. The apartments are part of their Scattered Site Housing, while the single rooms house HIV/AIDS residents in need of 24-hour care and attention. Over the years, Sarah House has cared for more than 250 AIDS patients. The facility is licensed as a Residential Care Facility for the Chronically Ill (RCFCI) by the State Department of Social Services and is staffed by a House Manager, a Registered Nurse Case Manager and Certified Nurse Assistants (CNA's). As a licensed facility, Sarah House provides meals, laundry, help with adherence to a rigorous medication regime, support in accessing counseling, and transportation to and from medical appointments.

In recent years, the demographics of Sarah House residents have shifted from white gay middle class males to predominantly Hispanic and increasingly more women. Almost all of the residents have experienced homelessness, and are doubly or triply diagnosed. This means that in addition to a diagnosis of HIV/AIDS, they also have mental health issues and/or a history of substance abuse. A significant number have also spent time in jail or prison. In general, it is accurate to say that almost all of Sarah House's HIV/AIDS residents are the disenfranchised, those who have been disadvantaged without the ability to afford adequate health care, with a lack of education, and without viable employment opportunities.

It is interesting to note that Sarah House has become the first "social model" hospice in the state or even the nation. All other hospices are "medical models" meaning they must be staffed by RN's or LVN's. In the medical model, other positions are discrete so that only cooks can cook, cleaners clean, and caregivers give care. This results in much higher daily costs. The social model of Sarah House differs in that multiple staffing roles can be played by care givers. This creates an atmosphere more like that of a home and not so impersonal as a hospital wing or institution. As a result, Sarah House is known for its warm family setting not only for the residents, but also for family members and loved ones during the intense times of the final days. As many caregivers will attest, hospice care is not just about the person who is dying but also about consideration and respect for family and friends. Sarah House has the capacity to provide for this most personal and intimate experience.

In order to serve as a prototype hospice model for the rest of the nation, Sarah House continues to work towards improving its services. The availability of CDBG Human Services funds for the upcoming fiscal year (2008-09) has provided an opportunity for the CDBG Partnership to in fact make some allocation to Sarah House and thereby contribute resources for the HIV/AIDS population in the jurisdiction.

The relevant CDBG FY 2008-09 Human services allocation details:

<b>Project:</b>	<b>Sarah House</b>
<b>Sponsor:</b>	<b>AIDS Housing of Santa Barbara</b>
<b>Requested:</b>	<b>\$ 12,000</b>
<b>Recommended:</b>	<b>\$ 9,000</b>
<b>Priority:</b>	<b>1</b>

Program Summary: The organization provides hospice services and housing opportunities for their clients. In recent years, the client base of AIDS Housing has shifted from people with HIV and AIDS to the dying poor in general. There is normally at least one person infected with HIV in their

facilities, however, the majority are people without the means to die in a peaceful environment with access to their families. Each person is paired with a RN at a cost of \$400/day/bed. 70% of their clients die within 12 days. 20% of their clients are chronically homeless, a number that is rising.