



2022 Action Plan

Santa Barbara County



Photo of Residences at Depot Street, Santa Maria, CA

Executive Summary

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

1. Introduction

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

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The 2022-23 Action Plan represents the third operating program year covered by the HOME Consortium's 2020-2025 Consolidated Plan, which includes FY 2020-21 through FY 2024-25. The HOME Consortium's goals for the five-year planning period focus on expanding affordable housing, assisting homeless and those at risk of homelessness with emergency and permanent housing services, assisting non-homeless special needs populations, building community infrastructure and service capacity, and promoting economic development. A summary of the objectives and outcomes identified in the County's FY 2022-23 Action Plan are shown in Table AP-20 – Annual Goals and Objectives.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The County of Santa Barbara's CDBG and HOME investments have been used to make long lasting improvements serving low and moderate income residents. The County's past programs have focused on community needs that continue to exist, including affordable housing, neighborhood improvements, and social services support for low-income residents. The County believes the programs proposed for

the 2022-23 Action Plan year and goals for the five-year planning period to be the most efficient and effective use of HUD block grant funds.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The FY 2022-23 Action Plan was made available for a 30-day public comment period, beginning on April 2, 2022 and concluding after the public hearing before the County Board of Supervisors on May 3, 2022. A public notice was published in four newspapers of general circulation (the Santa Maria Times, the Santa Ynez Valley News, the Lompoc Record, and the Santa Barbara News Press) providing information on the availability of the Action Plan for public review and notice of the public hearing. A copy of the Action Plan is available on the County of Santa Barbara Community Services Department, Housing and Community Development Division (HCD) webpage on the County's web site and was also posted in the County's administrative offices in Santa Barbara and Santa Maria. The Action Plan was also provided to the member cities of the County's Urban County and HOME Consortium, which are the cities of Buellton, Carpinteria, Goleta, Lompoc, Santa Maria, and Solvang. Due to the COVID-19 pandemic, the County did not deliver copies of the Action Plan to County public libraries in North County and South County.

A public hearing will be held on May 3, 2022 at 9:00 AM in the Board of Supervisors Hearing Room with the Board of Supervisors. The opportunity for testimony by the public and funding applicants will be provided during the public hearing throughout the County via remote video transmission. All comments provided by the public, including any received during the public comment period, will be considered by the County Board of Supervisors when funding approvals are made by the Board.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Any public comment will be noted in this section after the public comment period has concluded.

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

Any applicable public comment will be noted in this section after the public comment period has concluded.

7. Summary

Please see above.

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	SANTA BARBARA COUNTY	Community Services Department/Div. of HCD
HOME Administrator	SANTA BARBARA COUNTY	Community Services Department/Div. of HCD
ESG Administrator	SANTA BARBARA COUNTY	Community Services Department/Div. of HCD

Table 1 – Responsible Agencies

Narrative

The County of Santa Barbara’s Housing and Community Development Division is the lead agency for both the Santa Barbara County HOME Consortium and the Santa Barbara County Urban County Partnership. The Urban County includes the County of Santa Barbara, and cities of Buellton, Carpinteria, and Solvang. The HOME Consortium is comprised of all members of the Urban County along with the cities of Goleta, Lompoc, and Santa Maria. As the lead agency, County HCD assumes overall responsibility for the development, management, administration, implementation, planning, and reporting pursuant to the 2020-2025 Consolidated Plan, and associated Action Plans including the 2022-2023 Action Plan. Each member jurisdiction participates in strategic planning through participation on the Urban County/HOME Consortium Steering Committee. As the cities of Goleta, Lompoc, and Santa Maria are also CDBG entitlement jurisdictions, they are responsible for developing their respective Consolidated Plan, Action Plan, and related implementation documentation.

