



Draft 2018-2019 Annual Action Plan

**Santa Barbara County HOME Consortium and
CDBG Urban County**

Annual Action Plan
2018

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 2018-19 Action Plan are shown in Table AP-20 Annual Goals and Objectives.

The 2018-19 Action Plan is the fourth 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 2017-18 Consolidated Annual Performance & Evaluation Report (or CAPER). Examples of CDBG capital development projects reported on last year include: (1) An ADA sidewalk installation on Foster Rd in Santa Maria and (2) Interior renovations of Domestic Violence Solutions' transitional housing site. Under the HOME Program, notable achievements last year include: (1) Good Samaritan School Street SROs; and (2) Tenant Based Rental Housing Assistance (TBRA) funding for programs in the Cities of Santa Maria, The Housing Authority of the County of Santa Barbara, and PATH Homeless Shelter.

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 2018-19 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 2018-19 Action Plan was made available for a 30-day public comment period, beginning on May 18, 2018 and concluded after the public hearing before the County Board of Supervisors on June 19, 2018. 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 June 19, 2018 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 Maria (in person) and in Santa Barbara (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 June 19, 2018, the Board of Supervisors approved the final FY 2018-19 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, and HOME 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 public comment period and during the public hearing on June 19, 2018. A list of any public comments received prior to the public hearing were provided to the Board of Supervisors before the hearing for consideration at the public hearing. All public comments received at the public hearing and during the 30-day public comment periods are summarized in the appendix.

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
CDBG Administrator	SANTA BARBARA COUNTY	Community Services Department
HOME Administrator	SANTA BARBARA COUNTY	Community Services Department
ESG Administrator	Not applicable	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 cities of Goleta and Santa Maria. 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(I)

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(I)).

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 community-wide system to standardize and expedite the process by which people experiencing homelessness, or who are at risk of homelessness, access housing and homeless resources known as the Coordinated Entry System (CES). 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 now has been integrated into the overall function of the United Way of Northern Santa Barbara County (United Way), specifically their Home For Good (HFG) Campaign. The core mission of C3H (now HFGSBC) has evolved to focus on direct services specifically Street Outreach, convening regional coordination meetings between multiple stakeholders, and raising funds 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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	SANTA BARBARA COUNTY
	Agency/Group/Organization Type	Other government - Local
	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.
2	Agency/Group/Organization	Housing Authority of Santa Barbara County
	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. 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.
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 Consolidated Plan.

4	Agency/Group/Organization	Los Adobes de Maria II
	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?	Organization assisted in the recruitment of participants for the Hispanic focus group. Representatives of Peoples Self-Help Housing also participated in the stakeholder focus group. More detail is provided in the Consultation and Citizen Participation appendix of the Consolidated Plan.
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 Consolidated Plan.
6	Agency/Group/Organization	GOOD SAMARITAN SHELTER
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless

<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy</p>
<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>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 of the Consolidated Plan.</p>
<p>7 Agency/Group/Organization</p>	<p>TRANSITION HOUSE</p>
<p>Agency/Group/Organization Type</p>	<p>Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless</p>
<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy</p>

	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 families experiencing homelessness in the southern part of the county. More detail is provided in the Consultation and Citizen Participation appendix of the Consolidated Plan.
8	Agency/Group/Organization	Casa Esperanza/PATH Homeless Center
	Agency/Group/Organization Type	Services - Housing Services-Victims of Domestic Violence 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 Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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 of the Consolidated Plan.

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

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

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

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

Table 3 – Other local / regional / federal planning efforts

Narrative

HCD participates in collaborative efforts and task forces. These include: 1) C3H, (now HFGSBC) has evolved to focus on direct services specifically Street Outreach, convening regional coordination meetings between multiple stakeholders, and raising funds to address homelessness; 2) The Joint Cities-County Affordable Housing Task Group, which brings together elected officials and government representatives to discuss affordable housing needs 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.

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 2018-19 Action Plan was made available for a 30 day public review period, beginning on May 18, 2018 and concluding after the public hearing before the County Board of Supervisors on July 19, 2018. 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, Santa Maria, 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 19, 2018 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 Maria (in person) and in Santa Barbara (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 19, 2018, the Board of Supervisors approved the final FY 2018-19 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.

