

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) 2020. The County Housing and Community Development Division released a Notice of Funding Availability (NOFA) in November 2019 to solicit applications from non-profit service providers and developers interested in utilizing federal and local funds in PY 2020 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 2020-21 Action Plan and 5-year Consolidated Plan. HOME funds were used to expand the supply of affordable housing with the completion of the Housing Authority of the County of Santa Barbara's Residences at Depot Street, and Peoples' Self-Help Housing's Sierra Madre Cottages housing projects. HOME Tenant Based Rental Assistance programs were administered throughout the County to help low-income tenants, and those at risk of homelessness, access available rental units which they might not otherwise been able to afford. CDBG funds were awarded for infrastructure and facility improvements. A list of projects that were completed in FY 2020 are included below. CDBG Public Services funds assisted various public-service agencies throughout the County with funds to deliver a variety of services, including senior meal programs, domestic violence programs, emergency shelter operations, advocacy for persons with disabilities, legal aid, and youth programs. Additionally, Community Development Block Grant Corona Virus (CDBG-CV) funds were used to establish an Emergency Rent Assistance Program for low income families experiencing an economic impact from COVID-19 and at risk of experiencing homelessness.

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: \$993,877.42	Homeless Person Overnight Shelter	Persons Assisted	1705	1511	88.62%	500	1511	302.20%
Assist Non-Homeless Special Needs Populations	Non-Homeless Special Needs	CDBG: \$142,174	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	765		66681	765	1.15%
Assist Non-Homeless Special Needs Populations	Non-Homeless Special Needs	CDBG: \$128,135	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	22937	2426	10.58%	0	2426	
Build Community Infrastructure & Service Capacity	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$100,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	91626	0	0.00%	66681	0	0.00%
Build Community	Non-Homeless Special Needs	CDBG: \$	Public service activities other	Persons Assisted	20	0	0.00%			

Infrastructure & Service Capacity	Non-Housing Community Development		than Low/Moderate Income Housing Benefit							
Expand Affordable Housing	Affordable Housing Public Housing	HOME: \$3,109,447	Rental units constructed	Household Housing Unit	204	18	8.82%			
Expand Affordable Housing	Affordable Housing Public Housing	HOME: \$	Homeowner Housing Added	Household Housing Unit	0	0		30	0	0.00%
Expand Affordable Housing	Affordable Housing Public Housing	HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	0		15	0	0.00%
Expand Affordable Housing	Affordable Housing Public Housing	HOME: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	70	168	240.00%	50	168	336.00%
Promote Economic Development	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	85	0	0.00%			
Promote Economic Development	Non-Housing Community Development	CDBG: \$	Other	Other	0	0		57	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.

During PY 2020, the County of Santa Barbara funded the following twelve (12) Public Services projects serving a total of 2,842 individuals:

1. **Goal No 3 – Assist Non-Homeless Special Needs Populations:** CommUnify (formerly Community Action Commission), Senior Nutrition Program, providing daily meal delivery to seniors county-wide.
2. **Goal No 3 – Assist Non-Homeless Special Needs Populations:** Domestic Violence Solutions for Santa Barbara County, Domestic Violence Victims Shelter, Safety, and Support, offering shelter and supportive services to partners and children fleeing domestic violence.
3. **Goal No 1 – Assist Homeless and At-Risk of Homeless:** Good Samaritan Shelter, Bridgehouse Emergency Shelter, funding operating expenses of an emergency shelter in Lompoc.
4. **Goal No 3 – Assist Non-Homeless Special Needs Populations:** Independent Living Resource Center of the Tri-Counties, Community Living Benefits Advocacy, providing technical and practical support to severely disabled persons county-wide.
5. **Goal No 3 – Assist Non-Homeless Special Needs Populations:** Legal Aid Foundation of Santa Barbara County, Family Violence Prevention Program, providing legal assistance to victims of domestic violence.
6. **Goal No 3 – Assist Non-Homeless Special Needs Populations:** Peoples’ Self-Help Housing Corporation, Carpinteria Low Income ESL Learning Program, providing after-school tutoring and learning aids to low-income English as a second language students in Carpinteria.
7. **Goal No 3 – Assist Non-Homeless Special Needs Populations:** Santa Maria Valley FISH Meals on Wheels, providing daily meal delivery to homebound seniors in Orcutt.
8. **Goal No 3 – Assist Non-Homeless Special Needs Populations:** Santa Ynez Valley People Helping People, Basic Needs Services for Seniors, providing a variety of services including meals to seniors in the mid-county Santa Ynez Valley.
9. **Goal No 3 – Assist Non-Homeless Special Needs Populations:** United Boys & Girls Clubs of Santa Barbara County, Carpinteria Club, providing after-school learning assistance to low-income students in Carpinteria.
10. **Goal No 3 – Assist Non-Homeless Special Needs Populations:** United Boys & Girls Clubs of Santa Barbara County, Solvang Club, providing after-school learning assistance to low-income students in Solvang.
11. **Goal No 1 – Assist Homeless and At-Risk of Homeless:** WillBridge of Santa Barbara, Emergency/Transitional Housing Program, providing emergency and transitional housing to chronically homeless individuals.
12. **Goal No 1 – Assist Homeless and At-Risk of Homeless:** Youth and Family Services YMCA, My Home Transitional Living Program, providing emergency shelter and other assistance to homeless youth and individuals recently aged out of the foster system.

