



COUNTY OF SANTA BARBARA

NOTICE OF FUNDING AVAILABILITY

FOR HOUSING, CAPITAL, AND PUBLIC SERVICES PROGRAMS

Community Services Department



Division of
Housing and Community Development

TABLE OF CONTENTS

| | | |
|--------------|---|----|
| | Funds Available | 3 |
| | Application Due Dates | 3 |
| | Applicant Training Schedule | 3 |
| | Application Instructions | 5 |
| | Committee Review and Board Hearing Dates | 6 |
| | Introduction | 8 |
| Section I | CDBG Public Services Programs | 10 |
| Section II | Human Services Grants | 12 |
| Section III | CDBG PS and HSC Application Review Process | 13 |
| Section IV | CDBG Assistance to Micro-Enterprise Businesses | 15 |
| Section V | CDBG Capital Projects | 16 |
| Section VI | CDBG Homeowner Rehabilitation | 19 |
| Section VII | HOME and In-Lieu funds | 20 |
| Section VIII | Permanent Local Housing Allocation Program (PLHA) | 22 |
| Section IX | California No Place Like Home (NPLH) | 24 |
| | County Contact Information | 26 |
| | Other County Jurisdictions' Funding Opportunities | 27 |

<http://www.countyofsb.org/housing>

Please check the website often for any updates to this NOFA



Funds Available

The County Division of Housing and Community Development (HCD) is pleased to issue this Notice of Funding Availability (NOFA) to inform eligible organizations about current funding opportunities. The funds listed below may be allocated to the County annually or as one-time funding by the State or federal government. Annual allocations are estimates, based on the prior year allocations. The County Board of Supervisors (BOS) makes all final funding decisions.

| FUNDING SOURCE(S)* | EST. AMT. AVAILABLE | See Section |
|---|---------------------|-------------|
| Community Development Block Grant (CDBG) - Public Services | \$200,424 | I |
| Human Services Grant (County General Fund) | \$960,000 | II |
| Community Development Block Grant (CDBG) - All other eligible activities ¹ | \$1,073,929 | IV, V, VI |
| HOME Investment Partnerships (HOME) | \$3,851,826 | VII |
| Inclusionary Housing In-Lieu | \$1,087,438 | VII |
| Permanent Local Housing Allocation (PLHA) | \$2,171,796 | VIII |
| California No Place Like Home (NPLH) medium counties competitive | \$55,500,000 | IX |

Application Due Date(s)

| | |
|--|--|
| Friday, November 26, 2021 5:00 p.m. | <ul style="list-style-type: none"> Housing Projects and Programs using any combination of HOME, In-Lieu, PLHA, or NPLH funds. <p><i>Submit Application by deadline using the form linked herein.</i></p> <p>Submit a separate application for each project</p> |
| Friday, January 14, 2022 5:00 p.m. | <ul style="list-style-type: none"> CDBG Public Services Human Services Grant CDBG Capital, Microenterprise, and Homeowner Rehab <p>Submit a separate application for each program/funding source.</p> |

Applicant Training Schedule

Visit <http://cosb.countyofsb.org/housing/> for updates to this schedule.

Attendance at Applicant Training is required in order to apply.

Attendee(s) must be the agency's executive director and/or staff responsible for program implementation. Applicants' grant writers, consultants, and others are welcome to attend; however, their attendance will not count toward the attendance requirement.

¹ Capital projects, including public and non-profit facility improvements, economic development activities including assistance to Micro-Enterprise Businesses, homeowner rehab or emergency home repair and other eligible activities. 24 CFR 570.201. See also 570.207