Consolidated Plan Public Contact Information

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

1. Introduction

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

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The County of Santa Barbara Community Services Department, Housing and Community Development Division (HCD) serves as the collaborative applicant for the Santa Maria/Santa Barbara County Continuum of Care (CoC) and the lead agency for the Coordinated Entry System, which includes representatives from homeless service providers, housing providers, mental health and service agencies, local governments, and the Department of Veterans Affairs. HCD also coordinates with the County of Santa Barbara Human Services Commission, a volunteer body appointed by the County Board of Supervisors that advises on the development and implementation of effective human service programming and policies. The County may also use the Human Services Commission to make recommendations for the awarding of grants to non-profit agencies of specified state, federal, and local funds.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

HCD serves as the collaborative applicant, Coordinated Entry Lead Agency, and Homeless Management Information System (HMIS) Lead Agency for the Santa Maria/Santa Barbara County Continuum of Care. Established in August of 2014, the role of the CoC is to increase Countywide participation, service coordination, and programmatic efficiencies in order to support a community-wide commitment to end and prevent homelessness. The CoC Board maintains oversight over CoC operational and planning responsibilities, including project evaluation, written standards implementation, coordinated assessment system development, coordinated entry system management, HMIS operations, and housing and service system implementation. The CoC established the Review and Rank Committee to conduct the evaluation and scoring of project applications for Continuum of Care Program funds and ESG funds made available through the State of California.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction’s area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The Human Services Commission and CoC Review and Rank Committee facilitate the strategic allocation of Federal Continuum of Care funds, State ESG funds, and other local, state, and federal funds. The CoC Board maintains oversight over CoC operation and planning responsibilities, including the development of standards and evaluation of project outcomes as well as the operation of the HMIS and interface with the Santa Barbara County Coordinated Entry System. HCD, as the HMIS Lead Agency, will work with the CoC to implement policies and procedures for HMIS and funding strategies to continue its operations and further its expansion. HCD coordinates with the CoC on the prioritization of objectives and evaluation of activities in support of those objectives for funding development opportunities.

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

Table 2 – Agencies, groups, organizations who participated

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

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

5	Agency/Group/Organization	DOMESTIC VIOLENCE SOLUTIONS FOR SANTA BARBARA COUNTY
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Interviewed organization executive director. Information was requested on the housing and supportive service needs of victims of domestic violence. More detail is provided in the Consultation and Citizen Participation appendix of the 2020-2025 Consolidated Plan.
6	Agency/Group/Organization	GOOD SAMARITAN SHELTER
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth

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

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

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

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

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

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

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

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

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Analysis of Impediments to Fair Housing Choice	Santa Barbara County Housing and Community Development	Affirmatively further fair housing

Table 3 – Other local / regional / federal planning efforts

Narrative

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

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

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

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

The FY 2022-23 Action Plan was made available for a 30-day public comment period, beginning on April 2, 2022, and concluding after the public hearing before the County Board of Supervisors on May 3, 2022. A public notice was published in four newspapers of general circulation (the Santa Maria Times, the Santa Ynez Valley News, the Lompoc Record, and the Santa Barbara News Press) providing information on the availability of the Action Plan for public review and notice of the public hearing. A copy of the Action Plan is available on the County of Santa Barbara Community Services Department, Housing and Community Development Division (HCD) webpage on the County’s web site. The Action Plan was also provided to the member cities of the County's Urban County and HOME Consortium, which are the cities of Buellton, Carpinteria, Goleta, Lompoc, Santa Maria, and Solvang.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response / attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-targeted/broad community				
2	Internet Outreach	Non-targeted/broad community				http://www.countyofsb.org/housing/
3	Public Hearing	Non-targeted/broad community				

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

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

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition; Admin and Planning; Economic Development; Housing; Public Improvements; Public Services	1,336,161	142,213	241,534	1,719,908	3,439,816	Federal funds prioritized to address capital improvements of public facilities and service providers, fund public services to low- and moderate-income residents, and improve affordable housing.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition; Homebuyer assistance; Homeowner rehab; Multifamily rental new construction; Multifamily rental rehab; New construction for ownership; TBRA	1,282,323	2,086,015	3,010,649	6,378,987	12,757,974	Federal funds used to create and preserve affordable housing.

Table 2 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

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

The County owns land and buildings which it uses for public purposes. Examples include County-administered public services such as mental and public health, and non-profit administered public services, such as the Bridgehouse homeless shelter in Lompoc, Veterans' memorial buildings in Lompoc and Santa Barbara, as well as shelters for victims of domestic violence and persons with mental and physical disabilities. As one example, in 2014, the County transferred County-owned land to the County public housing authority on which housing for formerly homeless was constructed. The County also has provided facilities for use as community centers in CDBG-qualifying areas.

