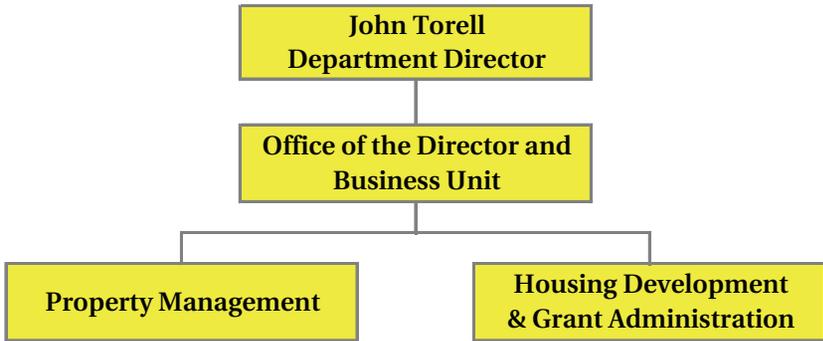
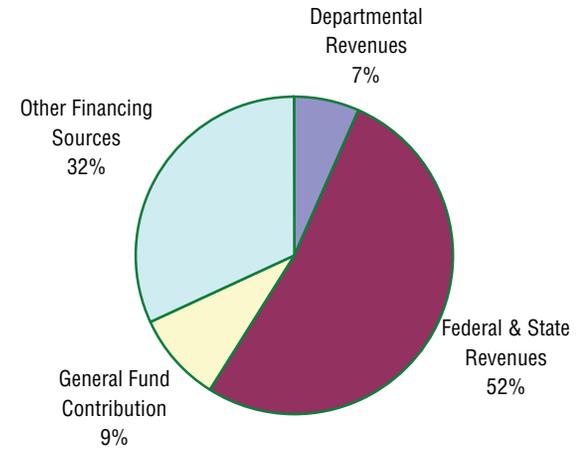


# HOUSING & COMMUNITY DEVELOPMENT

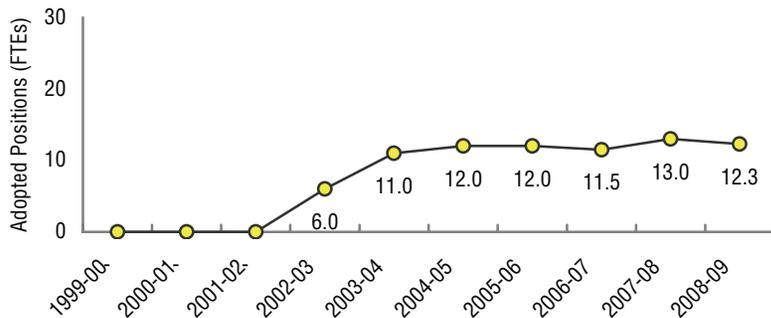
Budget & Positions (FTEs)	
Operating \$	5,342,437
Capital	-
Positions	12.3 FTEs



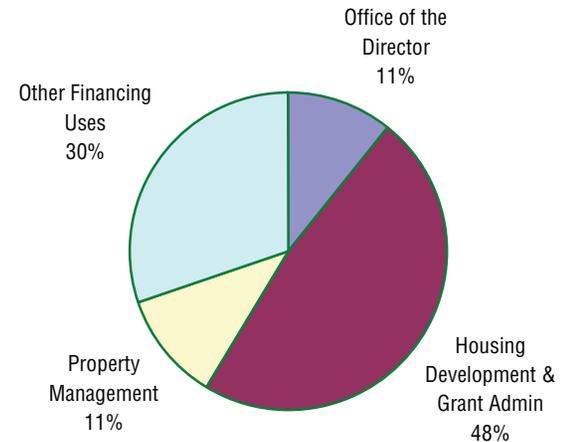
## SOURCE OF FUNDS



## STAFFING TREND



## USE OF FUNDS



## HOUSING & COMMUNITY DEVELOPMENT

### Department Summary

	Actual FY 06-07	Adopted FY 07-08	Est. Actual FY 07-08	Recommended FY 08-09
<b>Use of Funds Summary</b>				
<i>Operating Expenditures</i>				
Office of the Director	\$ 1,183,964	\$ 1,002,066	\$ 1,088,250	\$ 832,854
Housing Development & Grant Admin	9,068,860	3,409,666	6,767,870	3,660,931
Property Management	176,147	345,274	681,889	848,652
Operating Sub-Total	10,428,971	4,757,006	8,538,009	5,342,437
Less: Intra-County Revenues	(3,985)	--	--	--
Expenditure Total	10,424,986	4,757,006	8,538,009	5,342,437
<i>Other Financing Uses</i>				
Operating Transfers	1,922,131	1,176,096	1,201,415	1,524,497
Designated for Future Uses	1,884,186	885,150	101,700	787,000
Department Total	<u>\$ 14,231,303</u>	<u>\$ 6,818,252</u>	<u>\$ 9,841,124</u>	<u>\$ 7,653,934</u>

### Character of Expenditures

	Actual FY 06-07	Adopted FY 07-08	Est. Actual FY 07-08	Recommended FY 08-09
<i>Operating Expenditures</i>				
Regular Salaries	\$ 832,641	\$ 1,077,922	\$ 933,555	\$ 975,371
Overtime	1,242	--	--	--
Extra Help	18,809	--	33,169	33,149
Benefits	247,386	363,413	278,390	380,984
Salaries & Benefits Sub-Total	1,100,078	1,441,335	1,245,114	1,389,504
Services & Supplies	8,295,592	3,315,671	7,292,895	3,952,933
Principal & Interest	1,033,301	--	--	--
Operating Sub-Total	10,428,971	4,757,006	8,538,009	5,342,437
Less: Intra-County Revenues	(3,985)	--	--	--
Expenditure Total	<u>\$ 10,424,986</u>	<u>\$ 4,757,006</u>	<u>\$ 8,538,009</u>	<u>\$ 5,342,437</u>

Note: Presentation of the individual program amounts for fiscal years 2006-07 and 2007-08 have been adjusted to provide a consistent level of detail with the fiscal year 2008-09 budget, however, the totals for 2006-07 and 2007-08 have not been changed.