| | | |
|--|--|---|
| I. | November 16, 2021 2:00 – 3:30 p.m. All CDBG Public Services and HSC General Fund applicants | CDBG Public Services and Microenterprise and HSC General Fund Programs MANDATORY Applicant Training via Zoom (link provided below) |
| CDBG Public Services and HSC General Fund Training link https://us02web.zoom.us/j/89710898148?pwd=YU1WUUxHUK50VnV2Y05uRVFtTWNJUT09 Meeting ID: 897 1089 8148 Passcode: 143359 Applicants may join by phone for audio but will need to log in to Zoom from a computer or smart phone to see the slides. If you join by phone for audio, be sure to mute your microphone on your computer to avoid audio interference. 1-669-900-6833 | | |
| II. | November 18, 2021 10:00 – 11:00 a.m. All CDBG Capital applicants | CDBG Capital and Housing Rehab Projects MANDATORY Applicant Training via Zoom (link provided below) |
| CDBG Capital Training link https://us02web.zoom.us/j/89527876220?pwd=MGNXc28vTDRrcVFWUUVhTIFHNvFnQT09 Meeting ID: 895 2787 6220 Passcode: 958980 Applicants may join by phone for audio but will need to log in to Zoom from a computer or smart phone to see the slides. If you join by phone for audio, be sure to mute your microphone on your computer to avoid audio interference. 1-669-900-6833 | | |
| III. | November 19, 2021 10:00 – 11:00 a.m. All Affordable Housing applicants | Housing Projects and Programs using any combination of HOME, In-Lieu, PLHA, or NPLH funds MANDATORY Applicant Training via Zoom (link provided below) |
| Affordable Housing Training link https://us02web.zoom.us/j/89396207773 Applicants may join by phone for audio but will need to log in to Zoom from a computer or smart phone to see the slides. If you join by phone for audio, be sure to mute your microphone on your computer to avoid audio interference. 1-669-900-6833, Meeting ID: 89396207773 | | |

Application Instructions

Unless otherwise stated herein, applications must be submitted online via County's application portal, Neighborly Software (application link provided below). Review the instructions below and any special application instructions under each section in this NOFA before beginning an application.

The following applications are available only in Neighborly Software

1. CDBG Public Services/HSC General Fund application:
 - Public Services and Human Services programs operated by non-profit organizations for low-income persons
 - Micro-Enterprise Assistance
2. CDBG Capital application:
 - Non-profit facility improvements
 - ADA improvements to public buildings or infrastructure, such as sidewalk/curb cut installation
 - Housing rehabilitation (no new construction)
3. Affordable Housing
 - HOME
 - In-Lieu
 - NPLH
 - PLHA

General instructions:

- If applying for more than one program or project, complete a separate application for each.
- Read the specific program requirements in this NOFA before beginning an application.
- Save your work as you go; the program does not automatically save your work.
- Applicants may save their work and log out, and return later to complete their application(s).
- Applications are due by 5:00 p.m. on the deadline. Applicants may edit their applications up until 5:00 p.m. and then the applications will be closed and locked for editing. Applicants are ***strongly encouraged to submit applications in advance of the deadline*** to allow time to correct any errors before the deadline.
- Note that the successful submission of an application in the application portal is not a formal acceptance of the application and incomplete applications will be rejected by staff. Please ensure that all questions are answered, all applicable fields are completed, and that all required documents have been uploaded.
- For technical assistance with the application portal, click on the support function in the application.
- For program questions, contact County staff listed at the end of this document.

[APPLY BY CLICKING HERE](#)

Committee Review and Board of Supervisors Hearing Dates

Human Services Commission Allocations Committee – Thursday and Friday, March 3-4, 2022

- ✓ CDBG public services and HSC general fund grants applications

Thursday, March 3, 9:00 a.m. – 4:00 p.m. Applicant Presentations
Grange Hall – 2374 Alamo Pintado Ave., Los Olivos

Friday, March 4, 10:00 a.m. – 2:00 p.m. HSC Funding Deliberations
St. Mark's-in-the-Valley Common Room – 2901 Nojoqui Ave., Los Olivos

Applicant presentation order will be posted at www.countyofsb.org/housing at least one week in advance and applicants will be notified via email to the contact(s) listed in their applications. In accordance with public meeting Brown Act requirements, the agenda and meeting materials will be posted for public access and review three days (72 hours) in advance of the meeting.

1. **Applicant Presentations** – On March 3rd, the Committee will hear applicant presentations for CDBG Public Services grants and HSC General Fund grants. Applicants will be provided up to 3 minutes each to present their funding requests, followed by questions by the Committee. Presentations will be verbal only; handouts or other supporting materials may only be provided as part of the application.
2. **Deliberate funding recommendations** – On March 4th, the Committee will review funding requests and make funding recommendations for consideration by the County Board of Supervisors.

Capital Loan Committee (CLC) Meeting – Thursday, February 17, 2022

- ✓ Housing development applications
- ✓ CDBG capital and other non-public service applications

2:00 p.m. – 4:00 p.m.