In PY 2020-21 Santa Barbara County community partners completed six (6) CDBG Capital projects including infrastructure improvements, emergency shelter facility improvements, a Food Pantry facility improvement project, and acquisition and rehabilitation of a single-family residence that provides transitional housing for female victims of human trafficking and/or domestic violence. These projects provided benefit to 1,843 CDBG-qualifying beneficiaries; this figure does not include beneficiaries related to the Calle Real Streetlights Infrastructure project, which was completed in a qualified LMA census tract. Some of these completed projects had experienced prior delays in implementation resulting from COVID 19 and associated public health emergency response. The completed CDBG capital projects are as follows:

- 1) **Goal No 1 – Assist Homeless and At-Risk of Homeless:** Facility, Santa Barbara Homeless Emergency Shelter, Flooring Replacement. Project Sponsor, People Assisting the Homeless (PATH), completed replacement of the flooring at the emergency shelter on September 30, 2020; the project resulted in CDBG expenditures in the amount of \$57,033, and benefitted 600 clients of the shelter.
- 2) **Goal No 4—Build community infrastructure and service capacity:** Facility, Food Pantry and Distribution. On January 4, 2021, Project Sponsor, People Helping People, completed improvement work on its Food Pantry and related distribution and administrative office, to provide greater access for 765 clients benefitting from its services. The project resulted in \$142,174 in CDBG expenditures.
- 3) **Goal No 1 – Assist Homeless and At-Risk of Homeless:** Facility, Santa Maria Homeless Emergency Shelter, Flooring Replacement. Project Sponsor, Good Samaritan Shelter, completed replacement of the flooring at the emergency shelter on April 14, 2021; the project resulted in CDBG expenditures in the amount of \$57,750, and benefitted 254 clients of the shelter.
- 4) **Goal No 1 – Assist Homeless and At-Risk of Homeless:** Acquisition and Rehab, Facility for Homeless Women fleeing domestic violence. On May 10, 2021, Project Sponsor, Good Samaritan Shelter, completed acquisition and rehabilitation work on a single-family residence serving as transitional housing for six (6) female victims of domestic violence and/or human trafficking activities. The project resulted in CDBG expenditures in the amount of \$450,000.
- 5) **Goal No 1 – Assist Homeless and At-Risk of Homeless:** Facility, Lompoc, Bridgehouse Homeless Emergency Shelter, Phase II, Rehabilitation. Project Sponsor, Good Samaritan Shelter, completed rehabilitation work on the emergency shelter on June 16, 2021; the project resulted in CDBG expenditures in the amount of \$368,304.42 and benefitted 218 clients of the shelter.
- 6) **Goal No 4—Build community infrastructure and service capacity:** Infrastructure, Calle Real Streetlights. This project provided 15 new streetlights in a qualifying LMA census tract adding a measure of safety for residents that had not been there prior. Santa Barbara County Public Works served as project sponsor. CDBG expenditures amounted to \$100,000 and the project was completed in IDIS on June 29, 2021.