	Actual FY 06-07	Adopted FY 07-08	Est. Actual FY 07-08	Recommended FY 08-09
<b>Source of Funds Summary</b>				
<i>Departmental Revenues</i>				
Interest	\$ 481,057	\$ 124,000	\$ 251,615	\$ 132,000
Federal & State Revenues	3,725,721	2,383,800	3,787,647	3,996,257
Other Charges for Services	654,955	164,000	205,900	154,000
Miscellaneous Revenue	1,921,491	209,300	550,352	231,000
Revenue Sub-Total	6,783,224	2,881,100	4,795,514	4,513,257
Less: Intra-County Revenues	(3,985)	--	--	--
Revenue Total	6,779,239	2,881,100	4,795,514	4,513,257
<i>General Fund Contribution</i>	696,829	727,102	724,896	705,814
<i>Other Financing Sources</i>				
Operating Transfers	1,623,918	1,265,100	1,027,566	1,205,169
Use of Prior Fund Balances	5,131,317	1,944,950	3,293,148	1,229,694
Department Total	<u>\$ 14,231,303</u>	<u>\$ 6,818,252</u>	<u>\$ 9,841,124</u>	<u>\$ 7,653,934</u>

	Actual FY 06-07	Adopted FY 07-08	Est. Actual FY 07-08	Recommended FY 08-09
	Pos.	FTE	Pos.	FTE

### Position Summary

	Actual FY 06-07	Adopted FY 07-08	Est. Actual FY 07-08	Recommended FY 08-09
	Pos.	FTE	Pos.	FTE
<i>Permanent</i>				
Office of the Director	5.0	3.8	4.0	4.0
Housing Development & Grant Admin	6.0	5.6	6.0	5.8
Property Management	2.0	1.3	3.0	3.3
Total Permanent	13.0	10.8	13.0	13.0
<i>Non-Permanent</i>				
Extra Help	--	--	--	--
Total Positions	13.0	10.8	13.0	13.0

Note: FTE and position totals may not sum correctly due to rounding.

## MISSION STATEMENT

The mission of the County of Santa Barbara's Housing and Community Development Department (HCD) is to coordinate the development and implementation of regional strategic housing and community development processes that respect local needs, priorities and our natural environment, which will lead to the development of healthy and viable neighborhoods and an improved quality of life for all of the County's citizens.

## Budget Organization

HCD has two service cost centers, Housing Development and Grant Administration and Residential Property Management, and one business unit cost center, comprised of the Office of the Director and Fiscal Operations. The department has a total of 12.3 FTE staff located primarily in Santa Barbara as well as a satellite office in Santa Maria.

The Office of Director includes the Director, a Business Manager and a Cost Analyst. These individuals plan, organize and direct the operations of the Housing and Community Development Department, consult with community groups, identify housing needs and additional funding sources, analyze and interpret legislation and make presentations to the Board of Supervisors.

HCD's Residential Property Management cost center has the responsibility of setting, maintaining and monitoring standards and conditions of the residential housing units created through the County's Housing Element Programs. This cost center prepares Affordable Housing Agreements with developers, selects qualified homebuyers or renters through a lottery and income certification process, and ensures that the appropriate restrictive covenants are recorded upon home sale. The cost center also monitors homeowner compliance with various restrictive covenants.

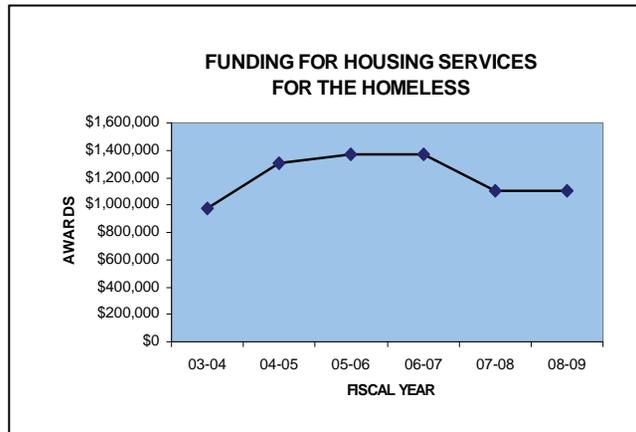
The Housing Development and Grant Administration cost center assesses the County's affordable housing needs annually and provides financial and technical assistance to profit-motivated and non-profit developers of affordable housing projects. Staff provides assistance in project development to planners and administrators in other public agencies and cities. This cost center prepares the Annual Action Plans, oversees the distribution of funds and monitors fund expenditures for the Federal HOME and Federal Community Development Block Grant (CDBG) programs on behalf of the consortiums formed with those cities eligible to receive Federal funds through the HOME Investment Partnerships Program, Federal CDBG, Emergency Shelter Grant (ESG) and Homeless Continuum of Care funding.