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 19 was held in Santa Maria which is considered a central location. The public also was provided the opportunity to provide comments remotely from the hearing room in Santa Barbara.

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 Hearing	Non-targeted/ broad community	To be added after hearings.	No public comments received.	None	
2	Publication of public notice in newspapers of general circulation	Non-targeted/ broad community		No public comments received	None	
3	Distribution of Draft Action Plan to libraries and partner cities	Non-targeted/ broad community		No public comments received	None	
4	Publication of Draft Action Plan on County website	Non-targeted/broad community		No public comments received	None	http://cosb.countyofsb.org/housing/

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 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	1,190,279	18,214	472,579	1,681,072		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	1,038,021	1,172,632	924,597	3,135,250	Federal funds used to create and preserve 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: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	0	0	0	0	0	Santa Barbara County was not allocation ESG funds for FY 2018-19

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

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 publically 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	2015	2019	Affordable Housing Public Housing		Rental Housing Programs Home Buyer Programs Access to Community Assets	HOME: \$934,219	Rental units constructed: 120 Household Housing Unit
2	Assist Non-Homeless Special Needs Populations	2015	2019	Non-Homeless Special Needs		Accessibility Programs Supportive Services Access to Community Assets	CDBG: \$80,000	Public service activities other than Low/Moderate Income Housing Benefit: 15,825 Persons Assisted
3	Build Community Infrastructure & Service Capacity	2015	2019	Non-Homeless Special Needs Non-Housing Community Development		Community Infrastructure and Service Capacity	CDBG: \$640,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1,770 Persons Assisted
4	Assist Homeless and At-Risk of Homeless	2015	2019	Homeless		Homeless and At-Risk of Homelessness	CDBG: \$386,848	Homelessness Prevention: 3,125 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Promote Economic Development	2015	2019	Non-Housing Community Development		Economic Development	CDBG: \$75,000	Other: 25 Micro-Enterprise businesses

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.

5	Goal Name	Promote Economic Development
	Goal Description	This goal includes activities that create or retain jobs, foster entrepreneurship and increase access to employment centers, particularly for low and moderate income persons.

AP-35 Projects - 91.420, 91.220(d)

Introduction

This section details the projects proposed for the 2018-19 program year.

#	Project Name
1	2018 CDBG County Administration
2	2018 CDBG County Public Services
3	2018 CDBG County Capital Projects
4	2018 CDBG Micro-Enterprise Assistance
5	2018 CDBG Carpinteria Public Services
6	2018 HOME Program Administration
7	2018 HOME Housing Development
8	2018 HOME TBRA

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 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.

AP-38 Project Summary
Project Summary Information

1	Project Name	2018 CDBG County Administration
	Target Area	
	Goals Supported	Assist Non-Homeless Special Needs Populations Build Community Infrastructure & Service Capacity Assist Homeless and At-Risk of Homeless Promote Economic Development
	Needs Addressed	Rental Housing Programs Accessibility Programs Supportive Services Community Infrastructure and Service Capacity Homeless and At-Risk of Homelessness Economic Development Access to Community Assets
	Funding	CDBG: \$238,056
	Description	Funds will be used by the County to cover the costs to administer CDBG and other federal programs
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	Funds will be used by the County to cover the costs to administer CDBG and other federal programs
	2	Project Name
Target Area		
Goals Supported		Assist Non-Homeless Special Needs Populations Assist Homeless and At-Risk of Homeless
Needs Addressed		Homeless and At-Risk of Homelessness Access to Community Assets
Funding		CDBG: \$163,723
Description		Funds will be used to support the operations and program expenses of public services programs
Target Date		6/30/2019