For Goal No 1 Expand Affordable Housing, two affordable housing development projects were completed leveraging Santa Barbara County HOME Investment Partnership funds were completed in PY 2020-21 -- the Residences at Depot Street and Sierra Madre Cottages. The Housing Authority of the County of Santa Barbara's Residences at Depot Street in Santa Maria consists of 80 units, of which 11 have County HOME affordability restrictions related to the \$1,994,459 investment of HOME funds. Peoples' Self-Help Housing's Sierra Madre Cottages also in Santa Maria consists of 40 units, of which 7-units have County HOME affordability restrictions related to the \$1,114,988 investment of HOME funds. In PY 2020-21, County HOME funds were also used for a tenant based rental assistance program to provide emergency rental assistance to low income families in the City of Goleta experiencing an economic impact from the COVID-19 pandemic and at risk of homelessness. This activity assisted 27 households with \$112,170 of rental assistance. Additionally, Community Development Block Grant Corona Virus (CDBG-CV) funds were used to establish an Emergency Rent Assistance Program for residents of unincorporated Santa Barbara County and the cities of Carpinteria, Buellton, Solvang, and Guadalupe. United Way of Santa Barbara County's Emergency Rent Assistance Program assisted 47 qualifying households at or below 80% AMI who have experienced an economic impact due to COVID with \$333,424.65 of rental assistance, and the Housing Authority of the County of Santa Barbara's Emergency Rent Assistance Program assisted 51 households with \$265,766.70 of rental assistance. In connection with the Housing Authority's Emergency Rent Assistance Program application, Legal Aid Foundation of Santa Barbara County provided initial eligibility screening of applicants and provided related legal housing related services totaling \$36, 237.72.

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	4,275	163	0
Black or African American	204	9	0
Asian	59	5	0
American Indian or American Native	97	2	0
Native Hawaiian or Other Pacific Islander	20	1	0
Total	4,655	180	0
Hispanic	2,155	76	0
Not Hispanic	2,500	104	0

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

Narrative

Supplementary Table: Beneficiaries Identifying as More than One Race

	CDBG	HOME	ESG
American Indian/Alaskan Native & White	9	0	0
Asian & White	10	0	0
Black/African American & White	12	0	0
American Indian/Alaskan Native & Black/African American	1	0	0
Other Multi-Racial	394	6	0
Total	426	6	0
Hispanic	209	5	0
Not Hispanic	217	1	0

In Program Year 2020, CDBG and HOME funds assisted residents throughout the County with public services, infrastructure improvements, new affordable rental units, Emergency Rent Assistance, and Tenant Based Rental Assistance. As discussed in the County's 2020 Analysis of Impediments to Fair Housing Choice, according to the 2013-2017 ACS 5-Year estimates, White residents make up the majority of the Consortium population, representing roughly three-quarters of the population, or 74.1% of the population as a whole; Asians comprise 5.8% of the population and Blacks 2.0%. Persons identified categorically as "Some Other Race" accounted for 12.7% of the population of the Consortium region, which is similar to that of the state as-a-whole. As is the case throughout most of the country, persons

who self-identify as “Some Other Race” are also likely to be Hispanic; however, in and of itself this does not necessarily provide an accurate account of the Hispanic population in the region. The ACS also reports the number of persons who identified ethnically as Hispanic, which was 46.0% of the population – comprising the largest minority group in the Consortium.

Demographics of the population served during PY 2020 were broadly similar to those of the County as a whole. (As noted in the supplementary table above, in addition to the 4,655 CDBG and 180 HOME beneficiaries listed in Table 2, the County served 426 CDBG and 6 HOME beneficiaries who identified as more than one race.) In total, 84% of County program beneficiaries identified as white, 4% as black, less than 2% each as Asian, American Native, and Pacific Islander, and 8% as two or more races. Additionally, 47% of beneficiaries identified as Hispanic regardless of race.

In Program Year 2020 the County did not receive a Federal ESG Allocation.