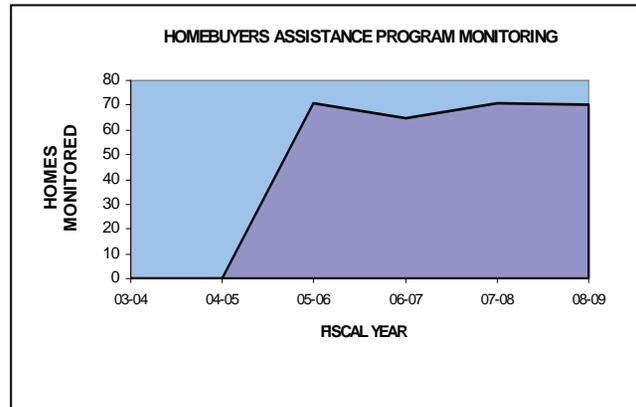
Vintage Walk in Buellton - a mixed use complex providing very low income apartment rentals.

## HOUSING & COMMUNITY DEVELOPMENT

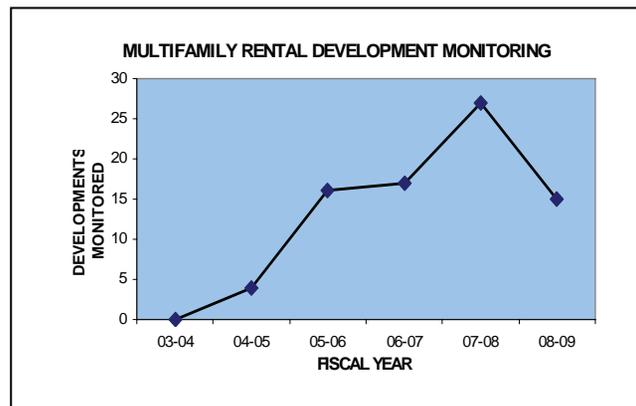
### Department Summary (cont'd)



Provide \$1.1 million for 12 local agencies to provide permanent housing services for 890 homeless clients and \$300,000 for County Homeless Management Information System from the total of \$1.4 million secured.



As required by HUD grant agreements, monitor seventy families who have purchased homes via the Homebuyers Assistance Program (HAP).



As required by HUD grant agreements, monitor fifteen multifamily affordable developments for compliance with affordability provisions.

## HOUSING & COMMUNITY DEVELOPMENT

### Department Summary (cont'd)

#### Significant Changes (FY 2007-08 Adopted to FY 2007-08 Estimated Actual)

##### Expenditures:

The Estimated Actual operating expenditures increased by \$3,781,000 to \$8,538,000 from the Adopted Budget of \$4,757,000. This 79% increase is the result of:

- +\$2,400,000 – completion of St. Vincent's Apartments, construction of 175 units that will serve low and very low-income families and seniors, using local in-lieu funds;
- +\$798,000 – additional funding as a result of Federal Community Development Block Grant (CDBG);
- +\$462,000 – St. Vincent's Apartments State Community Development Block Grant (CDBG) funding;
- +\$180,000 – Vintage Walk Apartments, six one-bedroom very low income affordable rental units in Buellton utilizing Santa Maria Housing Market Area (HMA) in-lieu funds;
- +\$152,000 – College Park Apartments, a 35-unit, newly constructed affordable housing development in Lompoc utilizing HOME funding;
- +\$100,000 – Coalition for Housing, Accessibility, Needs, Choices & Equality (CHANCE) State CDBG program income 'Move-In Costs Program' to provide housing assistance to developmentally disabled individuals;
- +\$75,000 – one time strategic reserve allocation to Santa Barbara Visitors and Conference Bureau;
- +\$57,000 – Good Samaritan Shelter new shelter construction with HOME funding;
- +\$50,000 – Lompoc Housing & Community Development Corporation HOME Community Housing Development Organization (CHDO) funding;
- +\$50,000 – Good Samaritan HOME CHDO funding;
- -\$196,000 – Salaries and benefits decrease due to partial year vacancies and medical leaves;
- -\$152,000 – College Park Apartments Lompoc HMA in lieu funding;
- -\$100,000 – affordable housing unit repurchase program utilizing in lieu funding;
- -\$69,000 – CHANCE State CDBG Access/Rehabilitation/Retrofit Program Grant;
- -\$26,000 – miscellaneous changes.

The Estimated Actual operating transfers increased by \$25,000 to \$1,201,000 from the Adopted Budget of \$1,176,000. This 2% increase is the result of

- +\$46,000 – new administration funding as a result of Federal CDBG entitlement status;
- +\$38,000 – project administrative funds received for St. Vincent's Apartments State CDBG;
- +\$18,000 – project administrative costs drawn for Ted Zenich Garden Apartments, 24-unit multi-family affordable housing rental project located in the City of Santa Maria;

- +\$2,000 – miscellaneous changes;
- -\$79,000 – less than anticipated HOME administrative funds were drawn.

The Estimated Actual designated for future uses decreased by \$783,000 to \$102,000 from the Adopted Budget of \$885,000. This 89% decrease is the result of:

- -\$783,000 – affordable housing projects that were completed earlier than anticipated in the adopted budget, primarily related to St. Vincent's apartments.