Santa Barbara County has provided use of County-owned land for placement of manufactured housing to serve as residences for homeless persons. One project site in the unincorporated North County area of Lompoc has allowed for placement of twenty (20) manufactured housing units, and another thirty-three (33) units of this housing type were placed on County-owned land located in the City of Santa Barbara. The County continues to evaluate other suitable County-owned vacant land for similar use that meet community needs and advance goals and objectives of the Consolidated Plan.

Discussion

Please see above.

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Expand Affordable Housing	2020	2024	Affordable Housing Public Housing		Rental Housing Programs Access to Community Assets	CDBG: \$40,000 HOME: \$6,378,987	Homeowner Housing Rehabilitated: 8 Household Housing Units
2	Assist Non-Homeless Special Needs Populations	2020	2024	Non-Homeless Special Needs		Accessibility Programs Supportive Services	CDBG: \$88,530	Public service activities other than Low/Moderate Income Housing Benefit: 1,260 Persons Assisted
3	Build Community Infrastructure & Service Capacity	2020	2024	Non-Homeless Special Needs Non-Housing Community Development		Community Infrastructure and Service Capacity	CDBG: \$440,128	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 21,000 Persons Assisted
4	Assist Homeless and At-Risk of Homeless	2020	2024	Homeless		Homeless and At-Risk of Homelessness	CDBG: \$432,340	Public service activities other than Low/Moderate Income Housing Benefit: 1,372 Persons Assisted Homeless Person Overnight Shelter: 400 Persons Assisted

Table 3 – Goals Summary

Goal Descriptions

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

AP-35 Projects - 91.420, 91.220(d)

Introduction

This section details the projects proposed for the 2022-2023 program year.

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

Table 4 – Project Information

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

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

AP-38 Project Summary
Project Summary Information

1	Project Name	CDBG Administration
	Target Area	
	Goals Supported	Expand Affordable Housing Assist Non-Homeless Special Needs Populations Build Community Infrastructure & Service Capacity Assist Homeless and At-Risk of Homeless
	Needs Addressed	Rental Housing Programs Accessibility Programs Supportive Services Community Infrastructure and Service Capacity Homeless and At-Risk of Homelessness Economic Development Home Buyer Programs Access to Community Assets
	Funding	CDBG: \$267,232
	Description	Administrative funds to administer federal programs. Note that this amount is provisional and may change once actual CDBG allocations are announced by HUD. CDBG Admin will be 20% of the total allocation.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	Funds cover the costs to administer CDBG and other federal programs.
2	Project Name	CDBG County Public Services
	Target Area	
	Goals Supported	Assist Non-Homeless Special Needs Populations Assist Homeless and At-Risk of Homeless
	Needs Addressed	Supportive Services Homeless and At-Risk of Homelessness
	Funding	CDBG: \$200,424

	Description	15% of annual CDBG funds are allocated towards public services programming. Note that the currently listed funding amount of \$200,424 is provisional and may change once actual CDBG allocations are announced by HUD. If actual funding available for Public Services exceeds estimated funding by \$15,000 or more, the additional funds will be assigned to the WillBridge Emergency Shelter activity. Any smaller funding increases or any decreases will be applied to currently planned activities as listed below, and no activities will be added or removed.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	230 seniors 1,372 homeless individuals 350 survivors of domestic violence 105 low-income youth 575 low-income persons
	Location Description	Countywide
	Planned Activities	Noah’s Anchorage Youth Crisis Shelter My Home Transitional Age Housing Navigation Domestic Violence Solutions Emergency Shelter Bridgehouse Shelter Santa Maria Valley Meals on Wheels Community Counseling Clinic Housing Navigator for Interim Housing PSHHC Homelessness Prevention Under 1 Roof Senior Services Showers of Blessing Isla Vista Site
3	Project Name	CDBG Carpinteria Public Services
	Target Area	
	Goals Supported	Assist Non-Homeless Special Needs Populations
	Needs Addressed	Supportive Services
	Funding	CDBG: \$16,635
	Description	The City of Carpinteria will utilize funding for programs benefitting low-income youth in the city.

