

Draft 2017-2018 Annual Action Plan

Santa Barbara County HOME Consortium and
CDBG Urban County



Draft 2017-2018 Annual Action Plan for the Santa Barbara County HOME Consortium and CDBG Urban County

Prepared for

Santa Barbara County HOME Consortium and CDBG Urban County

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Disclaimer:

This version of the draft Action Plan is formatted to reflect recommended actions as if they were approved by the County Board of Supervisors at the public hearing scheduled for July 11, 2017. The draft Action Plan will be revised following the hearing to reflect any changes that may be directed by the Board.

Executive Summary

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

1. Introduction

Each year the Santa Barbara County HOME Consortium and the Santa Barbara County Urban County Partnership are eligible to receive grant funds from the U.S. Department of Housing and Urban Development (HUD) to help address housing and community development needs countywide. These grant funds include: Community Development Block Grants (CDBG), Emergency Solutions Grant (ESG) and the HOME Investment Partnerships Program (HOME). The dollars are primarily meant for investment in the County's non-entitlement areas, which do not receive such funds directly from HUD.

2. Summarize the objectives and outcomes identified in the Plan

A summary of the objectives and outcomes identified in the County's FY 2017-18 Action Plan are shown in Table AP-20 Annual Goals and Objectives.

The 2017-18 Action Plan is the third of five program years covered by the Consortium's 2015-2020 Consolidated Plan. The 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.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects. A more detailed evaluation of past performance is documented in the County's FY 2015-16 Consolidated Annual Performance & Evaluation Report (or CAPER). Examples of CDBG capital development projects reported on last year include: (1) Isla Vista Street Lighting Improvements; (2) Calle Real ADA Sidewalk Improvements; and (3) Main School Sidewalk Infill Project in the City of Carpinteria. Under the HOME Program, notable achievements last year include: (1) Solvang Senior Apartments; and (2) Tenant Based Rental Housing Assistance (TBRA) funding for programs in the Cities of Santa Maria and Lompoc. Under the Emergency Solutions Grant (ESG) Program, funds were provided for the operation of emergency shelters for the homeless and for essential services and programs that provided needed resources for homeless persons.

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 service support for low-income residents. The County believes the programs proposed for the

2017-18 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

The FY 2017-18 Action Plan was made available for a 30 day public review period, beginning on March 10, 2017 and concluded April 11, 2017. A second public comment period of 14 days began June 27, 2017 and concluded after the public hearing before the County Board of Supervisors on July 11, 2017. A public notice was published in newspapers of general circulation, including the Santa Maria Times, 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, Solvang, Carpinteria, and Goleta. Copies of the Action Plan were also made available to County public libraries in North County and South County.

A public hearing was held on July 11, 2017 at 9am in the Board of Supervisors Hearing Room with the Board of Supervisors. The opportunity for testimony by the public and funding applicants was provided during the public hearing both in Santa Barbara (in person) and Santa Maria (remote video transmission) simultaneously. All comments provided by the public, including any received during the public comment period, were considered by the County Board of Supervisors when funding approvals were made by the board. On July 11, 2017, the Board of Supervisors approved the final FY 2017-18 Action Plan and authorized the County Executive Officer or her designee to execute all certifications, standard forms and other related documents required for the acceptance and administration of CDBG, HOME, and ESG funds and the submittal of the Action Plan to HUD.

5. Summary of Public Comments

There were no public comments received during the 30 day and 14 day public comment periods and during the public hearing on July 11, 2017. A summary of any public comments received prior to the public hearing were provided to the Board of Supervisors on or before July 10, 2017 for consideration at the July 11, 2017 public hearing. All public comments received at the public hearing and during the 30-day and 14 day public comment periods are summarized herein.

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

There were no comments which were not accepted.

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
Lead Agency	SANTA BARBARA COUNTY	Community Services Department
CDBG Administrator	SANTA BARBARA COUNTY	Community Services Department
HOME Administrator	SANTA BARBARA COUNTY	Community Services Department
ESG Administrator	SANTA BARBARA COUNTY	Community Services Department

Table 1 – Responsible Agencies

Narrative

The County of Santa Barbara’s Community Services Department, Housing and Community Development Division (HCD) is the lead entity 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, Buellton, Carpinteria, and Solvang. The HOME Consortium is comprised of all members of the Urban County along with the city of Goleta. As the lead agency, County HCD assumes overall responsibility for the development, management, administration, implementation, planning, and reporting pursuant to the 2015-2020 Consolidated Plan. Each member jurisdiction participates in strategic planning through participation on the Urban County/HOME Consortium Steering Committee.