Housing Authority of the City of Santa Barbara – 808 Laguna St., Santa Barbara

CLC will review HCD staff recommendations for CDBG capital, affordable housing development, and other non-public services projects. CLC funding recommendations will be presented to the County Board of Supervisors for consideration of final funding awards. Applicants will be provided sufficient advance notice of the meeting agenda, meeting materials, and staff reports prior to the meeting. While applicants will not be expected to conduct presentations of their project proposals at this Capital Loan Committee meeting, they are encouraged to be present in order to address any committee member's questions or requests for clarification regarding their applications. In accordance with public meeting Brown Act requirements, the agenda and meeting materials will be posted for public access and review three days (72 hours) in advance of the meeting at www.countyofsb.org/housing.

County Board of Supervisors Public Hearing – Tuesday, April 19, 2022 (date subject to change)

Final date will be posted to www.countyofsb.org/housing and emailed to all applicants (including those not being recommended for funding). All applicants are encouraged to attend the Board meeting. In accordance with public meeting Brown Act requirements, the agenda and meeting materials will be posted for public access and review three days (72 hours) in advance of the meeting.

9:00 a.m. call to order

Location posted at:

<https://santabarbara.legistar.com/Calendar.aspx#current>

Board will consider funding recommendations and make final funding awards and authorize submission of Action Plan to HUD. Applicants are encouraged to attend the Board of Supervisors public hearing to provide input on the funding recommendations and Action Plan.

Introduction

The County Community Services Department's Division of Housing and Community Development (HCD) is pleased to announce the availability of funding for projects and programs that serve low-moderate income persons and special needs populations such as elderly, persons with disabilities, homeless and at-risk of homelessness, people with mental illness, people experiencing abuse, and persons with HIV/AIDS. Funds support programs that will serve Santa Barbara County residents.

Please read this NOFA in its entirety before beginning an application. Direct questions to the County staff listed at the end of this document, or send questions to HCDNOFA@co.santa-barbara.ca.us. As noted under "Applicant Training Schedule," attendance at applicant training is required in order to apply under any of the funding sources identified in this NOFA.

County Consolidated Plan

The County develops a five-year Consolidated Plan as required by the U.S. Department of Housing and Urban Development for all federal funds allocated to the County. Each year, the County prepares an Annual Action Plan that carries out the Consolidated Plan priorities and goals. Approved projects utilizing federal CDBG and HOME funds will be included in the County's 2022-23 Annual Action Plan, which will be presented to the County Board of Supervisors for approval and submission to HUD. Applicants must tie their proposed programs and projects to the priorities listed in the Consolidated Plan. The priorities are derived from congressional goals, HUD priorities and local housing and community development needs.

PRIORITIES (in no particular order):

1. Rental Housing Programs
2. Accessibility Programs
3. Supportive Services
4. Community Infrastructure and Service Capacity
5. Homeless and At-Risk of Homelessness
6. Economic Development
7. Home Buyer Programs
8. Access to Community Assets

GOALS

1. **Goal No 1—Expand affordable housing:** The purpose of this goal is to increase the affordability, availability, accessibility and sustainability of renter and owner-occupied housing units.
2. **Goal No 2—Assist non-homeless special needs populations:** This goal consists of activities to help non-homeless persons with special needs access needed supportive services and facilities, as well as to provide affordable and accessible housing.
3. **Goal No 3—Build community infrastructure and service capacity:** This goal strives to improve neighborhood infrastructure and access to basic services for low income and special needs populations.

4. **Goal No 4—Assist homeless individuals/families and those at-risk of homelessness with emergency and permanent housing and services:** This goal includes activities targeted to persons and families experiencing and at-risk of homelessness.
5. **Goal No 5—Promote economic development:** This goal includes activities that create or retain jobs, foster entrepreneurship and increase access to employment centers, particularly for low and moderate-income persons.

The 2020-25 Consolidated Plan may be viewed at the following internet address:

http://countyofsb.org/uploadedFiles/housing/Content/Affordable_Housing/ConPlan%202020-24%20rev%202020.05.11%20FINAL.pdf

Section I: CDBG Public Services

The Santa Barbara CDBG Urban County Partnership receives an annual allocation of federal Community Development Block Grant (CDBG) funds from the Department of Housing and Urban Development (HUD). Up to fifteen percent (15%) of the allocation may be used to support public services programs. The County’s Division of Housing and Community Development (HCD) is the lead entity of the CDBG Urban County Partnership, which includes the County and the cities of Carpinteria, Buellton and Solvang. Each jurisdiction receives a distribution of CDBG to either award in their respective communities, or pool with the County’s distribution to be awarded by the County. Unless otherwise noted in the application, the County administers the CDBG program on behalf of the Urban County partners.

