

County of Santa Barbara  
2017-2018  
**Consolidated Annual Performance & Evaluation Report**  
(CAPER)



Santa Barbara Urban County Partnership  
Santa Barbara County HOME Consortium  
For the most up to date version, please visit the County website at  
[Countyofsb.org/housing](http://Countyofsb.org/housing)

From Tuesday, September 11 through Wednesday, September 26, 2018  
written comments may be submitted to:  
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## **CR-05 - Goals and Outcomes**

### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The County made efficient use of the federal funds in Program Year (PY) 2017. The County Housing and Community Development Division released a Notice of Funding Availability (NOFA) in November 2016 to solicit applications from non-profit service providers and developers interested in utilizing federal and local funds in PY 2017 to serve the community, the majority of which are low-income residents.

A wide range of projects were funded and completed throughout the year to address the goals and priorities outlined in the County's 2017-18 Action Plan and 5-year Strategic Plan. HOME funds were used to expand the supply of affordable housing with the completion and occupancy of the Good Samaritan Shelter School Street housing project. HOME Tenant Based Rental Assistance programs were administered throughout the County to help low-income tenants, and those at risk of homelessness, access existing rental units which they might not otherwise been able to afford. CDBG funds were awarded for infrastructure improvements, such as the installation of an American with Disabilities (ADA)-compliant sidewalk and curb cuts providing a much-needed walkway between in a low income neighborhood in Santa Maria. CDBG funds also were awarded to the PATH Homeless Shelter for much needed improvements, Cuyama Park to help improved recreation in an underserved community, and Bridge House Homeless Shelter to remodel several elements of of the interior of the building. CDBG Public Service funds assisted various public-service agencies throughout the County with funds to deliver new and continuing services, such as the Community Action Commission which provides hot, nutritious, USDA-approved meals each weekday at center through out the County. CDBG funds were used to promote economic development by providing training and technical assistance to aspiring entrepreneurs on how to successfully open and operate micro-enterprise businesses.

### **Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

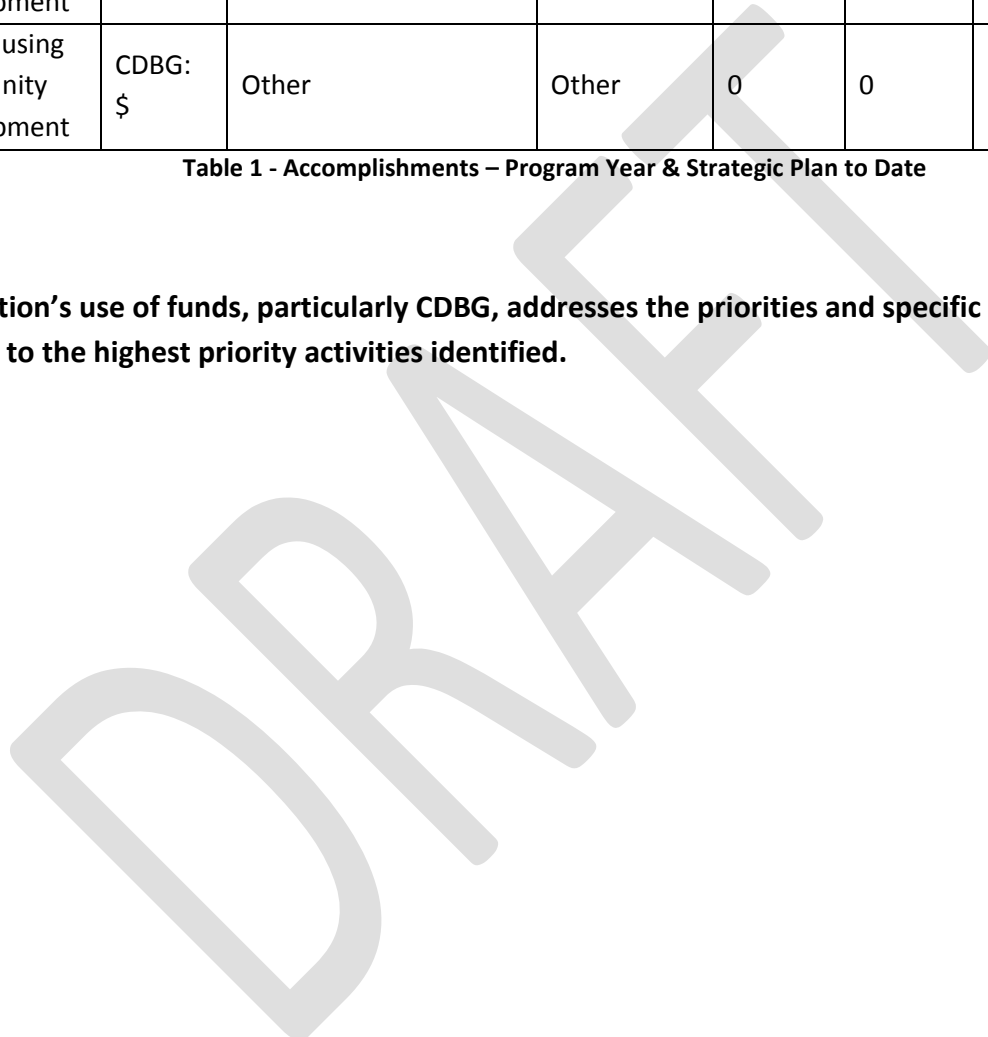
Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Assist Homeless and At-Risk of Homeless	Homeless	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	1705	0	0.00%			
Assist Homeless and At-Risk of Homeless	Homeless	CDBG: \$	Homelessness Prevention	Persons Assisted	0	0		3125	0	0.00%
Assist Non-Homeless Special Needs Populations	Non-Homeless Special Needs	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	22937	0	0.00%			
Assist Non-Homeless Special Needs Populations	Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	17693		15825	17693	111.80%
Build Community Infrastructure & Service Capacity	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	91626	1100	1.20%	1770	1100	62.15%

Build Community Infrastructure & Service Capacity	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	20	0	0.00%			
Expand Affordable Housing	Affordable Housing Public Housing	CDBG: \$ / HOME: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	274	0	0.00%			
Expand Affordable Housing	Affordable Housing Public Housing	CDBG: \$ / HOME: \$	Rental units constructed	Household Housing Unit	0	0		120	0	0.00%
Expand Affordable Housing	Affordable Housing Public Housing	CDBG: \$ / HOME: \$	Rental units rehabilitated	Household Housing Unit	0	6		0	6	
Expand Affordable Housing	Affordable Housing Public Housing	CDBG: \$ / HOME: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	0	13		0	13	
Promote Economic Development	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	85	0	0.00%			
Promote Economic Development	Non-Housing Community Development	CDBG: \$	Facade treatment/business building rehabilitation	Business	0	0		0	0	