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 Santa Barbara County 2015-2020 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), which includes representatives from homeless service providers, affordable housing providers, public housing agencies, mental health and service agencies, and local governments. In addition, HCD participates in a regional collaborative effort called the Central Coast Collaborative on Homelessness (C3H) that seeks to improve cross-sector coordination and foster public and private partnerships to address homelessness. 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 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 child abuse prevention 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 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 county-wide 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 entry system development, 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.

The membership of the CoC intersects with C3H, which operates as a county-wide collective body of stakeholders to pursue initiatives in support of ending homelessness, coordinate partner and stakeholder commitment to ending homelessness, and implement and evaluate evidence-based, best practice strategies to address homelessness.

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

Overlap in membership of the Human Services Commission and CoC Review and Rank Committee facilitates the strategic allocation of 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. HCD and the CoC are in the process of developing performance goals and standards for CoC- and ESG-funded projects, establishing the data standards needed to measure performance, and creating required data collection tools and assessments to perform CoC-wide data analysis. In addition, HCD, as the HMIS Lead Agency, is working with the CoC to implement revised policies and procedures and security plan for HMIS and funding strategies to maintain its operations in light of continued expansion.

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

HCD participates in collaborative efforts and task forces. These include: 1) C3H, which includes functional areas with targeted objectives such as data, performance, and evaluation, and involves stakeholders from a variety of local and regional entities; 2) The Joint Cities-County Affordable Housing Task Group, which brings together elected officials and government representatives to discuss affordable housing projects and policy initiatives. HCD also consults with the representatives from the member cities of the Urban County and HOME Consortium on decision making regarding the use of jurisdictional funding allocations. The Capital Loan Committee, composed of representatives of local lenders, development experts, non-profit housing providers, County auditor and treasurer staff, and the City and County Public Housing Authorities, provides technical expertise to County HCD staff in the review of HOME affordable housing development projects and the use of CDBG capital development funds for infrastructure projects. 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.

The table below shows key participants of the November 2014 stakeholder consultation process for the Consolidated Plan.

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
Santa Barbara County	Other government-Local	Lead agency	Santa Barbara County, Housing and Community Development Division is the lead agency for the preparation of the Consolidated Plan.
Housing Authority of the County of Santa Barbara	PHA	Housing Needs Assessment Public Housing Needs	The director of housing development was interviewed. 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.
Independent Living Resource Center, Inc.	Services-Persons with Disabilities	Housing Needs Assessment Non-Homeless Special Needs	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.
Los Adobes de Maria II (a low-income farm worker housing apartment complex located in Santa Maria, built by People's Self-Help Housing, and funded in part by the USDA)	Services-Housing	Housing Needs Assessment Non-Homeless Special Needs	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.
Domestic Violence Solutions for Santa Barbara County	Services-Housing Services-Children Services-Victims of	Housing Needs Assessment Non-Homeless Special	Interviewed organization executive director. Information was requested on the housing and supportive service needs of victims of domestic

	Domestic Violence Services-Homeless Services-Victims	Needs	violence. More detail is provided in the Consultation and Citizen Participation appendix.
Good Samaritan Shelter	Services-Housing Services-Children Services-Victims of Domestic Violence Services-Homeless	Housing Needs Assessment Homeless Needs Assessment	Interviewed organization director of shelter operations. 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.
Transition House	Services-Housing Services-Children Services-Victims of Domestic Violence Services-Homeless	Housing Needs Assessment Homeless Needs Assessment	Interviewed organization executive director. Information was requested on the housing and supportive service needs of families experiencing homelessness in the southern part of the county. More detail is provided in the Consultation and Citizen Participation appendix.
PATH Santa Barbara (formerly Casa Esperanza Homeless Center)	Services-Housing Services-Victims of Domestic Violence Services-Homeless	Housing Needs Assessment Homeless Needs Assessment	Interviewed organization managing director. 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.