##### Revenues:

The Estimated Actual operating revenues increased by \$1,915,000 to \$4,796,000 from the Adopted Budget of \$2,881,000. This 66% increase is a result of:

- +\$2,074,000 – new Federal CDBG fund;
- +\$463,000 – St. Vincent's Apartments State CDBG funds to construct 175 apartment units that will serve low and very low-income families and seniors;
- +\$270,000 – higher than anticipated affordable property sales and shared equity proceeds;
- +\$120,000 – interest earnings are estimated higher due to lower expenditures of reserves for projects such as St. Vincent's Apartments;
- +\$90,000 – to General Services for renovation of the La Morada building adolescent residential crisis center utilizing State CDBG funds;
- +\$57,000 – Good Samaritan Shelter new shelter construction with HOME funding;
- +\$51,000 – higher than anticipated HOME rehabilitation loan receipts as a result of early loan payoffs;
- +\$50,000 – Lompoc Housing & Community Development HOME CHDO funding;
- +\$50,000 – Good Samaritan HOME CHDO funding;
- +\$48,000 – higher in-lieu Housing Mitigation Fees received from developer;
- +\$8,000 – miscellaneous changes;
- -\$1,000,000 – Federal CDBG projects re-budgeted in new Federal CDBG fund;
- -\$250,000 – Federal CDBG administration funding re-budgeted in new Federal CDBG fund;
- -\$116,000 – CHANCE State CDBG Access/Rehabilitation/Retrofit Program Grant.

## HOUSING & COMMUNITY DEVELOPMENT

### Department Summary (cont'd)

The Estimated Actual operating transfers decreased by \$238,000 to \$1,027,000 from the Adopted Budget of \$1,265,000. This 19% decrease is the result of:

- -\$238,000 – vacancies and medical leaves for part of the current fiscal year, reducing transfers of administrative costs.

The Estimated Actual use of prior fund balance increased by \$1,348,000 to \$3,293,000 from the Adopted Budget of \$1,945,000. This 69% increase is the result of:

- +\$1,348,000 – affordable housing projects that were completed earlier than anticipated in the adopted budget, primarily related to St. Vincent's apartments.

The Estimated Actual FTEs decreased by 2.1 to 10.9 from the Adopted Budget of 13.0. This 2.1 decrease is the result of vacancies offset by use of extra help.

#### Significant Changes (FY 2007-08 Estimated Actual to FY 2008-09 Recommended)

##### Expenditures:

The Recommended Budget operating expenditures will decrease by \$3,196,000 to \$5,342,000 from the Estimated Actual of \$8,538,000. This 37% decrease is the net result of:

- +\$637,000 – College Park Apartments HOME program income funding;
- +\$144,000 – increase in salaries and benefits due to filling a vacant position, returns from medical leave and increase in retirement rates;
- -\$2,400,000 – St. Vincent's Apartments, construction of 175 units that will serve low and very low-income families and seniors, utilizing local in lieu funds;
- -\$601,000 – Federal CDBG projects re-budgeted in new Federal CDBG fund;
- -\$463,000 – St. Vincent's Apartments State CDBG award;
- -\$180,000 – Vintage Walk Apartments, six one-bedroom very low income affordable rental units in Buellton utilizing Santa Maria HMA in-lieu funds;
- -\$100,000 – College Park Apartments Lompoc HMA in lieu funds;
- -\$100,000 – CHANCE State CDBG program income 'Move-In Costs Program' to provide housing assistance to developmentally disabled individuals;
- -\$75,000 – one time strategic reserve allocation to Santa Barbara Visitors and Conference Bureau;
- -\$46,000 – CHANCE State CDBG Access/Rehabilitation/Retrofit Program Grant;
- -\$12,000 – miscellaneous changes.

The Recommended Budget operating transfers will increase by \$323,000 to \$1,524,000 from the Estimated Actual of \$1,201,000. This 27% increase is the net result of:

- +\$400,000 – Federal CDBG funding to be awarded;
- +\$123,000 – Federal CDBG administration funds were shared with Lompoc and will not be in the 2008-09 year;
- +\$49,000 – HOME Administration transfers;
- +\$4,000 – miscellaneous changes;
- -\$182,000 – La Morada Building rehabilitation transfer of State CDBG award and program income for projects to General Services;
- -\$38,000 – completion of the St. Vincent's Apartments State CDBG funding;
- -\$18,000 – completion of Ted Zenich apartments HOME administration transfers;
- -\$15,000 – completion of College Park Apartments HOME administration transfers.

The Recommended Budget designated for future use will increase by \$685,000 to \$787,000 from the Estimated Actual of \$102,000. This 674% increase is the result of

- +\$685,000 – prior year affordable housing projects that were completed, primarily related to St. Vincents' apartments.

##### Revenues:

The Recommended Budget operating revenues will decrease by \$282,000 to \$4,513,000 from the Estimated Actual of \$4,795,000. This 6% decrease is the net result of:

- +\$968,000 – offset by new HOME projects to be awarded;
- -\$500,000 – completion of St. Vincent's Apartments, construction of 175 units that will serve low and very low-income families and seniors, utilizing State CDBG funds;
- -\$270,000 – decrease in sales proceeds from affordable properties;
- -\$128,000 – La Morada building rehabilitation State CDBG funds;
- -\$120,000 – decrease in interest earnings due to expenditure of reserves (South Coast HMA In-lieu Funds) for St. Vincent's Apartments;
- -\$78,000 – decrease in Federal CDBG award;
- -\$50,000 – HOME CHDO funding to Lompoc Housing & Community Development;
- -\$50,000 – HOME CHDO funding to Good Samaritan;
- -\$48,000 – decrease in in-lieu fees due to expected decline in development;
- -\$6,000 – miscellaneous changes.

## HOUSING & COMMUNITY DEVELOPMENT

### Department Summary (cont'd)

The Recommended Budget operating transfers will increase by \$178,000 to \$1,205,000 from the Estimated Actual of \$1,027,000. This 17% increase is the result of:

- +\$188,000 – for administrative charges as a result of filling vacancies;
- -\$10,000 – decreases in Services and Supplies.