	<p>Estimate the number and type of families that will benefit from the proposed activities</p> <p>It is estimated that 17,675 persons will be assisted</p>
	<p>Location Description</p>
	<p>Planned Activities</p> <p>Carrillo Counseling - South Safe Parking Shelter and Homeless Outreach Program \$20,000</p> <p>Community Action Commission - Healthy Senior Lunch Program \$15,000</p> <p>Good Samaritan - Bridgehouse Emergency Shelter emergency & transitional shelter for homeless individuals and families \$31,062</p> <p>Legal Aid Foundation – Family Violence Prevention \$15,000</p> <p>PATH Santa Barbara - Shelter and supportive services to transition homeless persons into permanent housing \$17,500</p> <p>Santa Barbara Rape Crisis Center - Sexual Assault Counseling and Education Program in Isla Vista (SACE IV) \$15,000</p> <p>Meals on Wheels Santa Maria Valley - home delivered meals to low-income, elderly, home bound clients in Orcutt at very low cost \$15,000</p> <p>Santa Ynez Valley People Helping People - Family and Senior Support Program \$20,000</p> <p>WillBridge of Santa Barbara - provide Transitional and Permanent Supportive Housing and Street Outreach Program for Chronic homeless \$15,161</p>
<p>3</p>	<p>Project Name</p> <p>2018 CDBG County Capital Projects</p>
	<p>Target Area</p>
	<p>Goals Supported</p> <p>Assist Non-Homeless Special Needs Populations</p> <p>Build Community Infrastructure & Service Capacity</p> <p>Assist Homeless and At-Risk of Homeless</p>
	<p>Needs Addressed</p> <p>Accessibility Programs</p> <p>Supportive Services</p> <p>Community Infrastructure and Service Capacity</p> <p>Homeless and At-Risk of Homelessness</p> <p>Access to Community Assets</p>
	<p>Funding</p> <p>CDBG: \$943,125</p>

	Description	Funds will be used for improvements to public facilities and infrastructure
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 2,995 persons will be assisted
	Location Description	
	Planned Activities	County - ADA improvements to County facility \$175,000 Good Samaritan Shelter - Shelter rehab \$103,125 County - Beach Access Stair Replacement in LMI area \$465,000 Sarah House HVAC System \$200,000
4	Project Name	2018 CDBG Micro-Enterprise Assistance
	Target Area	
	Goals Supported	Promote Economic Development
	Needs Addressed	Economic Development
	Funding	CDBG: \$75,000
	Description	Funds will be used to support training and technical assistance to owners of existing and proposed micro-enterprise businesses
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that training and technical assistance will be provided to 25 existing and proposed micro-enterprise businesses
	Location Description	
	Planned Activities	Women's Economic Ventures \$75,000
5	Project Name	2018 CDBG Carpinteria 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 Access to Community Assets

	Funding	CDBG: \$14,819
	Description	The City of Carpinteria will use its distribution of the public services cap to fund an after-school youth education program.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 50 persons will be assisted
	Location Description	
	Planned Activities	
6	Project Name	2018 HOME Program Administration
	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: \$103,802
	Description	Funds will be used by the County to cover the costs to administer the HOME program
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	
	Planned Activities	
7	Project Name	2018 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 Accessibility Programs Supportive Services Homeless and At-Risk of Homelessness Access to Community Assets
Funding	HOME: \$2,650,441
Description	Funds will be used to finance the acquisition, construction and/or rehab of affordable housing.
Target Date	6/30/2022
Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 120 households will be housed in affordable rental housing
Location Description	
Planned Activities	To be determined

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 and, beginning in FY 2018, the City of Santa Maria. HOME and CDBG funds received by the County are spent in non-entitlement areas.

Geographic Distribution

Target Area	Percentage of Funds

Table 5 - Geographic Distribution

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 over-crowded households or families). 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)

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.

One Year Goals for the Number of Households to be Supported	
Homeless	80
Non-Homeless	40
Special-Needs	0
Total	120

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	120
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	120

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

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 2018-19. 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 renewed 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 2018, 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 FY2018-19 Action Plan.

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

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

One 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, the CA-603 Santa Maria/ Santa Barbara County Continuum of Care (CoC) petitioned SNAPs for an exception to the last 10 days in January 2018, PIT (Point in Time) count standard. The CoC is recovering from the recent fires in the County and requested approval to reschedule the PIT count to February 22, 2018.