Table 2 – Agencies, groups, organizations who participated

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 Plan	Santa Barbara County Housing and Community Development	Assist persons who are homeless and at risk of homelessness
Housing Element	Santa Barbara County Planning Department	Remove barriers to affordable housing development
Analysis of Impediments to Fair Housing Choice	Santa Barbara County Housing and Community Development	Affirmatively further fair housing

Table 3 – Other local / regional / federal planning efforts

Narrative

Please note that all relevant housing and supportive service providers in Santa Barbara County were invited to participate in the Consolidated Plan process, including the County Housing Authority, 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 (banks and other financial institutions, developers, rental companies, landlords, and realtors).

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 2017-18 Action Plan was made available for a 30 day public comment period, which began on March 10, 2017 and concluded on April 11, 2017. A second public comment period of 14 days began June 27, 2017 and concluded at a Public Hearing on July 11, 2017. A public notice was published for both comment periods in newspapers of general circulation, including the Santa Maria Times, 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, Solvang, Carpinteria, and Goleta. Copies of the Action Plan were also made available to County public libraries in North County and South County.

A public meeting was held on July 11, 2017 at 9am in the Board of Supervisors Hearing Room with the Board of Supervisors. The opportunity for testimony by the public and funding applicants was provided during the public hearing in Santa Barbara (in person) and Santa Maria (remote video transmission) simultaneously. All comments provided by the public, including any received during the public comment period, were considered by the Board for the 2017-18 Action Plan funding allocation and priorities, as needed.

The County’s citizen participation plan states that if the public hearing is not held in a central location, then the County would hold two public hearings – one each in south County and north County. The public hearing held July 11 was held in Santa Barbara which is considered a central location. The public also was provided the opportunity to provide comments remotely from the hearing room in Santa Maria.

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	Public Notice and Public Hearing	Non-targeted/broad community	To be added after hearings.	To be added after hearings	To be added after hearings	

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 2015-2020 Five-year Consolidated Plan in program year 3. 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 3				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	\$1,073,897	\$50,000	\$668,407	\$1,792,304	\$3,940,098	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.
HOME	Public-Federal	Homeownership Homeowner Rehab Rental Housing TBRA	\$408,812	\$1,199,737	\$401,895	\$2,012,403	\$2,828,068	Federal funds used to create and preserve affordable housing.
ESG	Public-Federal	Homeless prevention Shelters Homeless Services	\$142,614	\$0	\$0	\$142,614	\$0	Federal funds used to support homeless prevention, shelter and services.

Table 1 - Expected Resources – Priority Table

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

The Consortium’s federal fund allocations will complement a number of other resources that impact community development (e.g., Capital Improvement budgets, transportation funding, Low Income Housing Tax Credits, and bank funding). Through its competitive fund rounds for HOME and CDBG, the County seeks to use federal funds to leverage additional resources by encouraging applicants to pursue other funding and in-kind contributions from private and public sources to supplement County funding. The County also makes strategic investments to generate program income from both HOME and CDBG annual allocations when feasible. HCD staff also provides technical assistance and professional expertise to grantees/subrecipients to increase capacity and efficiency among institutional delivery partners. The Consortium works with Public Housing Authorities and HOME subrecipients to ensure the HOME match requirement is satisfied. ESG funds will be matched with private and public sources, such as grants from family and corporate foundations and state and local governments.

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 that are used for public purposes. Examples include County-administered public services such as mental and public health, and non-profit administered public services such as the Bridgehouse homeless shelter in the unincorporated County and the Veterans’ Memorial Building located in the City of Lompoc. The County will continue to evaluate the best uses of county-owned property to meet community needs.

Discussion

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	2017	2018	Affordable Housing, Public Housing	countywide	Rental Housing Programs, Home Buyer Programs, Access to Community Assets	HOME: \$367,931	42-120 Housing Units
2	Assist non-homeless special needs populations	2017	2018	Non-Homeless Special Needs	countywide	Accessibility programs, Supportive services, Access to community assets	CDBG: \$65,000	15,825 persons assisted
3	Build community infrastructure and service capacity	2017	2018	Non-Housing Community Development, Non-Homeless Special Needs	countywide	Community Infrastructure and service capacity	CDBG: \$726,000	1,770 persons assisted
4	Assist homeless and at-risk of homelessness with emergency and permanent housing and services	2017	2018	Homeless	countywide	Homeless and at-risk of homelessness	CDBG: \$567,662	3,125 Persons assisted
5	Promote economic development	2017	2018	Non-Housing Community Development	countywide	Economic development	CDBG: \$50,000	25
	Total						\$1,776,593	