Promote Economic Development	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	0	14		0	14	
Promote Economic Development	Non-Housing Community Development	CDBG: \$	Other	Other	0	0		25	0	0.00%

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

**Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**



## CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME	ESG
White	2,936	146	0
Black or African American	184	25	0
Asian	62	10	0
American Indian or American Native	76	1	0
Native Hawaiian or Other Pacific Islander	26	0	0
<b>Total</b>	<b>3,284</b>	<b>182</b>	<b>0</b>
Hispanic	823	130	0
Not Hispanic	2,461	52	0

Table 2 – Table of assistance to racial and ethnic populations by source of funds

### Narrative

In Program Year 2017, CDBG and HOME funds assisted residents throughout the County with public services, infrastructure improvements, and Tenant Based Rental Assistance. As discussed in the County's 2015 Analysis of Impediments to Fair Housing Choice, 48 percent of residents are non-Hispanic white, 43 percent are of Hispanic descent, and 5 percent are Asian. Within the HOME Consortium, 23 percent of residents were born in another country, and 18 percent of households have limited English proficiency.

In Program Year 2017 the County did not receive a Federal ESG Allocation, so no racial and ethnic composition data is available.

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	CDBG	1,860,869	768,142
HOME	HOME	2,693,962	1,138,601
HOPWA	HOPWA		
ESG	ESG	0	4,494
Other	Other		

Table 3 - Resources Made Available

### Narrative

During Program Year 2017, the County received \$408,810 in HOME Investment Partnerships (HOME) program funds and \$1,073,897 in Community Development Block Grant (CDBG) funds. HOME funds were used to expand the supply of affordable housing in the County, which included the completion and occupancy of Good Samaritan Shelter's North School Street project – a shared housing facility for women and children. In addition, a Tenant Based Rental Assistance (TBRA) program was administered to help low-income tenants, and those at risk of homelessness, access existing rental units throughout the County which they might not otherwise have been able to afford.

CDBG funds were used for infrastructure improvements, such as the installation of an American with Disabilities (ADA)-compliant sidewalk and curb cuts providing a much-needed walkway serving a low-income neighborhood. CDBG Public Service funds assisted various public-service agencies throughout the County with funds to deliver new and continuing services, such as the Santa Ynez Valley People Helping People organization which provides supportive services at Family and Senior Resource Centers (FRC) located in the Solvang, Buellton, Santa Ynez, Buellton, and Los Alamos areas. CDBG funds were used to promote economic development by providing training and technical assistance to aspiring entrepreneurs on how to successfully open and operate micro-enterprise businesses. CDBG funds also were awarded to Domestic Violence Solutions for apartment rehabilitation, Bridgeway Homeless Shelter for much needed facility improvements, Cuyama Valley Recreation District to help improved recreation in an underserved community, and People Assisting The Homeless to replace a water heater. CDBG Public Service funds assisted various public-service agencies throughout the County with funds to deliver new and continuing services, such as homeless, counseling, and education services, and for the operations of shelters, food banks and food delivery services. CDBG funds were used to promote economic development by providing training and technical assistance to aspiring entrepreneurs on how to successfully open and operate micro-enterprise businesses.

During the 2017 Program Year, the County did not receive an allocation of Federal ESG funds. However, with the approval of the local HUD office, the County did expend the remaining fund balance for Federal ESG Program Years 2013, 2014 and 2016 on eligible ESG HMIS activities. The cumulative amount of that expenditure was \$4,494. Also, during the 2017 Program Year, the County expended \$436,697 in State of

California Emergency Solutions Grant funds, which are a combination of Federal ESG pass through dollars and State dollars. Of these funds, the County retained \$9,347 for administration, and sub-granted \$427,350 to four agencies assist homeless persons across Santa Barbara County. Good Samaritan Shelter provided emergency shelter and rapid re-housing assistance to clients residing in the cities of Santa Maria and Lompoc and unincorporated areas of northern Santa Barbara County. PATH Santa Barbara, Carrillo Counseling Services, and Transition House provided emergency shelter and/or rapid re-housing assistance to clients residing in the cities of Santa Barbara, Carpinteria, and/or the unincorporated areas of southern Santa Barbara County. Transition House and Good Samaritan Shelter also used funds for eligible ESG HMIS activities. The County and four-funded agencies exceeded the 100% match requirement with a total match of \$476,023.

**Identify the geographic distribution and location of investments**

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description

**Table 4 – Identify the geographic distribution and location of investments**

**Narrative**

The County is the lead entity of the HOME Consortium and CDBG Urban County Partnership, and HOME and CDBG funds are distributed throughout the County either through partner jurisdictions or the County. The County is a widespread and varied geographic area with many communities of differing age, composition, and priorities. Therefore, projects are funded throughout the County, and funding decisions are based on Consolidated Plan priorities, demonstrated need, populations served, as well as proposed project eligibility.



## Leveraging

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

The Consolidated Plan requires leveraging of resources. In PY 2017, leveraged funds were realized from local programs, competitive grant applications, low-income tax credit funds, private donations, and loans. The County Board of Supervisors also contributes general fund dollars to support human services programs. HCD staff keeps abreast of regulatory and financial options when evaluating projects and works diligently with the public and private sectors to identify viable projects and financing available. Although there were minimal HOME housing project completions in PY 2017, affordable housing development is active and dependent on allocations of federal low-income housing tax credits. The following sources of funds are available as leverage for local projects.

Local Affordable Housing Funds: Local funds are garnered through in-lieu fees collected from the County Inclusionary Housing Ordinance. Developers may pay these fees in lieu of building affordable units on their project sites. The affordable housing requirement for developments in unincorporated Santa Barbara County is based on a percentage of the units designated as affordable housing units in developments of five or more total units, and up to 15% of the total units constructed for developments of twenty or more units. In Lieu fees collected then are used to support the production of affordable housing in the County of Santa Barbara. Funds are limited and can only be expended within the Housing Market Area (HMA) from which the fees were collected or within the South Coast HMA. The current local housing policy environment encourages in-lieu payments by developers for low- and very-low income units, and development of moderate and workforce units for ownership. Historical data has shown that low- and very-low income households often cannot support the additional costs associated with homeownership, including Homeowners' Association fees and monthly utility payments. Furthermore, many low-income households have difficulty in qualifying for a loan. Therefore, rental housing for low- and very-low income households is encouraged and supported by Local Funds (in-lieu fees), which complement the County-administered federal HOME program in providing financing for affordable rental housing development by non-profit and for-profit developers. This policy is directly aligned with the state housing policy, while furthering the federal goals of providing decent affordable housing for all segments of the population. The local Affordable Housing Program has been in existence for over 30 years, and while it has produced nearly \$2 million over the last decade, this is a relatively small component of the overall leverage provided through other resources.