DRAFT

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	public - federal	1,893,274	
HOME	public - federal	2,757,173	
ESG	public - federal	0	

Table 3 - Resources Made Available

Narrative

During Program Year 2020, the County received \$1,265,339.00 in HOME Investment Partnerships (HOME) program funds and \$1,259,504 in Community Development Block Grant (CDBG) funds. Additionally, in response to the Coronavirus pandemic, on March 27, 2020, the United States Congress enacted the Coronavirus Aid, Relief and Economic Security (CARES) Act to provide economic relief and assistance. The CARES Act included special allocations of CDBG funds, known as CDBG-CV) to prevent, prepare for, and respond to the coronavirus. Santa Barbara County was awarded \$741,038 in CDBG-CV Round 1 funds and \$1,165,366 in CDBG-CV Round 3 funds. In PY 2020 the United Way of Santa Barbara County Emergency Rental Assistance Program utilizing CDBG-CV funds for residents of unincorporated Santa Barbara County and the cities of Carpinteria, Buellton, Solvang, and Guadalupe assisted 47 qualifying households at or below 80% AMI who have experienced an economic impact due to COVID with \$333,424.65 of rental assistance. Additionally, the Housing Authority of the County of Santa Barbara’s Emergency Rent Assistance Program assisted 51 households with \$265,766.70 of CDBG-CV rental assistance. In connection with the Housing Authority’s CDBG-CV Emergency Rent Assistance Program application, Legal Aid Foundation of Santa Barbara County provided initial eligibility screening of applicants and provided related legal housing related services totaling \$36, 237.72.

HOME funds were used to expand the supply of affordable housing in the County, which included financing for The Housing Authority of the County of Santa Barbara’s Residences at Depot St. affordable housing development, and Peoples’ Self Help Housing’s Sierra Madre Cottages permanent housing project. In addition, a Tenant Based Rental Assistance (TBRA) program was administered to provide emergency rental assistance payments to landlords of low-income tenants who experienced an economic impact from COVID-19 and were at risk of homelessness in the City of Goleta.

CDBG funds were used for infrastructure and facility improvements. Projects completed in FY 2020 are included under section CR05 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.

During the 2020 Program Year, the County did not receive an allocation of Federal ESG funds. However, the County expended \$328,840 in 2019 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 \$9,241 for administration, and sub-granted \$319,599 to three agencies assisting persons experiencing homelessness 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. NBCC d/b/a New Beginnings provided street outreach and rapid re-housing assistance to clients residing in the cities of Santa Barbara, Carpinteria, and/or the unincorporated areas of southern Santa Barbara County. PATH Santa Barbara provided emergency shelter services to clients experiencing homelessness seeking shelter in the City of Santa Barbara. The County and three funded agencies met the 100% match requirement for the federal pass through portion of the ESG funds with a total match of \$328,840.

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 2020, 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. Affordable housing development is active and dependent on allocations of federal low-income housing tax credits as exemplified by the 80-unit Residences at Depot Street project and 40-unit Sierra Madre Cottages development completed in PY 2020-21. Both of these projects also received an investment in County Inclusionary Housing Ordinance funds, as described below, to further leverage the impact of federal funds. 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 in the last five years, this is a relatively small component of the overall leverage provided through other resources.

As successor to the Santa Barbara County Redevelopment Agency (RDA), the County of Santa Barbara administers the Low- and Moderate-Income Housing Asset Fund (LMIHAF). In the last five years the County has receipted over \$320,000 in payments from existing RDA loans to use for improving, increasing, and preserving the supply of low- and moderate-income housing. In PY 2020 the County utilized \$1,000,000 of the LMIHAF to partially fund rehab of the Isla Vista Apartments project along with LIHTC tax credit financing.

The 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.

The State's Permanent Local Housing Allocation (PLHA) Guidelines authorize PLHA funds be expended on certain Eligible Activities. County staff convened a PLHA working group in 2019 and held four (4) community outreach meetings, in conjunction with the HUD Consolidated Plan development process. To meet the objectives set forth by the PLHA program, the County, and the Cities of Goleta and Santa Maria have elected to allocate the PLHA funds toward the following Eligible Activities:

1. Forty five percent (45%) of the PLHA funds will be allocated toward the predevelopment, development, acquisition, rehabilitation, and preservation of multifamily, residential live-work, rental housing that is affordable to extremely low, very low, low-, and moderate-income households, including necessary operating subsidies.
2. Thirty percent (30%) of the PLHA funds will be used for assisting persons who are experiencing or at risk of homelessness, including, but not limited to, providing rapid rehousing, rental assistance, supportive/case management services that allow people to obtain and retain housing, operating and capital costs for navigation centers and emergency shelters, and the new construction, rehabilitation, and preservation of permanent and transitional housing.
3. Fifteen percent (15%) of the PLHA funds will be used to provide homeownership opportunities, including, but not limited to, down payment assistance.