The Recommended Budget use of prior fund balances will decrease \$2,063,000 to \$1,230,000 from the Estimated Actual of \$3,293,000. This 63% decrease is the net result of:

- -\$2,063,000 – prior year affordable housing projects that were completed, primarily related to St. Vincent's apartments.

#### Fiscal Year 2008-2009 constraints required the Department to implement certain service level reductions.

Budget reductions to meet target:

- -\$69,032 – unfunded one Housing Program Specialist. Compliance and monitoring tasks of this position will be performed by .5 FTE extra-help staff. Timeliness of HCD's response to compliance issues will be impacted in peak workload periods;
- -\$31,000 – decrease in Professional and Special Services. This reduction will impact contracts with investigation agencies and outside consultants, and public outreach will be reduced;
- -\$25,786 – reduction in the Planner/Compliance Officer position by (-.25) FTE. Compliance monitoring tasks will be performed by .50 FTE extra-help staff, with no anticipated service level reduction insofar as quality of service rendered. Timeliness of HCD's response to compliance issues will be impacted, however, in peak workload periods;
- -\$12,000 – Professional and Special Services contracts with investigation agencies, outside consultants and public outreach services have been reduced. This will result in a minor reduction in public outreach efforts and may result in less timely responses to issues requiring legal and/or investigative services as these services are brought in-house.

The Recommended Budget FTEs will increase by 1.4 to 12.3 from the Estimated Actual of 10.9. This 1.4 increase is due to filling of vacancies for Property Management compliance, funded by the affordable housing project subsidy fund.

Fiscal Year 2008-09 Projects Budgeted and Non-County Project Funding			
	General Fund Contribution	HCD Project Budget	Non-County Funding Sources Leveraged
<b>GENERAL FUND BUDGET</b>			
Administration & Support	\$ 312,281		
Housing Development and Grant Administration	0		
Property Management	118,533		
Economic Development Advertising Resources	275,000		\$ 2,751,500
	<b>\$ 705,814</b>	<b>\$ -</b>	<b>\$ 2,751,500</b>
<b>HOUSING DEVELOPMENT &amp; GRANT ADMINISTRATION PROJECTS</b>			
McKinney Homeless Grants		\$ 281,249	\$ 930,500
CDBG Entitlement		\$ 1,596,981	\$ 2,226,000
CDBG (Housing)		\$ 115,625	\$ 400,000
Affordable Housing Funds		\$ 1,650,000	\$ 12,634,000
HOME Funding		\$ 1,443,951	\$ 78,798,000
		<b>\$ 5,087,806</b>	<b>\$ 94,988,500</b>
<b>Total</b>	<b>\$ 705,814</b>	<b>\$ 5,087,806</b>	<b>\$ 97,740,000</b>
<b>Gen Fd Cont/\$ Leveraged</b>	<b>\$ 705,814</b>		<b>\$ 97,740,000</b>
Non-County Funding Sources Generated as Compared to Each Dollar of General Fund Contribution			<b>\$ 138</b>
<b>Non-County Funding as Compared to General Fund Contribution</b>			

A portion of HCD's general fund budget and all of its pass-through Federal grant funds are distributed via a public process to local not-for-profit organizations. These funds act as 'seed money' to these agencies and are heavily leveraged by the recipient organizations in obtaining tax credit and other funding for their projects. For Fiscal Year 2008-09, \$5.4 million of HCD distributions are estimated to generate an additional \$95 million in project funding and \$2.7 in economic development benefits.

**Departmental Priorities and Their Alignment With County Goals**

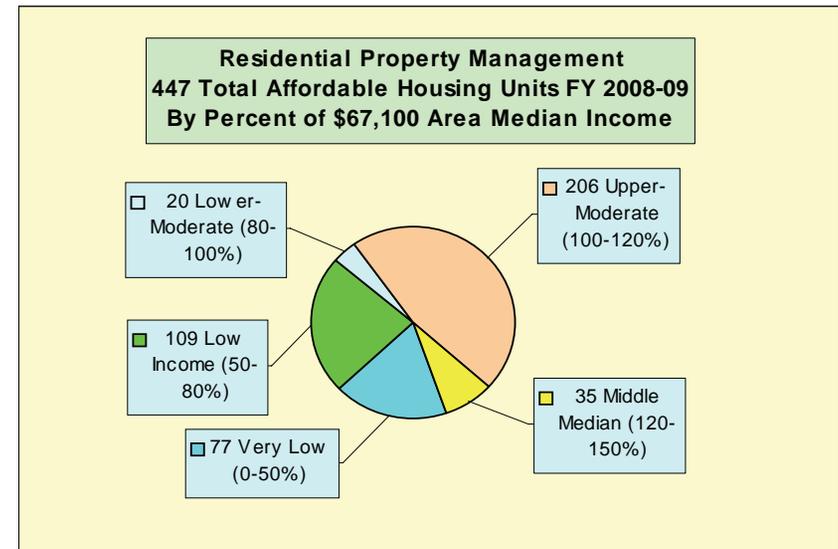
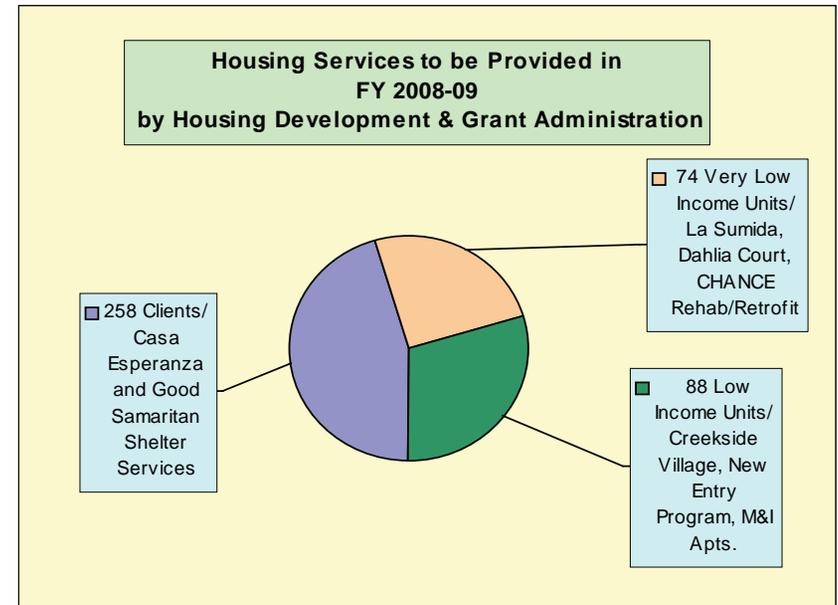
Housing and Community Development’s Strategic Actions align primarily with the following adopted County Strategic Goals:

- Goal 1: Efficient and Responsive Government: An Efficient, Professionally Managed Government Able to Anticipate and to Effectively Respond to the Needs of the Community;**
- Goal 2: Health and Safety: A Safe and Healthy Community in Which to Live, Work and Visit;**
- Goal 3: Economic Vitality: A Community that is Economically Vital and Sustainable;**
- Goal 4: Quality of Life: A High Quality of Life for All Residents;**
- Goal 5: Citizen Involvement: A County Government that is Accessible, Open and Citizen-Friendly; and**
- Goal 6: Families and Children: A Community that Fosters the Safety and Well-Being of Families and Children.**

Housing and Community Development’s Strategic Actions are also aligned with the following adopted Critical Issues:

- Issue 1: Financial Stability of the County;
- Issue 4: Housing for all Segments of the Population; and
- Issue 8: Accommodate Demographic Changes.

**HOUSING & COMMUNITY DEVELOPMENT**  
Department Summary (cont'd)



Advertising Allocation by Fiscal Year		
Recipient Organization	FY 2007-08	FY 2008-09
Cuyama Valley Recreation District	\$ 1,112	\$ 1,112
Los Olivos Business Organization	1,600	1,600
Guadalupe Chamber of Commerce	3,100	3,100
Los Alamos Valley Visitors Bureau	3,485	3,485
Buellton Chamber of Commerce	3,687	3,687
Solvang Conference & Visitors Bureau	5,180	5,180
Solvang Chamber of Commerce	5,180	5,180
Carpinteria Valley Chamber of Commerce	9,561	9,561
Santa Ynez Valley Visitors Association	9,762	9,762
Santa Barbara Hispanic Chamber of Commerce	11,400	11,400
Lompoc Valley Chamber of Commerce	28,980	28,980
Goleta Valley Chamber of Commerce	30,871	30,871
Santa Maria Valley Chamber of Commerce	55,168	55,168
Santa Barbara Conference & Visitors Bureau	* 180,914	105,914
<b>TOTAL</b>	<b>\$ 350,000</b>	<b>\$ 275,000</b>

• Includes one-time \$75,000 expansion request approved by the Board of Supervisors.

## HOUSING & COMMUNITY DEVELOPMENT

### Department Summary (cont'd)

#### **Focus Area One: Provide Affordable Housing**

In fulfilling its mission, the Housing and Community Development Department (HCD) seeks to optimize the production of affordable rental and 'for sale' housing units throughout the County, to provide shelter and supportive services for the homeless population, and to provide economic assistance for needed local community projects. HCD's General Fund contribution of \$705,814 for FY 2008-09 includes \$275,000 of 'pass through' funds which are distributed to local conference and visitor's bureaus. The remaining General Fund budget of \$430,814 is utilized to administer HCD's affordable housing programs, the receipt and distribution of federal grant funds to subsidize production of rental housing units, and the on-going monitoring of grant expenditures for compliance with federal regulations.

#### Current Year (FY 07-08) Accomplishments:

- Continued to design and implement process improvements in the Property Management division targeted at ensuring compliance with recorded restrictive covenants for affordable units including developing a monitoring and enforcement program. A Violations Committee was created to review possible covenant violations and to facilitate the identification of cases for potential litigation. Project teams have most recently completed reviews and redesign of HCD's Lottery and Income Eligibility Certification process.
- Awarded 15% of the annual Federal CDBG award to support Human Services programs with a priority for those that support homelessness and housing activities.
- Awarded \$231,250 in State CDBG for the Access/Rehabilitation/Retrofit Program to Coalition for Housing Accessibility, Needs, Choices and Equality (CHANCE) to grant or award low interest loans to disabled residents to modify their residential unit to better accommodate their disability.
- Awarded \$100,000 of State CDBG program income to the CHANCE 'Move-In Costs Program' to provide housing assistance to developmentally disabled individuals. The Move-In Costs Program provided payment to landlords of qualified developmentally disabled low-income (at or below 80% of the area median income) persons for security and other deposits necessary to obtain rental housing opportunities.
- HCD has continued to implement process improvements to deliver a comprehensive monitoring and enforcement program to ensure covenant compliance for its homeownership units. The department has designed a computerized system to facilitate inventory monitoring for the affordable housing program. In addition, the department has reorganized staff resources to provide additional staffing support to the Property Management activities with a particular emphasis on monitoring responsibilities.