Housing Trust Fund of Santa Barbara County (HTF) is a non-profit financing initiative whose mission is to expand affordable housing opportunities for low-to-middle income residents and workers of Santa Barbara County. HTF is a U.S. Department of the Treasury-designated Community Development Finance Institution (CDFI), which are mission-driven financial institutions. HTF supports economically disadvantaged communities by providing loans toward the costs of affordable housing development and home-buyer assistance programs. HTF often funds affordable housing projects in the County that also receive County HOME funds.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	5,901,448
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	5,901,448
4. Match liability for current Federal fiscal year	372,957
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	5,528,491

**Table 5 – Fiscal Year Summary - HOME Match Report**

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Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match

Table 6 – Match Contribution for the Federal Fiscal Year

**HOME MBE/WBE report**

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
0	0	0	0	0

Table 7 – Program Income

<b>Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period</b>						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
<b>Contracts</b>						
Dollar Amount	550,000	0	0	0	0	550,000
Number	1	0	0	0	0	1
<b>Sub-Contracts</b>						
Number	1	0	0	0	0	1
Dollar Amount	30,000	0	0	0	0	30,000
	Total	Women Business Enterprises	Male			
<b>Contracts</b>						
Dollar Amount	550,000	0	550,000			
Number	1	0	1			
<b>Sub-Contracts</b>						
Number	1	0	1			
Dollar Amount	30,000	0	30,000			

**Table 8 - Minority Business and Women Business Enterprises**

<b>Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted</b>						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	1	0	0	0	0	1
Dollar Amount	550,000	0	0	0	0	550,000

**Table 9 – Minority Owners of Rental Property**

<b>Relocation and Real Property Acquisition</b> – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

**Table 10 – Relocation and Real Property Acquisition**

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## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	3,125	0
Number of Non-Homeless households to be provided affordable housing units	15,825	0
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>18,950</b>	<b>0</b>

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	120	6
Number of households supported through Rehab of Existing Units	0	0
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>120</b>	<b>6</b>

Table 12 – Number of Households Supported

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

In Program Year 2017, the County made progress towards meeting its one-year goals and expects to meet or exceed its goals over the five-year Consolidated Plan period. Depending on the contract performance period of subrecipient agreements and the completion dates of housing development projects, accomplishment data may be available in a subsequent program year. For example, the County had subrecipient agreements to provide Tenant Based Rental Assistance for which accomplishment data are entered into IDIS as reports are received and draws processed; however, final accomplishment data

will be reported at the end of the contract terms, which may span one or more program years. Another issue is that housing construction may take a number of years to complete and the year in which a project is funded and the year it is completed may span one or more program years. Accomplishment data are reported in IDIS at the time of final payment and the project is closed in IDIS. The annual Action Plan includes projects at the time of funding commitments; however, accomplishments may be reported in a future year CAPER. In addition, projects, especially those involving construction or capital improvements, can sometimes encounter changes or delays, which result in modification of the project schedule and completion date.

External factors impacted the ability of subrecipients to achieve goals and outcomes, such as access to permanent housing and attainment of income. These include low rental vacancy rates, ordinances approved by local jurisdictions, and turnover in program staff.

**Discuss how these outcomes will impact future annual action plans.**

Based on these outcomes, one area HCD staff will reevaluate processes and performance is by providing technical assistance to subrecipients on homeless and housing placement goal setting. This assistance will be further shaped by a review of the Homeless Management Information System (HMIS) System Performance Measures to determine how programs have improved program participants’ outcomes. This will improve the accuracy of project outcomes for future annual action plans. Information from past annual action plans and CAPERs will be used to improve future Consolidated Plans as well.

Since more programs are lowering their barriers to entry, this change will impact outcomes of future annual action plans goals. Serving more chronically homeless persons and/or persons with significant health and/or mental health issues combined with unstable or inadequate income will continue to slow exits to permanent housing. HCD staff will also work with lower performing agencies to ensure they plan their goals and outcomes around any barriers they may encounter. Also work with higher performing agencies to more accurately state their goals.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	2,428	6
Low-income	722	0
Moderate-income	176	0
<b>Total</b>	<b>3,326</b>	<b>6</b>

**Table 13 – Number of Households Served**

**Narrative Information**

As shown in the chart above, a majority of the persons served with the County’s HUD-program funds are extremely low-income. The housing market seems to have recovered from the recent recession, resulting in a lack of affordable housing throughout the County. A high number of households are “cost burdened” by the cost of housing, meaning that renters who cannot find affordability priced rentals are living in units that cost more than they can afford, as discussed in the County’s 2015 Analysis of Impediments to Fair Housing Choice. The production of housing units and affordable units in particular remains a priority for County HCD, and the provision of public services helps provide low-income residents with a wide range of vital services to which they might not otherwise have access.

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## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

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

The Santa Maria/Santa Barbara Continuum of Care (CoC) has fully implemented a Coordinated Entry System (CES) that serves the habitable portions of its large geographic area. With multiple entry points throughout the County and comprehensive street outreach, CES reaches out across the homeless community, especially to those with the most severe needs who may be the least likely to access services. Standardized assessment tools determine vulnerability and priority and match households with appropriate service and housing interventions through bi-weekly case conferencing meetings. Referral protocols ensure that households with the longest histories of homelessness, highest service needs, and other indicators of vulnerability are prioritized for permanent supportive housing (PSH). Vulnerability is also one factor used by the CES to prioritize appropriate households for rapid rehousing (RRH). The CES ensures that all homeless households access a range of interventions, such as shelter diversion, targeted prevention, assistance with mainstream resources, shelter, RRH, independent permanent housing and PSH with minimal barriers or wait times. Most projects serving the homeless community throughout the County are low barrier and facilitate the rapid entry of chronically homeless and vulnerable households. All services are intended to facilitate the retention of or quick placement into stable, permanent housing, consistent with a Housing First approach.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

In addition to State ESG funding, the County HCD facilitated the distribution of \$395,000 in General Funds to address homelessness in Program Year 2017. Funds were used to support daytime and nighttime Warming Centers across the County and the operations of three primary, year-round shelters in South and North County. These programs provided approximately 135,352 shelter bed nights in Program Year 2017.