4. Ten percent (10%) of the PLHA funds will support the predevelopment, development, acquisition, rehabilitation, and preservation of Affordable rental and ownership housing, including Accessory Dwelling Units (ADUs), that meets the needs of a growing workforce earning up to 120-percent of AMI, or 150-percent of AMI in high-cost areas.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	
2. Match contributed during current Federal fiscal year	
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	
4. Match liability for current Federal fiscal year	
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	

Table 5 – Fiscal Year Summary - HOME Match Report

DRAFT

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 begin-ning 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 \$

Table 7 – Program Income

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

Table 8 - Minority Business and Women Business Enterprises

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						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – 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

DRAFT

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	0	11
Number of Non-Homeless households to be provided affordable housing units	152	0
Number of Special-Needs households to be provided affordable housing units	50	7
Total	202	18

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	98	547
Number of households supported through The Production of New Units	50	18
Number of households supported through Rehab of Existing Units	50	0
Number of households supported through Acquisition of Existing Units	6	0
Total	202	565

Table 12 – Number of Households Supported

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

In Program Year 2020, 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.

External factors impacted the ability of subrecipients to achieve goals and outcomes, such as access to permanent housing and attainment of income. These include the availability and cost of land to develop housing, increasing construction costs, low number of rental units, low vacancy rates, high rents, and others.

Discuss how these outcomes will impact future annual action plans.

Based on these outcomes, HCD staff will reevaluate processes and performance 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 plan 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.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	272	128
Low-income	87	45
Moderate-income	20	13
Total	379	186

Table 13 – Number of Households Served

Narrative Information

A majority of the persons served with the County’s HUD-program funds are extremely low-income. There is a lack of affordable housing throughout the County resulting in a high number of households being housing “cost burdened” – renters who cannot find affordably priced rentals living in units that cost more than they can afford, as discussed in the County’s 2020 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.

DRAFT

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 \$71m in ESG-CV and \$1.3m in CARES Act funds. Emergency shelter, Rapid ReHousing, and street outreach service providers rapidly responded to the ever-changing crisis. Often, emergency costs incurred were beyond annual budgeted amounts and there was no funding mechanism available to cover the costs in real time. In addition to items necessary to mitigate viral spread, providers worked to fill the void left by the loss of public spaces often used by people experiencing homelessness to perform daily activities, the cessation of volunteers providing food and services in emergency shelters, and the need to isolate individuals and families after COVID-19 exposure or due to medical vulnerabilities.

In an effort to establish a unified response, on March 18, the County of Santa Barbara established the COVID-19 Homelessness Task Force to include broad community input and engagement by stakeholders in response to COVID-19 to protect the health and safety of our homeless neighbors and further protect the community at large from spread of the disease. The Task Force established four key objectives:

- Prevent and mitigate COVID-19 impacts for persons who remain unsheltered through support centers and outreach re-establishing access to showers, device charging, food and hygiene supplies.
- Establish non-congregate sheltering for persons at highest risk of COVID-19 complications.
- Sustain shelter capacity for persons not experiencing COVID-19 symptoms.
- Enhance homelessness prevention and housing activities through increased funding for rental assistance and supportive services

The investment in vulnerable populations with CARES Act and ESG-CV funding both maintained street outreach activities preventing the spread of COVID-19 and sustained shelter capacity by equipping facilities and staff. It also provided homeless assistance funding for activities such as rapid re-housing and the expansion of shelter beds. **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

In PY 2020 an Emergency Rental Assistance Program utilizing CDBG-CV funds for residents of unincorporated Santa Barbara County and the cities of Carpinteria, Buellton, Solvang, and Guadalupe assisted 47 qualifying households at or below 80% AMI who have experienced an economic impact due to COVID with \$333,424.65 of rental assistance. Additionally, the Housing Authority of the County of Santa Barbara’s CDBG-CV Emergency Rent Assistance Program assisted 51 households with \$265,766.70 of rental assistance. In connection with the Housing Authority’s CDBG-CV Emergency Rent Assistance Program application, Legal Aid Foundation of Santa Barbara County provided initial eligibility screening of applicants and provided related legal housing related services totaling \$36, 237.72. A HOME Tenant Based Rental Assistance (TBRA) program was administered to provide emergency rental assistance payments to landlords of low-income tenants who experienced an economic impact from COVID-19 and were at risk of homelessness in the City of Goleta.