Table 2 – Goals Summary

Goal Descriptions

	Goal Name	Goal Description
1	Expand Affordable Housing	The purpose of this goal is to increase the affordability, availability, accessibility and sustainability of renter and owner-occupied housing units.
2	Assist non-homeless special needs populations	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	Build community infrastructure and service capacity	This goal strives to improve neighborhood infrastructure and access to basic services for low-income and special needs populations.
4	Assist homeless and at-risk of homelessness with emergency and permanent housing and services	This goal includes activities targeted to persons and families experiencing and at-risk of homelessness.
5	Promote economic development	This goal includes activities that create or retain jobs, foster entrepreneurship and increase access to employment centers, particularly for low and moderate income persons.

Table 3 – Goal Descriptions

AP-35 Projects - 91.420, 91.220(d)

Introduction

This section details the projects proposed for the 2017-18 program year. Project applicants and titles are listed below. Additional detail, including descriptions and recommended funding amounts are included on subsequent pages.

Projects

#	Project Name
1	Carrillo Counseling Services, Inc. dba New Beginnings Counseling Center -- Safe Parking and Homeless Outreach
2	Community Action Commission of Santa Barbara County -- Healthy Senior Lunch Program
3	Good Samaritan Shelter -- Bridgehouse Emergency Shelter
4	PATH -- PATH Santa Barbara (formerly Casa Esperanza)
5	People's Self Help Housing Corp. -- Youth Education Enhancement Program
6	Santa Barbara Rape Crisis Center -- Sexual Assault Counseling and Education Program in Isla Vista (SACE IV)
7	Santa Maria Valley FISH Meals On Wheels -- Meals on Wheels Santa Maria Valley
8	Santa Ynez Valley People Helping People -- Family and Senior Support Program
9	WillBridge of Santa Barbara, Inc. -- WillBridge Transitional Housing
10	COSB -- General Services --- Courthouse ADA Ramp Construction
11	COSB - Public Works -- Orcutt Infill Sidewalk Project
12	Cuyama Valley Recreation District -- Restroom, concession stand and skate park installation
13	Women's Economic Ventures - Self-Employment Training -- Provide training and technical assistance to women to start micro-enterprise businesses
14	Domestic Violence Solutions for Santa Barbara County -- Affordable Housing Apartment Rehabilitation
15	Good Samaritan Shelter -- Bridgehouse Capital Improvements
16	PATH - replace commercial water tank and boiler

Table 3 -- Project Information

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

The allocation of funds is closely aligned with the top housing and community development needs identified in the Consolidated Plan needs assessment, housing market analysis, and contributions by stakeholders and citizens who participated in the development of the Consolidated Plan. The primary obstacle to addressing underserved needs is a lack of funds. While the Urban County is not receiving federal ESG funds for this program year, it anticipates to use CoC funds for homeless related services and rapid re-housing programs to serve the homeless and at-risk population.

AP-38 Project Summary

CDBG Funded Projects

The CDBG Urban County Partnership, which consists of the County and the cities of Buellton, Solvang, and Carpinteria, will receive an allocation of FY 2017-18 CDBG funds in the amount of \$1,074,934. CDBG funds may be used to support a variety of community programs. Up to twenty-percent (20%) of CDBG funds may be used to cover the County’s costs to administer the CDBG program, and not more than fifteen-percent (15%) may be used to support public service programs operated by non-profit organizations. The remaining funds may be used for other eligible activities.

The partner cities may identify qualifying projects in their respective communities to fund with their sub-allocations, or distributions, of CDBG. For FY 2017-18, the City of Carpinteria identified a public service program to receive the City’s distribution of CDBG for public services. The other partner cities pooled their distributions of CDBG funds for public services with the County’s distribution, and funds were awarded to programs during the County’s application process. All partner cities pooled their respective CDBG distributions for capital and other eligible projects with the County’s distribution and funds were awarded to projects during the County’s application process.