	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	105 low-income youth
	Location Description	City of Carpinteria
	Planned Activities	Peoples Self Help Housing: Camino Scholars Program Boys & Girls Club, Carpinteria Club
4	Project Name	CDBG Capital Projects
	Target Area	
	Goals Supported	Expand Affordable Housing Assist Non-Homeless Special Needs Populations Build Community Infrastructure & Service Capacity Assist Homeless and At-Risk of Homeless
	Needs Addressed	Accessibility Programs Supportive Services Community Infrastructure and Service Capacity Homeless and At-Risk of Homelessness Access to Community Assets
	Funding	CDBG: \$800,574
	Description	Funds will promote and advance improvements to public facilities and infrastructure.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	400 homeless persons 21,000 low-income persons 8 low-income households
	Location Description	Countywide

	Planned Activities	<p>Minor Home Repair Program</p> <p>People Assisting the Homeless (PATH), South County Emergency Shelter Facility Improvements Phase III- Includes women’s restroom and shower facilities improvements, installation of affixed lockers for storage of personal property, painting of exterior building,</p> <p>Unity Shoppe- Facilities Improvements to Heating, Ventilation, and Air Conditioning (HVAC) systems</p> <p>Santa Barbara Neighborhood Clinics- Abandonment of existing septic system facility and new construction of infrastructure for tie-in to public sewage facility.</p>
5	Project Name	HOME Admin
	Target Area	
	Goals Supported	Expand Affordable Housing
	Needs Addressed	Rental Housing Programs Home Buyer Programs Access to Community Assets
	Funding	HOME: \$128,232
	Description	Funds cover the County's costs of HOME program administration. Note that this amount is provisional and may change once actual HOME allocations are announced by HUD. HOME Admin will be 10% of the total allocation.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	All HOME program beneficiaries
	Location Description	Countywide
	Planned Activities	Plan development, reporting, monitoring, technical assistance
6	Project Name	HOME Housing Development
	Target Area	
	Goals Supported	Expand Affordable Housing Assist Non-Homeless Special Needs Populations Assist Homeless and At-Risk of Homeless
	Needs Addressed	Rental Housing Programs Homeless and At-Risk of Homelessness

Funding	HOME: \$1,154,091
Description	Funds will be used to finance the acquisition, construction and/or rehab of affordable housing.
Target Date	6/30/2023
Estimate the number and type of families that will benefit from the proposed activities	Approximately 4 units may be funded under this project using the maximum HOME per unit subsidy, with more units created through leveraging of these funds.
Location Description	
Planned Activities	Projects are being identified and will be targeted to leverage Low Income Housing Tax Credits and other federal and state financing sources.

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The County of Santa Barbara, through its HCD Division, is the lead entity for both the Santa Barbara County HOME Consortium and the Santa Barbara CDBG Urban County Partnership. The Urban County includes the County of Santa Barbara, Buellton, Carpinteria, and Solvang. The HOME Consortium is comprised of all members of the Urban County along with the cities of Lompoc, Goleta and Santa Maria. Santa Barbara County allocates HOME and CDBG funds to programs and projects in non-entitlement areas, and HOME Consortium members allocate HOME and CDBG within their respective jurisdictions.

Geographic Distribution

Target Area	Percentage of Funds

Table 5 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The County distributes funds County-wide, except that the CDBG Urban County partner cities and HOME Consortium members may determine allocations of their sub-awards to projects and programs that serve their cities. Cities that do not allocate their sub-awards pool their funds with the County's to be distributed County-wide.

Discussion

Please see above.

Affordable Housing

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

Introduction

This section contains the HOME Consortium’s estimates of the number of households who are expected to be supported through CDBG and HOME funds dedicated to affordable housing in FY 2022-2023.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	8
Special-Needs	0
Total	8

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	8
Acquisition of Existing Units	0
Total	8

Table 7 - One Year Goals for Affordable Housing by Support Type

Discussion

Applications for housing development may be accepted by HCD on a year-round basis to allow for fluctuations in the housing market, including the availability of real property, development costs, and timing of other revenue sources. However, in order that the HOME Consortium may plan the HOME funding project development pipeline, HCD requires affordable housing developers to submit Letters of Intent to Apply (LOI) if they anticipate applying for housing development funds within the next program year. HCD staff will return to the Board of Supervisors when HCD receives a full application for funding and the project is ready to receive a time-limited funding reservation or funding commitment (contract). Once the Board approves a contract for HOME funds, the project is added to the Action Plan via a Substantial Action Plan Amendment.