Housing Assistance Program 2020-21	Funding	Households served
Emergency Rental Assistance	CDBG-CV, \$333,424	47 households in Carpinteria, Buellton, Solvang, and Guadalupe

Emergency Rental Assistance- County Housing Authority	CDBG-CV, \$265, 766	51 households countywide
Legal Aid of Santa Barbara County	CDBG-CV, \$36,237	Legal housing related services
Tenant Based Rental Assistance	HOME,	Households in Goleta

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 2019 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.

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 (HASBARCO) in a number of ways to ensure that the efforts of both agencies are maximized. HASBARCO continues to administer a Tenant Based Rental Assistance (TBRA) program to assist low income residents with security deposits.

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 (HASBARCO) currently has 215 Public Housing units, there are 150 at Evans Park in Santa Maria, 56 at Guadalupe Ranch Acres, (soon to be formally renamed Escalante Meadows), in Guadalupe, and 9 scattered site units in Lompoc. While the Public Housing Program does not offer the FSS Program, we do offer the ROSS Program.

ROSS stands for Resident Opportunities for Self Sufficiency. Under the ROSS Program services are provided in a holistic manner from infant to elderly, caring for each individual household member, under the concept of guiding the family unit towards financial independence and self sufficiency while caring for individual needs. Subsequently, HASBARCO provides food assistance through its partnership with the foodbank's Brown Bag Grocery Program for the elderly, and Mobile Food Pantry for the family. HASBARCO also provides regular workshops on financial literacy, which offers beginning banking through homeownership training, through our partnership with Econ Alliance and the United Way. For families that are ready to take the next step toward homeownership, HASBARCO partners with the Cabrillo Economic Development Corporation (CEDC), which is the HUD Certified Homeownership Counseling Center for Santa Barbara and Ventura counties. Through the assistance of the CEDC, at least 2 Public Housing families each year realize their dream of homeownership and move out of Public Housing into financial independence.

In addition, HASBARCO partners with the Central Coast Literacy Council, Allan Hancock College, and SER Jobs for Progress to teach English Literacy and assist residents to attain their GED and move forward with further educational goals to attain higher paying jobs toward self sufficiency.

HASBARCO is also engaged in assisting residents to improve or maintain their health and well being through HASBARCO partnerships with the Community Health Centers and Public Health Department, to provide wellness treatments, such as vaccines and health education. Throughout the COVID-19 pandemic, HASBARCO staff worked even more closely with Public Health and the County to ensure that all measures were taken to protect the health of residents. Updated information was provided to residents as it became available. Computers were made available to connect residents with TeleHealth, as needed. As vaccines became available, HASBARCO partnered with Public Health to hold onsite vaccination clinics.

Services are also provided for youth through HASBARCO's partnership with the Boys and Girls Clubs, Head Start, and Early Head Start Programs to keep young people engaged in healthy activities, and provide homework assistance and computer literacy in a safe, welcoming and nurturing environment which allows their adult family members to return to the workforce.

HASBARCO partners with over 40 area agencies and non-profit organizations that are able to provide ongoing and regular services to families residing in assisted housing. Together HASBARCO works to serve the individual needs of household members, build a stronger and healthier family unit, and move the family towards financial independence, with the ultimate goal of self sufficiency.

Actions taken to provide assistance to troubled PHAs

N/A

DRAFT

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 2020 and 2021, the County made significant progress implementing three of these programs (listed below).

Program 1.4 – Tools to Incentivize High-Quality Affordable Housing. On January 1, 2020, new State accessory dwelling unit (ADU) and junior accessory dwelling unit (JADU) laws went into effect which caused the County's Inland Area ADU ordinances to become null and void due to noncompliance with State law. On May 18, 2021, the County Board of Supervisors (Board) adopted new ADU and JADU ordinances to comply with these State laws. The ADU and JADU ordinances went into effect in the Inland Area on June 17, 2021. The County's existing Coastal Zone ADU ordinance shall remain in effect until the California Coastal Commission certifies the County's new Coastal Zone ADU ordinance. The County will submit the new Coastal Zone ADU ordinance to the California Coastal Commission (CCC) for certification in September 2021. The certification process may take a year or more.