### **Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

The CES planning and implementation process, as well as other efforts of CoC leadership, have brought a wider-array of stakeholders to the table to assist in the planning and implementation of homeless

services, including those funded through ESG and CoC programs. Participants in the CoC planning and service delivery process include representatives from: law enforcement and criminal justice; health, behavioral health and public health providers and agencies; the faith community; youth service providers; domestic violence and victims assistance providers; LGBTQ+ providers; housing and legal aid providers; local jurisdictions and school districts throughout the County; veterans' and mainstream service providers; and the business community. Most of these agencies are participating as entry-points into the CES, with standardized assessments completed on-site either by agency staff, or homeless outreach staff working for the CES lead agency.

Currently, the following activities are being conducted countywide:

1. Legal Aid Foundation negotiates to prevent eviction and assists clients eligible for benefits
2. Life skills training (budgeting, job retention, proper nutrition & health care, stress management, etc.)
3. Emergency assistance is provided by several community-based organizations
4. Respite beds are reserved at shelters, including Good Samaritan Shelter and PATH Santa Barbara Shelter, for those discharged from hospitals
5. Several shelters, e.g. PATH SB and WillBridge of SB, reserve beds for AB109 clients
6. Rental Housing Mediation Task Force provides consultation/information on landlord-tenant rights/responsibilities
7. Linkages with services to provide support for ongoing health & stability
8. "In-reach" strategies for residents at-risk of homelessness prior to discharge from public institutions
9. Assistance in accessing entitlements/housing

**Foster Care Discharge Planning** - California foster youth ages 18-20 are eligible for foster care benefits if they are going to school, working, participating in a program to remove barriers to school/work, or are not in school/work for medical reasons. The County has contracts with Family Care Network for the Independent Living Program (ILP) that helps foster youth 14-21 years of age prepare for successful independence with educational planning, career/financial planning, health & wellness, and personal & community resources.

**Hospital Discharge Planning** - Cottage Hospital in SB holds a weekly meeting with County staff (Behavioral Wellness, Public Health, and Social Services departments), Homeless Outreach reps, hospital staff, emergency shelter and housing staff of local organizations, and case workers to discuss admissions and release of persons who have no known local address and/or immediate family to discuss the best housing scenario for those people.

**Parole Discharge Planning** - Upon release, State parole agents notify shelter staff of persons being discharged from state penal institutions that have no known place of residence, and bed arrangements, scheduling, and transportation are worked out. This relationship is relatively new; a similar process with federal agencies is still in development.

**County Jail Discharge Planning** - A full-time Discharge Planner works with homeless inmates and case workers to create a plan for services/housing upon release to avoid a future re-arrest and incarceration.

**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**

Through the implementation of a CES with multiple entry points and comprehensive referrals, the CoC facilitates minimum wait times for shelter and housing. Referral protocols ensure that households with the longest histories of homelessness, highest service needs, and other indicators of vulnerability are prioritized for permanent supportive housing (PSH). At bi-weekly case conferencing meetings, available PSH units are matched with potential residents who represent the highest- priority household(s) suitable for the unit. CES policies and procedures recommend timeframes for enrolling referred households and moving them into PSH units. The process of documenting eligibility requirements begins as soon as a household is assessed and determined to be a priority for PSH. Substantial support is provided to providers to ensure that eligibility and other program requirements are documented as thoroughly and rapidly as possible and do not constitute a delay in enrollment and move-in. Programs funded through the US Department of Veteran's Affairs (VA) are active participants in CES, as are representatives from the two Housing Authorities in the County, both of which include homeless priorities in their administrative plans.

Monitoring housing retention in PSH is also an explicit goal of the CES and participating agencies. Some agencies use AmeriCorp workers to perform weekly, in-home check-ins, providing real-time updates to case managers should early signs of issues with retention arise, allowing for quick intervention and stabilization. Landlord-tenant mediation services are also coordinated through CES.

While the development of new site-based PSH continues to be a priority for the County, there is also a need for the development of scatter-site PSH with mobile, in-home, housing retention services, despite that fact that the rental housing market throughout the County has low vacancy rates, with very high rents in some areas. The CoC is exploring the implementation of such programs through an array of funding opportunities that are anticipated to become available over the next year, particularly through the State of California.

Short and medium-rental assistance is also available. Once a homeless household is determined to be a high priority for RRH through the standardized assessment process, they are referred to the most suitable RRH provider with the capacity to place them into permanent housing as soon as possible. However, with no 2017 Federal ESG allocation, at this time funding for RRH is limited, thereby limiting the overall capacity of RRH providers. As with PSH, the CoC is exploring the possibility of expanding RRH capacity through anticipated future funding opportunities. At this time all RRH units are scatter-site

units and the location of appropriate, affordable, quality housing is a serious challenge to placing persons into units within 30 days. Service providers have, and continue to, conduct extensive outreach to local rental housing owners and managers, including holding bi-annual luncheons and one-on-one outreach.

The CoC tracks the length of time persons who remain homeless using HMIS data entered by CoC- and ESG- funded projects, as well as returns to homelessness. The CoC Planning and Data Committees are actively reviewing this data to refine strategies to shorten the period of time that individuals and families experience homelessness, and to prevent individuals and families who were recently homeless from becoming homeless again.

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## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

The County has worked with the Housing Authority of the County of Santa Barbara (HACSB) in a number of ways to ensure that the efforts of both agencies are maximized. HACSB continues to administer a Tenant Based Rental Assistance (TBRA) program to assist low income residents with security deposits and rent.

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

The Housing Authority of the County of Santa Barbara (“HACSB”) collaborates with the Center for Employment Training in Santa Maria to enhance skills and provide employment opportunities for residents. Another significant partnership is that Santa Ynez Valley People Helping People runs HACSB’s Mobile Food Pantry at Creekside Village in Los Alamos. The HACSB continues to administer the Mortgage Credit Certificate Program for Santa Barbara County, utilizing private activity bond allocation granted by the California Debt Limit Allocation Committee. This Internal Revenue Service program helps people qualify for a mortgage loan by allowing eligible “first-time” homebuyers to reduce their Federal income tax liability through a tax credit. All programs are actively promoted through the distribution of newsletters, flyers, posters and brochures. In 2017 the HACSB Board of Commissioners adopted a revised Administrative Plan that promotes and encourages homeownership through its homeownership assistance program. While HACSB has committed to administering up to five new homeownership units per year and offering monthly homeownership assistance payments to qualified families through this program, the reality is that it is very difficult for HACSB’s qualified families to be able to afford to purchase a home in this very high-cost County, with a median home price that is well out of the reach of HACSB’s families.