CDBG Distribution to Partner Cities and Adjustments to Available Funds

Jurisdiction	Distribution	Pro Rata Share for Public Services	Pro Rata Share for Capital/Other Projects
County	85.24%	\$137,315	\$595,031
Buellton	3.08%	\$4,961	\$21,498
Carpinteria	8.33%	\$13,423	\$58,168
Solvang	3.34%	\$5,385	\$23,336
Total	100%	\$161,084	\$698,033

Total FY 2017-18 CDBG Allocation: \$1,073,897

The County uses the Human Services Commission’s Allocation Committee (Committee) to review CDBG applications for public services programs and to make funding recommendations to the County Board of Supervisors. The Committee recommended the following public service projects be approved for funding for FY 2017-2018. In addition, the city of Carpinteria’s City Council approved the use of its CDBG Public Service distribution for a program in its community. The total recommended funding for the following projects is \$161,240. The County Board of Supervisors approved the funding recommendations at the July 11, 2017 public hearing.

Project Name	Target Area	Project Description	Proposed Funding
Carrillo Counseling, Community Counseling Services	South	Safe Parking Shelter and Homeless Outreach Program- Salaries for operations staff and rapid rehousing case management for homeless Safe Parking clients.	\$20,000
Community Action Commission - Healthy Senior Lunch Program	County -wide	Provides Countywide Senior Lunch Program for low-income seniors each weekday at CAC Healthy Table centers and through the CAC Healthy at Home delivery program.	\$15,000
Good Samaritan - Bridgehouse Emergency Shelter	North	Bridgehouse has 56 beds of emergency & transitional shelter for homeless individuals and families. Homeless individuals and families may move into on-site transitional housing for an additional 24 months, if participants are successful in achieving stability (emergency shelter is typically for 90 days). Participants are provided with referrals (Public Health Department public health nurses visit twice per week), case management services, access to mainstream benefits, and recovery- based support groups.	\$30,000
PATH Santa Barbara (formerly Casa Esperanza)	County - Wide	Provides shelter and supportive services to transition homeless persons into permanent housing. 200 shelter beds, 100 available year round and an additional 100 beds available between December 1st and March 31st. Operates the Community Kitchen, meals for residents, and to other nonprofits.	\$17,662
Santa Barbara Rape Crisis Center - Sexual Assault Counseling and Education Program in Isla Vista (SACE IV)	South	Provides Sexual Assault Counseling and Education Program in Isla Vista. Funds will be used for outreach materials and of the staff members who conduct the activities of the program.	\$15,000
Meals on Wheels Santa Maria Valley	North	Provides home delivered meals to low-income, elderly, home bound clients in Orcutt at very low cost.	\$15,000

Santa Ynez Valley People Helping People - Family and Senior Support Program	Mid	Funding will be used for staffing and operating expenses for the Family And Senior Support and Strengthening Program, which provides supportive services at Family and Senior Resource Centers (FRC) located in Solvang, Buellton, Santa Ynez, Buellton, and Los Alamos. PHP furnishes case management and linkages to vital services to families and seniors with multiple needs, and ongoing advocacy.	\$20,000
WillBridge of Santa Barbara, Inc.	South	WillBridge provides Transitional and Permanent Supportive Housing for at risk clients at two permanent supportive housing facilities; WillBridge also operates a Street Outreach Program for Chronic homeless, mentally ill adults in south Santa Barbara County and provides outreach 3x a week at Alameda Park, Ortega Park, Pershing Park, and Oak Park.	\$15,000
People's Self Help Housing Corp	South	Grant funds will be used for the Youth Education Enhancement Program (YEEP) at Dahlia Court apartments and Casa de las Flores apartments affordable rental complexes. The program will serve students grades K-12, with after-school education during the school year and a 6-week summer enrichment program. CDBG funds will be used for educator salaries and supplies. YEEP assembles a team of after-school educators, classroom teachers, parents and volunteers to motivate and help students complete daily homework, improve literacy and math skills, enhance study skills, improve grades and prepare for college.	\$13,423
		TOTAL	\$161,085

The County utilizes the Capital Loan Committee (CLC) to review County staff recommendations for funding for Capital and other eligible projects. The CLC may concur with staff recommendations or recommend alternate funding scenarios. County staff and CLC concurred on the following funding recommendations for capital and other projects. The total recommended funding for the following projects is \$1,260,998. The County Board of Supervisors approved the funding recommendations at the July 11, 2017 public hearing.