Program 1.13 – Isla Vista Monitoring. 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 19, 2021.

Program 2.4 – Farmworker Housing. In 2018, the County prepared zoning ordinance amendments to reduce the permit requirements for agricultural employee dwellings (AEDs) in the Agriculture I (AG-I) and Agriculture II (AG-II) zones. The zoning ordinance amendments also 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. The Board adopted the zoning ordinance amendments in December 2018, which went into effect in the Inland Area in January 2019. Staff also submitted the Coastal Zone AED ordinance to the CCC for certification in December 2018. On May 13, 2021, the CCC certified the Coastal Zone AED ordinance, which went into effect immediately in the 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 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 implementation of a fully functional Coordinated Entry System (CES). 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.

As the CoC lead agency, County HCD also completed a Housing Inventory Count in 2018, and planned for the 2019 Housing Inventory and Point-in-Time Counts through collaborative planning with government agencies, and homeless and housing services providers. The County-wide Point-in-Time Count was conducted on January 24, 2019 by the Santa Maria/Santa Barbara County Continuum of Care. 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 2019 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:

- The County follows federal lead-based paint regulatory requirements covered in 24 CFR Part 35 and Part 58 Environmental Review requirements.
- Rehabilitation projects utilizing HOME or CDBG funds on housing structures built prior to 1978 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 2020, 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 County continued to serve as the lead entity of the Santa Barbara County HOME Consortium – consisting of the County and cities of Carpinteria, Goleta, Buellton, Solvang, Lompoc, and Santa Maria -- 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 continued its role as convener of the Santa Barbara County CDBG Urban County (which includes the Cities of Buellton, Solvang, and Carpinteria). The County serves as the Continuum of Care Lead Agency in the operation of the Coordinated Entry System. County staff leads 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 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 (FHOME) Program: 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 PY 2020, a TBRA program was administered to provide emergency rental assistance payments to landlords of low-income tenants who experienced an economic impact from COVID-19 and were at risk of homelessness in the City of Goleta.

Development of Affordable Housing: The high costs of construction and land remain a significant hurdle to the development of affordable housing units in Santa Barbara County for all household sizes at varying income levels. The County continues to partner with non-profit housing developers and in PY 2020-21 saw the completion of two affordable housing projects leveraging County and federal funds.

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.

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 lead for the HOME Consortium, conducts periodic monitoring to ensure compliance with program requirements. Monitoring begins with reviews of funding applications. The application/funding review process is initiated by County HCD staff, which conducts analyses and forwards funding recommendations to the County's Capital Loan Committee and other relevant advisory committees. Projects recommended for funding are subject to approval by 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.

HOME Rental Project Monitoring is conducted every 3 years or more often based on a risk analysis. In PY 2020, HOME project monitoring was conducted in the form of desk monitoring. While 17 properties were scheduled for onsite inspections in PY 2020 per the 3-year monitoring cycle, due to the COVID-19 pandemic and ensuing public health orders, on-site visits were suspended and only desk monitoring was conducted. Normally during on-site visits, tenant files are examined for required documentation such as initial/annual income certifications and supporting documentation. Physical inspections are also conducted using HUD's Housing Quality Standards. 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, if not resolved, could result in a Finding. HCD also may make recommendations to suggest best practices.

Monitoring was also performed on CDBG subrecipients. This monitoring included desk reviews of subrecipients' reports on their progress on meeting goals, and drawdown requests for eligibility of expenses. Site visits are conducted on a sampling of subrecipients using a risk analysis tool. CDBG Capital projects monitoring also included Davis-Bacon.

The CoC Program requires monitoring of funded projects through reporting on System Performance

Measures. The Santa Maria/Santa Barbara County CoC engaged in several monitoring efforts to improve system performance. The Lead agency conducts quarterly data monitoring of CoC funded projects and provides these data quality reports to the CoC Board. The CoC Planning Committee cumulatively evaluates these reports on an annual basis and make recommendations for corrective action if necessary.