HACSB works with Resident Volunteers to assist in many of the programs we operate countywide, to encourage leadership and grow executive skills. As CEDC closed, we partnered up with the (VCCDC) Ventura County Community Development Corporation. They are a HUD Certified Comprehensive Counseling Agency that assists Residents with all aspects of moving toward financial independence and homeownership.

### **Actions taken to provide assistance to troubled PHAs**

N/A

## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken 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. 91.220 (j); 91.320 (i)**

The 2015-2023 Housing Element Update contains 37 programs with separate timeframes to help meet the housing goals and needs of the unincorporated areas of Santa Barbara County. In 2017, the County made significant progress implementing four of these programs (listed below) in fiscal year 2017-2018. Several of these programs include amendments to Article II, the Coastal Zoning Ordinance (Article II), which affect unincorporated areas of the county within the Coastal Zone. These amendments cannot go into effect in the Coastal Zone until they are certified by the California Coastal Commission (CCC).

### Program 1.4 – Tools to Incentivize High-Quality Affordable Housing. Status: In progress.

Accessory dwelling units (ADUs) provide additional rental housing and are an essential component in addressing housing needs in Santa Barbara County. In 2017 and 2018, staff prepared zoning ordinance amendments to reduce regulatory barriers and make it easier for homeowners to develop ADUs in accordance with State law (Government Code Section 65852.2). Staff also prepared an amendment to the *Santa Barbara County Uniform Rules for Agricultural Preserves and Farmland Security Zones* (Uniform Rules) to allow ADUs as a compatible use on agricultural preserve contracted lands.

Staff presented the proposed amendments to the Montecito Planning Commission (MPC) and County Planning Commission (CPC) in January and March 2018, respectively. On August 14, 2018, the Board of Supervisors voted unanimously to adopt the proposed amendments, which will go into effect in the Inland Area in September 2018. Staff expects to send the proposed Article II and Uniform Rules amendments to the CCC for certification in fall 2018.

### Program 1.13 – Isla Vista Monitoring. Status: Ongoing.

Program 1.13 directs the County to monitor housing development within the unincorporated community of Isla Vista. Accordingly, the County tracks housing permit activity within Isla Vista and includes this data in annual progress reports submitted to the Department of Housing and Community Development and the Governor's Office of Planning and Research, per Government Code Section 65400. The County submitted its most recent report to these State agencies on March 20, 2018.

### Program 2.4 – Farmworker Housing. Status: In progress.

Program 2.4 directs the County to consider actions that further streamline the permit process for agricultural employee housing. Accordingly, staff prepared zoning ordinance amendments to reduce the permit requirements for AEDs in the AG-I and AG-II zones and clarify that mobile homes, manufactured homes, and park trailers complying with the California Code of Regulations, Title 25, Division 1, Housing

and Community Development, may be used as AEDs. Staff presented the proposed amendments to the MPC and CPC starting in spring 2018 and expects to present the amendments to the Board of Supervisors for adoption in fall 2018.

Program 2.8 – Transitional and Supportive Housing. Status: Complete.

In June 2017, the County adopted zoning ordinance amendments to comply with State law [Government Code Sections 65582 and 65583(a)(5)] regarding the permitting of transitional and supportive housing. Specifically, the amendments added definitions of “supportive housing,” “target population,” and “transitional housing,” and included provisions to explicitly allow these housing types as residential uses with no additional restrictions. In spring 2017, staff conducted public outreach and presented proposed amendments to the MPC and CPC. In June 2017, the Board of Supervisors voted unanimously to adopt the proposed amendments. Staff submitted the Article II amendments to the CCC in September 2017 and received certification in December 2017. The amendments are now in effect in both the Inland Area and Coastal Zone.

**Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

Santa Barbara County works diligently to meet the needs of its underserved residents, particularly its homeless, special needs, and low-income populations. The following activities demonstrate the dedication to addressing obstacles to meeting underserved needs that continued in Program Year 2017.

The 2015-2023 Housing Element Update contains a number of policies that provide opportunities to increase the supply of housing throughout Santa Barbara County, and also balance other important community goals that preserve and protect the vital characteristics that define our local quality of life. Landowners are able to develop farm employee housing on agriculturally zoned properties in the Inland Area through a ministerial permit, mixed use developments can include residential uses on most commercially zoned properties, and both State Density Bonus Law and the County’s own inclusionary housing ordinance facilitate the creation of additional units of affordable housing.

County HCD continues to provide general fund resources for the provision of homeless shelter operations and supportive services for homeless, special populations such as HIV/AIDS, persons with disabilities, and low income families, youth and seniors. The HOME Consortium will continue to seek out additional public and private financial resources to support affordable housing programs, and the CDBG Urban County Partnership will continue to leverage additional public and private financial resources to support a variety of housing and non-housing programs.

In years that the County of Santa Barbara receives McKinney-Vento funds and Emergency Solutions Grants (ESG) entitlement funding, those monies are allocated through a competitive process to support programs and services targeted to homeless persons, such as emergency shelter and rapid rehousing. Ongoing, the County serves as the CoC Lead Agency, Consolidated Applicant and HMIS Lead Agency, as well as the Administrative Entity for State ESG funding. In those capacities, the County

facilitates Countywide efforts to assist with and prevent homelessness, including monitoring the program performance of CoC-funded direct grantees. In the last year, the County's efforts as CoC Lead Agency focused on community-wide planning for the implementation of a fully functional Coordinated Entry System (CES) in January 2018. The CES improves the coordination of services and resources to support the homeless households' successful return to housing, as discussed in detail elsewhere in this CAPER. Also in Program Year 2017, the County and its CoC partners and other stakeholders reviewed the tools used for objectively measuring the performance of ESG- and CoC-funded programs, and for strengthening the stakeholder process for establishing program priorities across all funding streams for homeless services and affordable housing.