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

Buellton, Carpinteria, Goleta and Solvang will also pool their pro rata shares with the County’s to be

made available for affordable housing development.

AP-60 Public Housing - 91.420, 91.220(h)

Introduction

This section summarizes actions related to public housing for the upcoming program year.

Actions planned during the next year to address the needs of public housing

The HOME Consortium has provided funding on a project-by-project basis to HACSB in the past. HACSB has been awarded authority to convert 52 public housing units in Guadalupe to 80 new Section 8 units under HUD's Rental Assistance Demonstration (RAD) program in 2020. The County will continue to work in conjunction with HACSB to address the needs of low and extremely low- income residents.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

HACSB offers a number of resident programs and supportive services designed to foster self-sufficiency and improve quality of life. HACSB also partners with a number of community organizations that provide resources to assist HACSB clients, including homeownership education. These community partners are part of the HACSB Program Coordinating Committee (PCC) and meet regularly with HACSB to review progress and address issues. HACSB encourages residents to become more involved in programs and management by holding resident meetings in each local housing area and producing regular "Information Bulletins" with important news, opportunities and events.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

N/A

Discussion

Please see above.

AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

Introduction

This section summarizes the homeless and other special needs goals for the FY2022-2023 Action Plan.

The Phase II Community Action Plan to Address Homelessness development process began in October 2019 and concluded in January 2021, and included community outreach and input from over 400 community members, key stakeholder groups, and feedback during the Consolidated Plan process. Staff gathered data on funding amounts for housing and services dedicated to homelessness in Santa Barbara County for a 12-month period and analyzed recent state and federal investments to address homelessness. The Phase II Plan includes the Phase I Plan's five key strategies to address homelessness, priorities, with greater elaboration on implementation. Phase II calls out Regional System Level Goals focusing on Priority Populations, New Resources, and Performance, such as:

- I. Prioritize ending/dramatically reducing homelessness for specific populations.
- II. Increase housing inventory dedicated to homelessness and affordability.
- III. Create a culture of diversion and prevention across the homeless response system.
- IV. Improve overall homeless system performance.
- V. Achieve Continuum of Care strategies and benchmarks approved in 2019.

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

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

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

Phase II calls out Regional System Level Goals focusing on Priority Populations, New Resources, and

Performance:

I. Prioritize ending/dramatically reducing homelessness for specific populations.

- Immediate (October 2021 – December 2022): End homelessness among veterans
- Immediate (July 2021 – February 2022): End unsheltered homelessness among youth
- Short term (2021-2024): Prevent and end homelessness for families
- Longer term (2021-2026): End homelessness for all other populations including unsheltered and chronically homeless persons

II. Increase housing inventory dedicated to homeless households and affordability.

III. Create a culture of diversion and prevention across the homeless response system.

IV. Improve overall homeless system performance.

V. Achieve Continuum of Care strategies and benchmarks approved in 2019.

- Increase Homeless Management Information System (HMIS) bed coverages to 85%
- Address individuals and families at risk of becoming homeless *and* increase the rate at which individuals and families in emergency shelter, transitional housing, and rapid rehousing exit to permanent housing
- Re-house families with children within 30 days of becoming homeless
- Increase the rate at which individuals and families in permanent housing retain their housing or exit to other permanent housing *and* minimize returns to homelessness
- Increase access to employment, volunteerism, and community service *and* promote partnerships and access to employment opportunities with private employers and private employment organizations
- Increase non-employment cash income (mainstream benefits) *and* increase access to other cash income/ Social Security Disability Insurance (SSDI) and Supplemental Security Income (SSI)

In terms of outreach to homeless persons (especially unsheltered persons) and assessing their individual needs, the CoC considers the following conditions and actions.

Unsheltered homelessness and chronic homelessness are rising. While addressing this population is a longer-term goal, this does not mean that the region should not act now. Activities such as coordinated encampment responses, prioritizing all PSH in the region (not just HUD-funded) for high acuity individuals such as those living unsheltered and experiencing chronic homelessness, and increasing and expanding behavioral health services, can be started immediately. Unlike other populations noted above such as veterans, youth, and families, the resources to address unsheltered individuals, chronic homelessness, and other single adults will primarily include PSH and other affordable housing. This will

require new housing production and therefore these resources will take longer to realize.