#### Proposed Strategic Actions:

- Identify and income-certify prospective purchasers of 73 affordable 'workforce' units at the Rice Ranch development in the Santa Maria Housing Market Area. Provide technical assistance and implement conditions of approval to permit the payment of fees by Rice Ranch 'in-lieu' of constructing an additional 73 low and very-low income units. The collected fees will be leveraged and utilized to build additional low and very-low income units.
- Income-certify individuals and families who apply for 'resale' of existing affordable housing units to maintain these units in the affordable housing stock by moving qualified families into homeownership to further stable, economically diverse communities.
- Monitor 447 homeownership units for compliance with recorded restrictive covenants via mandatory annual surveys and random site visits, and investigation of complaints of non-compliance with covenants and restrictions.
- In collaboration with Urban County partner jurisdictions' City Councils, award \$1,197,632 of Federal CDBG funding to projects that could include infrastructure, rehabilitation and human services.
- Award approximately \$85,000 Entitlement Emergency Shelter Grant funding to projects that could include activities such as eviction prevention, emergency shelter operations and maintenance, essential services and rehabilitation of existing emergency shelters.
- Distribute \$1,361,000 for various affordable housing projects or programs in collaboration with consortium partner jurisdictions' City Councils.

#### Proposed Key Projects:

- Provide technical assistance to modify conditions of approval to permit the Rice Ranch development to pay 'in-lieu' fees to the County to enable the construction of low and very-low income rental housing units in the Santa Maria Housing Market Area.
- Provide \$630,000 for completion and permanent financing of Sumida Gardens, a 200 unit affordable rental project in Goleta, a portion of which will serve low-income families and individuals.
- Award \$12,000 to Peoples' Self-Help Housing Corporation to provide foreclosure prevention training workshops for County residents.
- Award \$50,000 to North County Rape Crisis Center to buy down a private lender mortgage to free up resources for operations of the crisis center.
- Award \$126,000 to Good Samaritan Shelter Services to acquire a home to utilize as a New Entry Program transitional house for persons leaving incarceration.

## HOUSING & COMMUNITY DEVELOPMENT

### Department Summary (cont'd)

#### **Focus Area Two: Grants**

Seek out grant and other opportunities to increase the resources available to finance and/or support critically needed affordable housing, community facilities and related infrastructure. Staff shall work with other County jurisdictions, the State, the federal government and the private sector to provide these resources in a fair and efficient manner and ensure compliance with grant regulations.

#### Current Year (FY 07-08) Accomplishments:

- Received notification of Federal Community Development Block Grant (CDBG) funding to the County and its partners for \$1,996,000, and \$84,400 for Emergency Shelter Grant funds. The County's portion of the CDBG project money is estimated at approximately \$728,000 for 2008.
- Received notification of Entitlement HOME Investment Partnership Programs (HOME) funding to the County and its partners for \$1,603,000. The County's portion of project money is estimated at \$557,000 for 2008.
- Received notification of competitive Continuum of Care (McKinney-Ventu homelessness) funding to the County and its partners for \$1,366,000. The County's portion of project money is \$103,000 for 2008. The majority of these funds are paid directly to service providers for the provision of transitional and permanent housing opportunities for homeless persons.

#### Proposed Strategic Actions:

- Complete annual competitive application on behalf of the County and local agencies for Continuum of Care homeless funds.
- Complete action plans to establish projects for funding eligibility for Federal CDBG partners and HOME Consortium consistent with the consolidated plan and community identified priorities.

#### Proposed Key Projects:

- Facilitate the coordination, strategic planning, conceptual design modeling, and financial analysis of a future special needs pilot housing project to be sited in Santa Barbara County. HCD will coordinate and convene a workshop in the format of a roundtable discussion in partnership with the Disability Opportunity Fund (DOF), a national Community Development Financial Institution (CDFI) to identify a model project in Santa Barbara County that: 1) provides innovative funding and capitalization strategies pursuant to the DOF; 2) incorporates cutting-edge design elements into a project addressing the specific needs of persons with disabilities; and 3) demonstrates that projects of this nature can be accomplished through strong collaborative public/private entrepreneurial partnerships.

- Conduct public outreach and noticing associated with receipt of annual allocation of Federal HOME and CDBG funds and coordinate funding application process, required public hearings, collaboration with participating jurisdictions, and determination of projects recommended for funding under the HOME Consortium and Federal CDBG.
- Prepare and author the Annual Action Plans, which are effectively applications for federal funding, enter into contracts with grant awardees, and conduct all federally-mandated, post-funding grant requirement activities, such as the Consolidated Annual Performance and Evaluation Report, which subsequently assesses the County's performance in management and administration of federal entitlement funds.