As the CoC lead agency, County HCD also completed a Housing Inventory County in 2018, and has begun planning for the 2019 Housing Inventory and Point-in-Time Counts through collaborative planning with government agencies, and homeless and housing services providers. The data collected through these initiatives, as well as other HMIS data, inform the planning and implementation of homeless assistance programs. Both the CES and Data Committees of the CoC are meeting regularly to not only oversee and improve the collection of the data, but to better integrate its use in planning and day-to-day service provision. In Program Year 2017 the County, as HMIS Lead Agency, completed the administrative tasks necessary to allow for broader data sharing across HMIS use agencies. The technical tasks needed to implement a fully-functional, "open" HMIS are nearly complete as the testing phase of the open system is now nearing completion.

#### **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

The County Public Health Department conducts official visits to homes of children who have tested positive for high blood lead levels. They educate families on preventive activities and send the documentation to the State. Environmental Scientists in the State Childhood Lead Poisoning Prevention Branch conduct State Environmental Inspections when children are found to have high lead blood levels. The State works with local code enforcement officers to correct lead based paint violations. The Santa Barbara Contractors Association (SBCA) provides lead testing/abatement as needed.

HCD and member cities of the HOME Consortium and Urban County Partnership have policies/procedures in place to ensure incidents of lead poisoning are minimized:

- Phase I environmental reports are to include an analysis of lead based paint if a project involves the acquisition of pre-1978 multi-family projects.
- Rehabilitation projects utilizing HOME or CDBG funds on housing structures built prior to 1979 must include lead-based paint testing and mitigation measures per 24 CFR Part 35.
- As part of community service, US EPA educational brochures on lead poisoning are available at the office of the County and the member cities.

County staff monitors projects for compliance with lead based paint requirements to ensure lead hazards are avoided, and all homes testing positive are treated using Safe Work Practices and must



receive clearance from the testing company.

### **Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

The County antipoverty strategy is implemented through collaborative efforts by the County Departments of Community Services (HCD), Social Services, and Public Health, and the County Executive Office (CEO). HCD solicits input from each department in the development of the five-year Consolidated Plan to align HUD programmatic objectives with local strategies to reduce poverty throughout the County.

In Program Year 2017, Santa Barbara County utilized its CDBG funding for the following objectives, aimed at reducing the number of persons living below the poverty level: support public services that assist persons with special needs; support public service programs for low and moderate income households including programs for housing and other community development needs; provide funding for operation of principal emergency shelters throughout Santa Barbara County; and provide funding for essential services and programs that provide needed resources for homeless persons. Local organizations employ case managers who assist with acquiring benefits, job placement, and a variety of other life needs to help improve financial stability.

The County Departments of Public Health, First Five Santa Barbara County, Social Services, and Behavioral Wellness (Be Well) provided a wide range of services aimed at promoting health care, child care, food security, violence prevention, mental health and substance abuse treatment, and to reduce shelter/housing challenges faced by low income households. The programs and supportive services encouraged and enhanced an increased level of self-sufficiency. The CEO's office managed approximately \$1.2 million in Human Services General Funds during the past fiscal year.

The Tenant Based Rental Assistance programs operated throughout the County provided monthly rent and security deposit assistance to low-income households who could not otherwise afford decent, safe, and sanitary housing.

### **Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

Several actions were taken to improve coordination across regional jurisdictions and service providers. The Cities of Lompoc and Santa Maria opted to re-join the Santa Barbara County HOME Consortium, thereby increasing the overall HOME allocation to the region, and promoting regional planning on the use of this vital funding resource to expand the supply of permanent housing. The County also renewed its role as convener of the Santa Barbara County CDBG Urban County (which includes the Cities of Buellton, Solvang, and Carpinteria) and the HOME Consortium (which includes the Urban County cities, and the cities of Santa Maria, Lompoc, and Goleta). The City of Guadalupe was invited to join, but opted not to, and applied directly to the State for an allocation of State CDBG funds, which was recently awarded. Additionally, as was discussed earlier in this report, the County signed a Memorandum of Understanding with the United Way of Northern Santa Barbara County, for UW to

carry out Continuum of Care Lead Agency functions in the operation of the Coordinated Entry System. UW and their staff, which is supplemented with Americorp para-professionals, leads to the effort in homeless outreach, assessment, prioritization, convening the weekly Case Conferencing Meeting, and in seeking input from providers on improvements to the CES system. The County Board of Supervisors also approved the County taking on the role of Lead Agency for the Santa Barbara County Continuum of Care, in addition to the County's on-going responsibility as the HMIS Lead Agency.

**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

The CES planning and implementation process, as well as other efforts of CoC leadership, have brought a wider-array of stakeholders to the table to assist in the planning and implementation of homeless services, including those funded through ESG and CoC programs. This includes the two public housing authorities in the County. This has led to greater collaboration between the housing authorities and other stakeholders, including representatives from: law enforcement and criminal justice; health, behavioral health and public health providers and agencies; the faith community; youth service providers; domestic violence and victims assistance providers; LGBTQ+ providers; private housing and legal aid providers; local jurisdictions and school districts throughout the County; veterans' and mainstream service providers; and the business community.

Providers providing housing navigation services are often the facilitators of collaboration between public and private housing providers. Providers have, and continue, to conduct extensive outreach to local rental housing owners and managers, including holding bi-annual luncheons and one-on-one outreach. Creative approaches to housing-provider outreach, and incentives for those who rent to formerly homeless households, will also likely be a priority in any expansion of RRH and PSH capacity.

HCD provides local and federal funds to agencies and service providers in the community, thereby granting agencies a greater ability to meet the ever-changing needs of their clients. The Human Services Commission, appointed by the County Board of Supervisors (Board), assists HCD by making funding recommendations to the Board on applications for CDBG Public Services funds, with a particular emphasis on service needs that are not already being met by agencies in the community.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

The County has continued to support various efforts to address fair housing issues, as follows.

The Legal Aid Foundation of Santa Barbara County's Fair Housing Outreach, Mediation, and Education (FHOMÉ) Program provided tenant-related representation for households who would otherwise not be able to afford legal counsel, provide outreach to tenants and landlords, and providing advice and mediation services to unincorporated County residents with tenant/landlord issues.

Guidelines for Recipients of County Housing Funds: Developers who receive County funds are provided a copy of the Affirmative Fair Housing Marketing Policy and are required to submit a plan demonstrating consistency with the policy. Project managers, developers, or owners are required to maintain a file which demonstrates compliance with the County Policy.

Tenant-Based Rental Assistance: A lack of affordable housing continues to be a challenge for residents of Santa Barbara County, especially persons with disabilities and certain racial and ethnic minorities who have lower incomes and higher poverty rates. The County has developed working relationships with several agencies within the county to administer a Tenant-Based Rental Assistance (TBRA) program, which assists low-income individuals with security deposits or monthly rental assistance in order to attain housing that might not otherwise be affordable.