The CoC's Coordinated Entry Committee and have committed to assess and refer eligible clients for services using a low barrier methodology (VI-SPDAT: Vulnerability Index Service Prioritization Decision Assistance Tool) through the coordinated entry system. The survey is administered to standardize and expedite the process by which people experiencing homelessness, or who are at risk of homelessness, access housing and homeless resources. Trained staff serve as entry points to the CES, conducting field VI-SPDAT assessments.

Addressing the emergency shelter and transitional housing needs of homeless persons

In FY2022-2023, the HOME Consortium is funding a number of projects that address emergency shelter and transitional housing needs of homeless persons, including transitional housing for youth transitioning from foster care, tenant based rental assistance, and Good Samaritan shelters.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

In FY2022-2023, the HOME Consortium is funding a number of projects that help homeless persons transition to permanent housing, including transitional housing for youth transitioning from foster care, tenant based rental assistance, Good Samaritan shelters, and a variety of community support and mental health services. In addition, Consortium HOME funds will be used to improve access to affordable housing, which should contribute to shorter periods of homelessness for individuals and families.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Reviewing where people are staying prior to entering the homeless crisis response system can help us understand who is coming into homelessness and if there are opportunities for prevention and shelter diversion, but it is also important to understand the success of homeless interventions. Success can be defined as keeping people housed as in the case of homelessness prevention programs; supporting people with accessing permanent housing for shelter, transitional, and RRH programs; or ensuring

people remain housed in PSH and OPH programs - and if they do leave, that they exit to another permanent housing location. When reviewing annual performance data across various interventions, it is interesting to know that Homelessness Prevention programs were extremely successful in keeping people in housing.

The County Sheriff's department has launched a Behavioral Sciences Unit (BSU) that is collaborating with the County Department of Behavioral Wellness's Crisis Triage program to identify individuals in the community with frequent law enforcement contact who may be struggling with mental illness. The BSU has also been successful in identification of at-risk persons who are making extensive use of the 911 system and appear to be struggling with mental illness. Crisis Triage staff seek out and provide outreach to these individuals to attempt to engage them in receiving mental health services. This project has laid useful groundwork for collecting data on the utilization of corrections and health care information. The County Department of Behavioral Wellness has developed a universal Release of Information form that will be compatible with privacy statutes for both mental health providers and homeless system of care providers.

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

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

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

Discussion

Please see above.

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

Introduction

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

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

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

In an environment where there are fewer affordable options, it is easier for protected classes to experience housing discrimination in the disguise of acceptable practices such as credit checks and income verifications. In other words, in communities like Santa Barbara County, particularly the South Coast where demand for housing far outstrips supply, protected classes and other vulnerable populations are more likely to be turned away from housing through legitimate practices such as credit checks, preference for non-voucher renters, and income checks.

The most prevalent barrier to affordable housing in the HOME Consortium is limited supply of affordable housing and low vacancy rates. Lack of availability of housing in general continues to put upward pressure on already high prices to own and to rent in the County.

Actions planned to remove or ameliorate the negative effects of public policies that serve as

barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The Housing Element describes a number of constraints to affordable development and presents programs to reduce barriers to affordable housing. These include community plan rezones (implementation of community enhancement and revitalization tools where warranted through the community planning process using strategies that promote affordability by design, such as mixed-use, infill, and adaptive reuse) and tools to incentivize high-quality affordable housing (policies to encourage the development of unit types that are affordable by design, including residential second units, farm employee dwellings, infill, and mixed use development; and permit streamlining efforts overseen by Planning and Development, and priority permit processing for projects with affordable units built on site).

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

In addition, the Fair Housing Action Plan recommended in the Analysis of Impediments to Fair Housing Choice (AI) proposed the following actions to expand affordable housing opportunities in the County:

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

- Continue to use federal and other County administered funds to support affordable housing and explore opportunities to increase funding for affordable housing creation.
- Review and refine existing programs for incorporation in the 2023-2031 Housing Element Update to be adopted in February 2023.
- Increase access to family oriented housing (e.g., units with at least two bedrooms).
- Seek opportunities that expand housing options for vulnerable populations, such as people with disabilities, seniors, veterans, and youth aging out of foster care.
- Proactively monitor and address loss of existing affordable housing units, particularly in “high opportunity” areas.