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 2017-19. 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 FY 2018-19, 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 Coordinated Entry System (CES) to standardize and expedite the process by which people experiencing homelessness, or who are at risk of homelessness, access housing and homeless resources. At this point in time the Consortium does not know if it will receive a direct allocation of ESG funds from HUD for FY 2018-19. 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 automatically be renewed for 2018 program year unless the allocation is plus or minus 20 percent of the 2017 allocation. In which case a new NOFA will be released for 2018 State ESG Funds. 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 2018-2020. During our NOFA process for FY 17-18 State ESG Funds, we received approval from the State to automatically renew the 2017 State ESG projects for the 2018 State ESG Program. This automatic renewal will be dependent on whether the increase or decrease in the 2018 State ESG allocation is less than 20 percent of the 2017 Allocation. In case the increase or decrease is greater than 20 percent, this will cause a new NOFA Process for the 2018 State ESG Allocation.

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

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.

Discussion

Please see above.

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

Introduction

This section reports additional efforts the Consortium will undertake during the 2018-19 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 FY2018-19 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. Also planned are the developments of two affordable housing project that will permanently house formerly homeless persons (80 units) and 40 low-income seniors (40) units. 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, encouraging Coordinated Entry Services and the management of homeless information to better serve the homeless population, 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 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	18,214
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:	18,214

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(I)(2)

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

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as follows:

Some housing developers pay fees to the County in-lieu of building affordable units under the County's Inclusionary Housing Ordinance. The County uses the funds to finance the development of affordable housing in the County. The funds carry similar restrictions to the HOME program.

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 does not expect to fund homeowner activities that require resale or recapture guidelines. The County's Consolidated Plan will be amended to include the guidelines if the County funds homeowner activities.

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 does not expect to fund homeowner activities that require resale or recapture guidelines. The County's Consolidated Plan will be amended to include the guidelines if the County funds homeowner activities.

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 does not anticipate refinancing existing debt. Should the County refinance existing debt, it will follow the requirements at 24 CFR 92.206(b)

24 CFR 92.206(b) Refinancing costs. The cost to refinance existing debt secured by a housing project that is being rehabilitated with HOME funds. These costs include the following:

(1) For single-family (one- to four- family) owner-occupied housing, when loaning HOME funds to rehabilitate the housing, if the refinancing is necessary to reduce the overall housing costs to the borrower and make the housing more affordable and if the rehabilitation cost is greater than the amount of debt that is refinanced.

(2) For single family or multifamily projects, when loaning HOME funds to rehabilitate the units if refinancing is necessary to permit or continue affordability under §92.252. The participating jurisdiction must establish refinancing guidelines and state them in its consolidated plan described in 24 CFR part 91. Regardless of the amount of HOME funds invested, the minimum affordability period shall be 15 years. The guidelines shall describe the conditions under which the participating

jurisdictions will refinance existing debt. At minimum, the guidelines must:

(i) Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing;

(ii) Require a review of management practices to demonstrate that disinvestment in the property has not occurred, that the long term needs of the project can be met and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated;

(iii) State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both;

(iv) Specify the required period of affordability, whether it is the minimum 15 years or longer;

(v) Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 91.215(e)(2) or a Federally designated Empowerment Zone or Enterprise Community; and

(vi) State that HOME funds cannot be used to refinance single family or multifamily housing loans made or insured by any Federal program, including CDBG.

Emergency Solutions Grant (ESG)

1. Include written standards for providing ESG assistance (may include as attachment)

The County was not eligible to receive an allocation of ESG for 2018-19

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

Homeless Management and Information System (HMIS)

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The County was not eligible to receive an allocation of ESG for 2018-19

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with

homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The County was not eligible to receive an allocation of ESG for 2018-19

5. Describe performance standards for evaluating ESG.

The County was not eligible to receive an allocation of ESG for 2018-19

Attachments

Citizen Participation Comments

Santa Barbara County HOME Consortium and CDBG Urban County 2018-18 Annual Action Plan



PUBLIC COMMENTS SUMMARY

A public notice was published in newspapers of general circulation serving north and south counties and hard copies of the draft Action Plan were provided to all County libraries and to the Urban County and HOME Consortium partner cities for public display for a period of 30 days.

No public comments were received during the 30-day comment period.

The public also was invited to address the County Board of Supervisors directly at a public meeting held June 19, 2018.

Public comments heard at the hearing, if any, are summarized in Section AP-05, Subsection No. 5

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Grantee SF-424's and Certification(s)