Project Name	Target Area	Project Description	Proposed Funding
County – Orcutt Infill Sidewalk Project	Mid-County	The project includes the construction of an ADA accessible sidewalk on the south side of Foster Road in the unincorporated community of Orcutt.	\$210,000
County - Courthouse ADA Ramp Construction	South County	The County will improve accessibility by adding an ADA-compliant ramp at the south end (Figueroa side) of the historic Santa Barbara Courthouse.	\$175,000
Cuyama Valley Recreation District	North County	The District will upgrade restroom facilities, add a small concession area, and install a skate park located at the Cuyama Valley Recreation District Park.	\$341,000
Domestic Violence Solutions	South County	The project includes renovating one of three apartments by improving plumbing, electrical, flooring, carpentry, drywall, and painting.	\$28,498
Good Samaritan Shelter	North County	Bridgehouse Capital Improvements project includes replacing the flooring throughout the main homeless shelter building, painting the interior, and rehabilitating the kitchen and restrooms.	\$434,000
PATH	South County	PATH Santa Barbara will replace a 462-gallon commercial water heater tank and boiler in their homeless shelter located 816 Cacique Street, Santa Barbara.	\$22,500
Women’s Economic Ventures - Provide training and technical assistance to women to start micro-enterprise businesses	County-wide	The Women’s Economic Ventures (WEV) will provide Self-Employment Training (SET) and technical assistance to primarily low-income women to complete a business plan and start or expand a micro-enterprise business.	\$50,000
Total			\$1,260,998

HOME Funded Projects

Applications for housing development are accepted by HCD on a year-round basis to allow for fluctuations in the housing market, 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. The County charges an annual monitoring fee to multi-family housing projects to cover the costs of long-term monitoring.

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

2017-18 HOME Allocation

The County will receive a HOME program grant allocation in the amount of \$408,812 for FY 2017-18. HOME funds may be used to support activities, including acquisition, rehabilitation and construction of affordable housing, tenant-based rental assistance and homebuyer assistance. Up to ten-percent (10%) of HOME funds may be used to cover the County’s costs to administer the HOME program. FY 2017-18 funds are expected to be used for future affordable housing developments. Staff will provide the Board with funding reservations and commitments for Board consideration and approval at a later date as project applications are received.

Distribution of HOME funds to Consortium Member Cities

Jurisdiction	Distribution*	Administration 10%	FY 17/18 Project Funds Available	Total 17/18 Funds Available
County	71.53%	40,881	263,187	304,068
Buellton	2.60%		9,569	9,569
Carpinteria	7.13%		26,239	26,239
Goleta	15.82%		58,208	58,208
Solvang	2.92%		10,727	10,727
Total	100.00%		367,931	408,812

**Distribution percentages are calculated pursuant to the HOME Consortium Agreement and are derived from the HOME-funds allocation formula of A+B+2C, where A is population, B is number of overcrowded households, and C is households below the federal poverty limit.*

Administration

Ten percent of HOME funds (\$40,881), and 20 percent of CDBG funds (\$214,779) are used for Program Administration Costs.

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

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

The County of Santa Barbara's Department of Community Services, Division of HCD 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 city of Goleta. HOME and CDBG funds received by the County are spent in non-entitlement areas.

Rationale for the priorities for allocating investments geographically

HOME funds received by the HOME Consortium have historically been distributed based on an allocation formula that incorporates both population and need (defined by poverty and housing problems). CDBG funds received by the Urban County have historically been distributed based on population.

In February 2015, the Santa Barbara County Board of Supervisors adopted an amendment to the Land Use Element of the County Comprehensive Plan that encourages the extension and/or upgrading of public water, sewer, storm water drainage, and structural fire protection services to identified Disadvantaged Unincorporated communities. A Disadvantaged Unincorporated Community is a community where the median household income is 80 percent or less than the statewide median household income, is located outside the sphere of influence of a city, has no less than 10 dwellings in close proximity or adjacent to one another, and has been established for at least 50 years. The amendment will be implemented by County Planning and Development Department. HCD will consider proximity to employment centers, access to opportunities and transportation when allocating HOME funds for housing programs.

Discussion

Please see above.

Affordable Housing

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

This section contains the Consortium's estimates of the number of households who are expected to be supported through CDBG and HOME dedicated to affordable housing in FY2017-2018.