ACTION NO. 2. Increase focus and partnerships to better coordinate service delivery to at-risk populations. Coordinating service delivery that the County has control over as well as forging

partnerships between service providers will help to ensure that limited resources are used efficiently. Potential strategies include:

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

Discussion

Continued actions include:

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

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

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

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

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

Introduction

This section reports additional efforts the HOME Consortium will undertake during the 2022-2023 program year to address residents' housing and community development needs.

Actions planned to address obstacles to meeting underserved needs

Despite the HOME Consortium's targeted use of federal and local resources to meet the underserved needs of the community, obstacles to meeting these needs persist. The goals set forth in this plan position the HOME Consortium to continue its focus on meeting needs in the areas of rental housing, supportive services, accessibility, homelessness assistance, homeownership, community infrastructure, access to community assets, and economic development. The HOME Consortium will continue to allocate federal and local resources to meet these needs and work with partners to identify and address underserved needs.

Actions planned to foster and maintain affordable housing

Housing actions will primarily be accomplished through the administration of HOME funds. Applications for housing development are accepted by HCD on a year-round basis to allow for fluctuations in the housing market, including the availability of real property, development costs, and timing of other revenue sources. However, in order that the HOME Consortium may plan accordingly, HCD strongly encourages potential applicants to submit Letters of Intent to Apply (LOI) if they anticipate applying for housing development funds within the next year. HCD staff will return to the Board at such time that HCD receives a full application for funding and the project is in a state of readiness to receive either a time-limited funding reservation or funding commitment (contract). At such time that the Board approves a contract for HOME funds, the project will be added to the Action Plan.

Actions planned to reduce lead-based paint hazards

The County will include lead testing and abatement procedures in all applicable rehabilitation activities and requires an analysis of lead based paint if a project involves acquisition of pre-1978 multi-family projects. The County will also provide educational brochures published by the Environmental Protection Agency to residents on the health hazards of lead-based paint and encourage screening children for elevated blood lead levels when the housing in which they reside was built prior to 1978.

Actions planned to reduce the number of poverty-level families

The HOME Consortium's anti-poverty efforts that will be undertaken during the 2020-2025 Consolidated Plan period are detailed in SP-70. Projects proposed for FY 2022-2023 intended to help reduce the number of poverty-level families include supporting homeless and special needs shelter operations,

supportive housing services and transitional housing, access to nutritional meals, case management and health programs. Specific projects are listed in AP-35 and AP-38.

Actions planned to develop institutional structure

The County will contribute to capacity building in the institutional structure by continuing to encourage coordination among service agencies, participating in cooperative efforts such as Joint Cities-County Affordable Housing Task Group, the CoC, and Home for Good Santa Barbara County, and by providing technical assistance and guidance to grantees.

Actions planned to enhance coordination between public and private housing and social service agencies

The County will promote and emphasize the need for coordination between all agencies active in the HOME Consortium and the City and County Housing Authorities so as to minimize the duplication of efforts and maximize investment and leveraging of federal funds with state, local, and private funding sources. The County will continue to participate in cooperative efforts such as the Joint Cities-County Affordable Housing Task Group, the CoC, and Home for Good Santa Barbara County. Efforts to enhance coordination between the public and private sector will ensure that needs are being properly addressed and that resources are being maximized.

Discussion

Please see above.

Program Specific Requirements

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

Introduction

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	142,213
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	142,213

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income.	100.00%

Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

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

as follows:

The County plans to use its FY 2022-2023 HOME funds for acquisition and/or rehabilitation, or new construction of housing; homeownership opportunities; and/or tenant-based rental assistance. As programs and projects are ready to proceed, the County will submit substantial Action Plan amendments as applicable.

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

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

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

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

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

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

Federal program, including CDBG.

Please see above.

Attachments

Citizen Participation Comments

Summary of Public Comment on the FY 2021-22 Annual Action Plan

Public comment will be summarized here upon completion of the public comment period.

Grantee Unique Appendices

Grantee SF-424's and Certification(s)