Flacks Seed Consulting issued an annual evaluation of the Coordinated Entry System to look at the system of care, specifically the Coordinated Entry System (CES) for Fiscal Year 2019-2020 (which ended June 30, 2020).

Flacks Seed Consulting was selected through a competitive bidding process by the County of Santa Barbara to conduct an evaluation of CES. They are an independent contractor with no current affiliation with the system at this time.

The data in the report clearly show that the system meets all federal guidelines and regulations. Its policies and procedures are extensively documented, and rigorously followed. The focus on evidence-based practices like Housing First and harm reduction, and its targeting of specific populations for priority of service have been successful, as shown in the data.

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 2020-2021 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. 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 posted on the County HCD website to ensure easy access at 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, Lompoc Record, 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 2020 program year, as the current objectives were evaluated for their effectiveness in meeting community needs during the development of the 2020-2024 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.

DRAFT

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.

While 9 properties were scheduled for on-site inspections in the 2020-21 program year, due to the COVID-19 pandemic and ensuing public health orders, only desk monitoring was conducted. On-site visits are expected to resume in FY 2021. 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. When COVID restrictions are lifted, properties that scored high on the risk assessment will be scheduled for on-site monitoring, 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 may have 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.

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. If necessary, HCD staff will conduct a follow-up visit to confirm resolution of Findings. HCD expects to have all Findings and Concerns closed by the end of calendar year 2021.

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

Program Income (PI) is collected from prior HOME and CDBG programs. HOME and CDBG both were used in the past for homebuyer programs and some of the loans are still outstanding. In addition, HOME is used as loans to developers of affordable housing via new construction and rehabilitation. HCD fiscal staff monitors these loans and sends invoices at year-end to collect amounts due. In FY 2020, a total of \$1,928,865 in HOME PI was collected and \$214,510.89 in CDBG PI.

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 County Affordable Housing funds may be invested for rehabilitation after the HOME affordability period to ensure long-term durability of properties. HCD will require an additional period of affordability when additional 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 Project-Based 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	

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	Kimberlee
Last Name	Albers
Suffix	0
Title	Homeless Assistance Programs Manager
Phone Number	8055601090

Extension 0
Email Address kalbers@SBCCSD.ORG

2. Reporting Period—All Recipients Complete

Program Year Start Date 07/01/2019
Program Year End Date 06/30/2020

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

DRAFT

CR-65 - Persons Assisted

4. Persons Served

4a. Complete for Homelessness Prevention Activities

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

Table 16 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

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

Table 17 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

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

Table 18 – Shelter Information

DRAFT

4d. Street Outreach

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

Table 19 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

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

Table 20 – Household Information for Persons Served with ESG

5. Gender—Complete for All Activities

	Total
Male	
Female	
Transgender	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 21 – Gender Information

6. Age—Complete for All Activities

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

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				
Victims of Domestic Violence				
Elderly				
HIV/AIDS				
Chronically Homeless				
Persons with Disabilities:				
Severely Mentally Ill				
Chronic Substance Abuse				
Other Disability				
Total (unduplicated if possible)				

Table 23 – Special Population Served

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

10. Shelter Utilization

Number of New Units – Rehabbed	
Number of New Units – Conversion	
Total Number of bed - nighths available	
Total Number of bed - nighths provided	
Capacity Utilization	

Table 24 – Shelter Capacity

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

DRAFT

CR-75 – Expenditures

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
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			
Subtotal Homelessness Prevention			

Table 25 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
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			
Subtotal Rapid Re-Housing			

Table 26 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
Essential Services			
Operations			
Renovation			
Major Rehab			
Conversion			
Subtotal			

Table 27 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
Street Outreach			
HMIS			
Administration			

Table 28 - Other Grant Expenditures

11e. Total ESG Grant Funds

Total ESG Funds Expended	2017	2018	2019

Table 29 - Total ESG Funds Expended

11f. Match Source

	2017	2018	2019
Other Non-ESG HUD Funds			
Other Federal Funds			
State Government			
Local Government			
Private Funds			
Other			
Fees			
Program Income			
Total Match Amount			

Table 30 - Other Funds Expended on Eligible ESG Activities

11g. Total

Total Amount of Funds Expended on ESG Activities	2017	2018	2019

Table 31 - Total Amount of Funds Expended on ESG Activities