Introduction

Applications for housing development are accepted by HCD on a year-round basis to allow for fluctuations in the housing market, the availability of real property, development costs, and timing of other revenue sources. However, in order that the HOME Consortium may plan accordingly, HCD strongly encouraged potential applicants to submit Letters of Intent to Apply (LOI) if they anticipate applying for housing development funds within the next year. HCD staff will return to the Board at such time that HCD receives a full application for funding and the project is in a state of readiness to receive either a time-limited funding reservation or funding commitment (contract). At such time that the Board approves a contract for HOME funds, the project will be added to the Action Plan. The County charges an annual monitoring fee to multi-family housing projects to cover the costs of long-term monitoring.

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

Discussion

The County's Housing and Community Development (HCD) Division, in partnership with participating cities in the County HOME Consortium, are working with affordable housing development organizations on several affordable housing projects in the pipeline for FY 2017-18. These development organizations include People's Self Help Housing Corporation and Housing Authority of Santa Barbara County (HASBARCO). These projects, if they are fully realized, include housing units which will help address the needs of disabled households, senior households, and homeless households. These household types have been identified in the County's Five Year 2015-2020 Consolidated Plan as "high priority." As these projects move forward to a funding commitment status, the Action Plan will be amended at that time to reflect the use of federal HOME funds.

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

Introduction

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

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

The Consortium has provided funding on a project-by-project basis to the Housing Authority of the County of Santa Barbara (HASBARCO). The County approved a preliminary award of HOME funds to The Residences at Depot Street, an 80 unit affordable rental housing project. If HASBARCO is successful in receiving an allocation of low-income housing tax credit in June or September, the County will consider a firm award and contract utilizing HOME funds toward the construction costs. The County will continue to work in conjunction with HASBARCO to address the needs of low and extremely low-income residents.

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

HASBARCO offers a number of resident programs and supportive services designed to foster self-sufficiency and improve quality of life. HASBARCO also partners with a number of community organizations that provide resources to assist HASBARCO clients, including homeownership education. These community partners are part of the HASBARCO Program Coordinating Committee (PCC) and meet regularly with HASBARCO to review progress and address issues. HASBARCO encourages residents to become more involved in programs and management by holding 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 FY2017-18 Action Plan.

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

The Consortium actively participates in the collaborative efforts of the CoC and C3H to address homelessness throughout the County and will employ many programs focused on preventing, reducing and ending homelessness in the next year. Specifically, the Consortium anticipates the following projects will help satisfy the annual goal to assist homeless and at-risk of homelessness with emergency and permanent housing and services:

- Carrillo Counseling Services, Inc. dba New Beginnings Counseling Center -- Safe Parking and Homeless Outreach

- Domestic Violence Solutions for Santa Barbara County -- Essential Services for Santa Barbara Domestic Violence Emergency Shelter
- Good Samaritan Shelter -- Bridgehouse Emergency Shelter
- Good Samaritan Shelter -- Santa Maria Emergency Shelter & Rapid Re-housing Operations
- Good Samaritan Shelter -- Santa Maria Emergency Shelter & Rapid Re-housing Rental Assistance
- Common Ground Santa Barbara County Street Outreach & Rapid Re Housing
- PATH (People Assisting the Homeless) -- PATH Santa Barbara Emergency Shelter
- PATH (People Assisting the Homeless) -- PATH Santa Barbara Rapid Re-housing Services

- Transition House -- Emergency Shelter Services for Homeless Families
- WillBridge of Santa Barbara, Inc. -- WillBridge Street Outreach Essential Services
- WillBridge of Santa Barbara, Inc. -- WillBridge Transitional Housing Essential Services

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

One of the strategies of the Ten Year Plan to End Chronic Homelessness (TYP) is “reaching out to individuals on the streets and providing them with the services and treatment they need and want to support their transition from homelessness into permanent supportive housing.” Outreach to persons experiencing homelessness is done through the Consortium’s partners. In addition, Santa Barbara County participated in the annual Point in Time Count in January of 2017.

Addressing the emergency shelter and transitional housing needs of homeless persons

The County has funded a number of projects that address emergency shelter and housing needs of homeless persons including rental assistance, housing relocation and stabilization services, essential services and shelter operations with Emergency Solutions Grants (ESG) Program funds administered by the State of California (State) for FY 2017-18. In 2016, the County was designated by the State as an Administrative Entity for ESG funds for the Santa Maria/Santa Barbara County Continuum of Care Service Area, which is the geographic area located within the boundaries of Santa Barbara County. As AE, the County is eligible to receive an annual allocation of ESG funds from the State.

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 FY2017-18, the County is funding a number of projects that help homeless persons transition to permanent housing including rental assistance, housing relocation and stabilization services rapid rehousing 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.