In summary, addressing fair housing issues in Santa Barbara County is an ongoing, multi-faceted effort. The County and the partnerships that participate are committed to providing equal housing opportunities for all residents regardless of race, gender, national origin, age, familial status, religion, or disability.

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## **CR-40 - Monitoring 91.220 and 91.230**

**Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

County HCD, as administrative lead for the HOME Consortium and CDBG Urban County Partnership, conducts periodic monitoring to ensure compliance with program requirements. The application/funding review process is initiated by County HCD staff, which conducts analyses and forwards recommendations to the Capital Loan Committee and other relevant advisory committees. Projects recommended for funding are subject to approval by the HCD Director, City Councils, and the County Board of Supervisors. Each project proposed for funding must provide documentation regarding: eligibility & timeliness; consistency of the proposal with Consolidated Plan goals; for housing projects, potential impacts to existing tenants that may require relocation and, if applicable, a proposed plan to implement the Uniform Relocation Act; and other federal regulatory overlays. The County ensures that no grant recipient, by action or willful inaction, hinders implementation of the Consolidated Plan's goals and objectives, through its review process and annual oversight/monitoring. HCD maintained oversight responsibility for monitoring of grantees/subrecipients for federally and non-federally funded projects.

HOME Rental Project Monitoring is conducted every 1-3 years, based on a risk analysis and a regular monitoring schedule. In PY 2017, HOME project monitoring was conducted in the form of desk reviews, file reviews, and onsite inspections of 65 HOME units at 13 properties. HCD begins by mailing a survey to each property, asking property managers to provide information, such as the number of units in the project (total, HOME, and ADA-accessible) and years of experience with the HOME Program. The next step was to request annual report materials, including a rent roll/occupancy summary and a statement of the physical and fiscal condition of the property. 13 properties were monitored in accordance with the regular 3-year monitoring schedule, and 0 were monitored as a result of the risk assessment. On site, tenant files are examined for required documentation such as initial/annual income certifications and supporting documentation. Physical inspections are also conducted. Issues that cannot immediately be resolved are referenced in a monitoring follow-up letter to the manager. Issues identified may constitute a "Finding" which is a regulatory infraction and requires immediate resolution, a written response, and reinspection by HCD staff to confirm resolution, or a "Concern" which is a condition that could result in a future Finding. HCD also may make Recommendations to suggest best practices. Upon HCD staff review of manager responses, Findings and Concerns may either be closed or kept open until the manager has provided adequate documentation.

In addition to monitoring rental properties, monitoring was also performed on CDBG public service grant recipients who are required to income qualify clients. This monitoring included a desk review of client

application material and first quarter invoices. CDBG public service sites were visited and monitored for file and activity compliance. CDBG Capital projects were monitored on site for Davis-Bacon and project compliance.

The CoC Program requires on-going monitoring of funded projects through reporting on System Performance Measures. County HCD was monitored by HUD this past year for its administration of its Homeless Management Information System (HMIS), and Planning Grant. Staff received useful feedback on the County's need for timely expenditure of grant funds, and how on-going efforts to expand the use of HMIS by all agencies serving the homeless population, will strengthen the regions efforts at assisting the most vulnerable homeless households and individuals, and making the case for additional funding from local, state, federal, and private funders.

### **Citizen Participation Plan 91.105(d); 91.115(d)**

#### **Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

To encourage citizen participation in the preparation of the 2017-2018 CAPER, the County took the following actions in accordance with its Citizen Participation Plan:

Citizens were invited to review the draft CAPER and provide written comments to the County for consideration. All HOME consortium and CDBG Urban County member cities were provided a copy of the CAPER draft to facilitate public review and comments at their respective office locations. A copy of the CAPER draft was provided to the County Housing Authority for review. The CAPER draft was made available to at least two libraries in South County and at least two libraries in North County for public access. The CAPER draft was posted on the County HCD website to ensure easy access at [www.countyofsb.org/housing](http://www.countyofsb.org/housing)

A Public Notice was published announcing the availability of the CAPER for review in the following newspapers of general circulation: The Santa Barbara News-Press and The Santa Maria Times. The public notice and news publications announcing the public comment period are included in the Appendix to the CAPER.

**CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

There were no changes in program objectives for the 2017 program year, as the current objectives were evaluated for their effectiveness in meeting community needs during the development of the 2015-2020 Consolidated Plan. Accordingly, minor modifications were made to the objectives articulated in the previous Consolidated Plan based on past experience and current needs, resulting in the currently stated objectives.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

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## **CR-50 - HOME 91.520(d)**

### **Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations**

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

On-site inspections were performed on thirteen (13) properties in the 2017-18 program year. Properties to be monitored were identified using a risk-based assessment procedure. Examples of high risk indicators included, among others, monitoring and reporting history, management staff capacity and turnover, tenant complaints received, if any, and the amount of HOME funds invested. Properties that scored high on the risk assessment were monitored, as well as properties that were constructed within the last 12 months, or had health and safety issues identified in the last monitoring visit. On-site monitoring is conducted on every project at least every three years, regardless of assessment scores.

The results of on-site monitoring included Findings and Concerns. Findings were related to HQS violations and incorrect income and/or rent calculations. Concerns were related to missing documentation or other record-keeping issues.

The on-site monitoring visits were conducted over the Summer of 2018. HCD will work with property managers to gather documentation and photos to document that corrections have been made for the properties that are still out of compliance. In some cases, HCD staff will conduct another visit to confirm resolution of Findings. HCD expects to have all Findings and Concerns closed by the end of calendar year 2018.

### **Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)**

The County of Santa Barbara is committed to providing equal housing opportunities for all of its residents regardless of race, gender, national origin, age, familial status, religion, or disability. Under the HOME Program, an Affirmative Fair Housing Marketing Plan (AFHMP) is required for projects containing five or more HOME-assisted units. An AFHMP is a marketing strategy designed to attract and assist those least likely to apply for assisted housing without special outreach. Projects funded through the HOME Consortium must create a marketing plan that is consistent with the County's Affirmative Fair Housing Marketing Policy.

A marketing plan for each HOME-funded project was approved by the County prior to commitment of funds to the project, and implementation of the plan is subject to County monitoring to ensure compliance. County staff reviews each HOME-funded project's marketing plan for consistency with the

County's own Affirmative Fair Housing Marketing Policy and provides technical assistance to project owners in creating or amending the plan as needed.

**Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics**

**Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)**

Affordable housing in Santa Barbara County is a longstanding challenge. County HCD recognizes that funding the construction of an affordable-housing development is but one piece of a larger effort. Toward that end, HCD staff monitors each HOME-funded property as required by HUD but also makes a proactive effort to disseminate information to property managers when regulations change or information is released. Technical assistance to owners and property managers is offered periodically or upon request, and any complaints from tenants received by HCD is investigated fully until resolved. The HOME affordability period ensures affordability for the HUD-mandated period, but most projects remain affordable beyond that term by their mission driven owners and/or by federal and state tax credit regulations. Additional HOME funds may be invested for rehabilitation after the affordability period to ensure long-term durability of properties. HCD will require an additional period of affordability when additional HOME funds are invested.

The County has also been supportive of the Housing Authority of the County of Santa Barbara in its recent efforts to restructure public housing under HUD's Rental Assistance Demonstration program. The program allows public housing agencies to leverage public and private debt and equity in order to reinvest in the public housing stock and by moving units to a Section 8 platform with a long-term contract that, by law, must be renewed, thus ensuring that the units remain permanently affordable to low-income households.

## **CR-60 - ESG 91.520(g) (ESG Recipients only)**

**ESG Supplement to the CAPER in *e-snaps***

**For Paperwork Reduction Act**

### **1. Recipient Information—All Recipients Complete**



**Basic Grant Information**

**Recipient Name** SANTA BARBARA COUNTY  
**Organizational DUNS Number** 131851003  
**EIN/TIN Number** 956002833  
**Identify the Field Office** LOS ANGELES  
**Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance** Santa Maria/Santa Barbara County CoC

**ESG Contact Name**

**Prefix** Ms  
**First Name** Miriam  
**Middle Name** 0  
**Last Name** Moreno  
**Suffix** 0  
**Title** Housing Program Specialist

**ESG Contact Address**

**Street Address 1** 123 E. Anapamu St.  
**Street Address 2** Suite 202  
**City** Santa Barbara  
**State** CA  
**ZIP Code** -  
**Phone Number** 8055682479  
**Extension** 0  
**Fax Number** 8055601091  
**Email Address** mmoreno@co.santa-barbara.ca.us

**ESG Secondary Contact**

**Prefix** Ms  
**First Name** DINAH  
**Last Name** LOCKHART  
**Suffix** 0  
**Title** Deputy Director  
**Phone Number** 8055683523  
**Extension** 0  
**Email Address** DLOCKHART@SBCCSD.ORG

**2. Reporting Period—All Recipients Complete**

**Program Year Start Date** 07/01/2017  
**Program Year End Date** 06/30/2018

**3a. Subrecipient Form – Complete one form for each subrecipient**

**Subrecipient or Contractor Name**

**City**

**State**

**Zip Code**

**DUNS Number**

**Is subrecipient a victim services provider**

**Subrecipient Organization Type**

**ESG Subgrant or Contract Award Amount**

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## CR-65 - Persons Assisted

### 4. Persons Served

#### 4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>0</b>

Table 16 – Household Information for Homeless Prevention Activities

#### 4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>0</b>

Table 17 – Household Information for Rapid Re-Housing Activities

#### 4c. Complete for Shelter

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>0</b>

Table 18 – Shelter Information

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#### 4d. Street Outreach

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>0</b>

Table 19 – Household Information for Street Outreach

#### 4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>0</b>

Table 20 – Household Information for Persons Served with ESG

#### 5. Gender—Complete for All Activities

	Total
Male	0
Female	0
Transgender	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>0</b>

Table 21 – Gender Information

**6. Age—Complete for All Activities**

	<b>Total</b>
Under 18	0
18-24	0
25 and over	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>0</b>

**Table 22 – Age Information**

**7. Special Populations Served—Complete for All Activities**

**Number of Persons in Households**

Subpopulation	Total	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters
Veterans	0	0	0	0
Victims of Domestic Violence	0	0	0	0
Elderly	0	0	0	0
HIV/AIDS	0	0	0	0
Chronically Homeless	0	0	0	0
<b>Persons with Disabilities:</b>				
Severely Mentally Ill	0	0	0	0
Chronic Substance Abuse	0	0	0	0
Other Disability	0	0	0	0
Total (Unduplicated if possible)	0	0	0	0

**Table 23 – Special Population Served**

**CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes**

**10. Shelter Utilization**

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available	0
Total Number of bed-nights provided	0
Capacity Utilization	0.00%

**Table 24 – Shelter Capacity**

**11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)**

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## CR-75 – Expenditures

### 11. Expenditures

#### 11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2015	2016	2017
Expenditures for Rental Assistance			
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance			
Expenditures for Housing Relocation & Stabilization Services - Services			
Expenditures for Homeless Prevention under Emergency Shelter Grants Program			
<b>Subtotal Homelessness Prevention</b>			

Table 25 – ESG Expenditures for Homelessness Prevention

#### 11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2015	2016	2017
Expenditures for Rental Assistance			
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance			
Expenditures for Housing Relocation & Stabilization Services - Services			
Expenditures for Homeless Assistance under Emergency Shelter Grants Program			
<b>Subtotal Rapid Re-Housing</b>			

Table 26 – ESG Expenditures for Rapid Re-Housing



**11c. ESG Expenditures for Emergency Shelter**

	Dollar Amount of Expenditures in Program Year		
	2015	2016	2017
Essential Services			
Operations			
Renovation			
Major Rehab			
Conversion			
<b>Subtotal</b>			

**Table 27 – ESG Expenditures for Emergency Shelter**

**11d. Other Grant Expenditures**

	Dollar Amount of Expenditures in Program Year		
	2015	2016	2017
Street Outreach			
HMIS			
Administration			

**Table 28 - Other Grant Expenditures**

**11e. Total ESG Grant Funds**

Total ESG Funds Expended	2015	2016	2017

**Table 29 - Total ESG Funds Expended**

**11f. Match Source**

	<b>2015</b>	<b>2016</b>	<b>2017</b>
Other Non-ESG HUD Funds			
Other Federal Funds			
State Government			
Local Government			
Private Funds			
Other			
Fees			
Program Income			
<b>Total Match Amount</b>			

**Table 30 - Other Funds Expended on Eligible ESG Activities**

**11g. Total**

<b>Total Amount of Funds Expended on ESG Activities</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>

**Table 31 - Total Amount of Funds Expended on ESG Activities**