Mercy Housing St. Vincent's Gardens in Santa Barbara providing 170 apartment units for low income seniors and families



College Park Apartments in Lompoc providing 35 apartment units for very low income families

## HOUSING & COMMUNITY DEVELOPMENT

### Department Summary (cont'd)

	Actual FY 06-07	Adopted FY 07-08	Est. Actual FY 07-08	Recommended FY 08-09
<b>Recurring Performance Measures</b>				
<b>Office of the Director</b>				
As an efficient and responsive government, the County will maintain the rate of General Liability claims filed to no more than 90 - 100% of the previous year's actual claims file.	0% 1	0% --	0% --	0% --
As an efficient and responsive government, the County will maintain the cost of workers' compensation incident claims to \$1.17 per \$100 payroll (salaries and benefits).	\$0.00	\$0.00	\$0.00	\$0.00
To improve workers' safety, the County will conduct its operations in order to maintain the rate of Workers' Compensation incident claims to 12 or less per 100 FTE employees Countywide.	--	--	--	--
As an efficient and responsive government, the County will maintain the rate of Workers' Compensation claims filed between 90 - 100% of the previous year's actual claims filed.	0% --	0% --	0% --	0% --
As an efficient and responsive government, the County will maintain a productive workforce through a countywide Lost Time Rate of 5.9% or less.	3.72% 792.00 21,262.00	3.72% 792.00 21,262.00	8.33% 2,000.00 24,000.00	3.72% 792.00 21,262.00
As an efficient and responsive government, the County will maintain a quality workforce through completing 95 -100% of departmental Employee Performance Reviews (EPRs) by the Anniversary Due Date.	100% 10 10	100% 11 11	100% 10 10	100% 10 10

	Actual FY 06-07	Adopted FY 07-08	Est. Actual FY 07-08	Recommended FY 08-09
<b>Recurring Performance Measures</b>				
<b>Property Management</b>				
Provide 2 education seminars about home ownership and foreclosure prevention.	0% --	0% --	0% --	100% 2 2
Percentage of buyer's information verified against final loan documents within 24 hours.	0% --	100% 9 9	100% 9 9	100% 83 83
Percentage of developer and lottery winners notified of ranking within 24 hours of lottery.	0% --	100% 10 10	100% 10 10	100% 73 73
Execute restrictive covenants within 5 days of receiving final loan documents.	0% --	100% 10 10	100% 9 9	100% 83 83
Percent of income certifications completed within 14 days of receiving the completed application.	0% --	100% 20 20	88% 15 17	100% 93 93
Percent of agreements to provide affordable housing recorded prior to map recordation.	0% --	100% 1 1	100% 1 1	100% 1 1
Percent of In-Lieu Fees collected if developer elects to fee out prior to map recordation.	0% --	100% 1 1	100% 1 1	100% 1 1
Conduct random site visits for at least 10% of Inclusionary Housing Program units.	0% --	10% 46 456	13% 63 456	10% 45 447
Percentage of complaints of housing violations responded to within 5 business days.	0% --	100% 25 25	89% 25 28	100% 25 25
Identify complaints or violations against appropriate covenant within 5 days.	0% --	100% 50 50	88% 30 34	100% 30 30
Percentage of annual covenant compliance surveys received by March 1st.	94% 423 450	75% 338 450	80% 360 450	75% 338 447

	Actual FY 06-07	Adopted FY 07-08	Est. Actual FY 07-08	Recommended FY 08-09
<b>Recurring Performance Measures</b>				
<b>Housing Development &amp; Grant Administration</b>				
Increase availability of affordable housing by financing 20 units of new construction rental housing.	120% 24 20	100% 20 20	1145% 229 20	0% -- 20
Provide \$287,500 in grant funding for homeless programs and County Homeless Management Information System from the total \$1.4 million secured for housing needs.	100% 287,500 287,500	100% 287,500 287,500	100% 287,500 287,500	100% 287,500 287,500
Increase availability of affordable housing by financing the acquisition and rehabilitation of 4 units of existing rental housing.	350% 49 14	100% 14 14	50% 2 4	100% 4 4
Provide forums for citizen participation through the Affordable Housing and Community Development publically noticed regional forums. At least 4 total meetings annually of all committees combined.	100% 4 4	100% 4 4	100% 4 4	100% 4 4



Ted Zenich Gardens in Santa Maria providing 24 apartment units for very low income families

**HOUSING & COMMUNITY DEVELOPMENT**  
Department Summary (cont'd)

	Actual FY 06-07 Pos.	Adopted FY 07-08 Pos.	Est. Actual FY 07-08 Pos.	Recommended FY 08-09 Pos.
<b>Position Detail</b>				
<b>Office of the Director</b>				
Housing & Comm. Dev. Director	1.0	1.0	1.0	1.0
Housing & Comm. Dev. Div. Mgr.	1.0	--	--	--
Business Manager	--	1.0	1.0	1.0
Econ. Dev. Project Manager	1.0	--	--	--
Cost Analyst	1.0	1.0	1.0	1.0
Executive Secretary	1.0	--	--	--
Assistant Director	--	1.0	1.0	--
Sub-Division Total	<u>5.0</u>	<u>4.0</u>	<u>4.0</u>	<u>3.0</u>
<b>Housing Development &amp; Grant Admin</b>				
Housing & Comm. Dev. Div. Mgr.	1.0	1.0	1.0	1.0
Housing Program Specialist	4.0	4.0	4.0	4.0
Dept Analyst Program	1.0	--	--	--
Office Asst Senior	--	1.0	1.0	1.0
Sub-Division Total	<u>6.0</u>	<u>6.0</u>	<u>6.0</u>	<u>6.0</u>
<b>Property Management</b>				
Housing & Comm. Dev. Div. Mgr.	--	--	--	1.0
Housing Program Specialist	--	1.0	1.0	1.0
Planner	1.0	1.0	1.0	0.8
Executive Secretary	--	--	--	1.0
Departmental Assistant	--	1.0	1.0	--
Office Asst Senior	1.0	--	--	--
Sub-Division Total	<u>2.0</u>	<u>3.0</u>	<u>3.0</u>	<u>3.8</u>
Division Total	<u>13.0</u>	<u>13.0</u>	<u>13.0</u>	<u>12.8</u>

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