Homeless prevention efforts include a mix of emergency, transitional and affordable housing along with social services supports. All activities discussed above will contribute to homeless prevention.

Discussion

The Consortium actively participates in the collaborative efforts of the CoC and C3H to address homelessness throughout the County and will employ many programs focused on preventing, reducing and ending homelessness in the next year. The Consortium will not receive a direct allocation of ESG funds from HUD for FY 2017-18. As previously discussed, the County received an allocation of ESG funds from the State (State ESG funds); contracts were effective on February 7, 2017 and will run through June 30, 2018. These projects will help satisfy the annual goal to assist homeless and at-risk of homelessness with emergency and permanent housing and services. Funded projects include:

- Carrillo Counseling Services, Inc. dba New Beginnings Counseling Center -- Safe Parking and Rapid Re-housing
- Good Samaritan Shelter -- Emergency Shelter, Rapid Re-housing, and HMIS Components
- PATH (People Assisting the Homeless) -- Emergency Shelter, Rapid Re-housing, and HMIS Components
- Transition House -- Emergency Shelter Services

The County also anticipates receiving an allocation of funds for 2017-2019, applications for which are currently being solicited. This process should be completed by the end of May 2017.

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

Introduction

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

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Discussion

HCD will continue to work with the Department of Planning and Development to identify regulatory barriers to developing affordable housing, and to identify strategies to mitigate or remove these barriers. The Housing Element describes a number of constraints to affordable development and presents opportunities to reduce barriers to affordable housing. For example, a County Supplemental Density Bonus Program has been proposed to allow for additional housing density in specific zones beyond that allowed by the State Density Bonus Law. This program would provide for a total density increase for projects that provide units affordable to individuals and families with low and very low-income, persons with special needs, seniors and farm workers.

In addition, an Analysis of Impediments to Fair Housing Choice completed in 2015 contains recommended actions to expand affordable housing opportunities in the County. The County will consider and implement as funding permits the following actions included in the Fair Housing Action Plan:

- Continue to use federal and other County administered funds to support affordable housing and explore opportunities to increase funding for affordable housing creation;
- Support opportunities to reduce barriers to affordable housing development discussed in the County's Housing Element;
- Encourage the production/preservation of larger units for families (e.g., units with at least two bedrooms);
- Proactively monitor the loss of existing affordable housing units, particularly in "high opportunity" areas.

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

Introduction

This section reports additional efforts the Consortium will undertake during the 2017-18 program year to address residents' housing and community development needs.

Actions planned to address obstacles to meeting underserved needs

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

Actions planned to foster and maintain affordable housing

Housing actions will primarily be accomplished through the administration of HOME funds. Applications for housing development are accepted by HCD on a year-round basis to allow for fluctuations in the housing market, 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 require an analysis of lead based paint if a project involves acquisition of pre-1978 housing projects. The County will also provide educational brochures published by the Environmental Protection Agency to residents on the health hazards of lead-based paint and encourage screening children for elevated blood-lead levels when the housing in which they reside was built prior to 1978.

Actions planned to reduce the number of poverty-level families

The Consortium's anti-poverty efforts that will be undertaken during the 2015-2020 Consolidated Plan period are detailed in the Consolidated Plan Strategic Plan (SP-70). Projects proposed for FY2017-18 intended to help reduce the number of poverty-level families include assistance to micro-enterprise businesses, shelter operations, supportive housing services and transitional housing, access to nutritional meals, case management, and other support services. 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 C3H, and by providing technical assistance and guidance to grantees.

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

The County will promote and emphasize the need for coordination between all agencies active in the Consortium so as to minimize the duplication of efforts. The County will continue to participate in cooperative efforts such as the Joint Cities-County Affordable Housing Task Group, the CoC and C3H. 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. All program income has been expended on eligible expenses of projects committed with prior year allocations. Resulting increases in prior year Entitlement funds are being committed to projects as described herein.
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. Not applicable
3. The amount of surplus funds from urban renewal settlements. Not applicable
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. Not applicable
5. The amount of income from float-funded activities. Not applicable.

Total Program Income

Other CDBG Requirements

1. The amount of urgent need activities. None.

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:
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: Not applicable at this time. The County has not funded for-sale housing projects with HOME funds.
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: Not applicable.
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: Not applicable.