CDBG grants will be awarded for County FY 2022 – 2023 (July 1, 2022 – June 30, 2023). The chart below shows the *estimated* CDBG Public Services distributions to the County and partner cities:

| | | |
|-----------------------------------|------------------|---|
| Estimated FY 22-23 Allocation | \$1,336,161 | <i>Subject to congressional appropriation</i> |
| County Administration (20%) | \$267,232 | |
| Public Service Funds (15%) | \$200,424 | |
| Capital/ED - see Section II | \$868,505 | |

| Jurisdiction | Distribution | Pro Rata Share |
|--------------|--------------|------------------|
| County | 85.22% | \$170,801 |
| Buellton | 3.08% | \$6,173 |
| Carpinteria | 8.30% | \$16,635 |
| Solvang | 3.40% | \$6,814 |
| TOTAL | 100% | \$200,424 |

Notes:

1. Amounts are subject to change based on the congressionally approved budget, anticipated to be announced in the spring.
2. Partner cities may use their funding distributions for programs and projects in their own communities or pool their funds with the County’s for distribution via County NOFA and award process.
3. If the actual CDBG allocation results in a change to the amount for County public services programs, the Allocations Committee of the Human Services Commission reserves the right to increase or reduce recommended funding amounts accordingly.
4. The Cities of Santa Barbara, Goleta, Lompoc and Santa Maria each receive a direct allocation of CDBG funds from HUD. See city contact information at the end of this document for information on their NOFA and application process.

Eligible Programs

CDBG may be used to fund a variety of programs, which are described at 24 CFR 570.201 Basic Eligible Activities. Funds are used to support programs that assist low- and moderate-income individuals and families.

Eligible activities include, but are not limited to:

- Employment services (e.g. job training)

- Crime prevention and public safety
- Childcare
- Health services
- Substance abuse services (e.g. counseling and treatment)
- Fair housing counseling
- Education programs
- Energy conservation
- Services for senior citizens
- Services for homeless persons
- Welfare services (excluding income payments)
- Down payment assistance
- Recreation services

CDBG funds may be used to pay the operating costs of eligible nonprofit organizations, including staff salaries, supplies, mileage, and travel, etc., that are necessary to administer services or to operate a facility in which services will be provided.

Resources

Applicants may access the CDBG guide, *Basically CDBG* for information on eligible activities at: <https://www.hudexchange.info/resource/19/basically-cdbg-training-guidebook-and-slides/>

The CDBG regulations are located at 24 CFR Part 570 and may be accessed at:

http://www.ecfr.gov/cgi-bin/text-idx?SID=59efe4c61f2a959db5b23a19cb07f1b7&mc=true&node=pt24.3.570&rqn=div5#se24.3.570_1201

The County has set a **minimum** CDBG Public Services grant amount of \$15,000. An exception applies to applicants who apply solely for partner jurisdictions’ CDBG distributions due to the lower funding amounts available. *Only the City of Carpinteria accepts applications for City funds. All other participating cities’ funds are pooled with the County’s for countywide distribution.*

Eligible Public Services Organizations:

- Must be a 501(c)(3) charitable organization under IRS rules;
- Must qualify program beneficiaries using one of the following three methods (note that HCD will make the final determination of which method will be used):
 1. **Limited Clientele.** Collect income information on all of its clientele (low-income and non-low income) and demonstrate that at least 51% of the persons served have household incomes at or below 80% of the area median income (AMI);

FY 2021 Household Income Limits for CDBG programs – 80% AMI

| | | | | | | | | |
|-----------------------|----------|----------|----------|-----------|-----------|-----------|-----------|-----------|
| Household Size | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| Max. Household Income | \$70,050 | \$80,050 | \$90,050 | \$100,050 | \$108,100 | \$116,100 | \$124,100 | \$132,100 |

HUD will publish FY 2022 income limits about spring of 2022. Income eligibility is determined per 24 CFR 5.609 – 617 (same as for the Housing Choice Voucher/Section 8 program, administered by Public Housing Authorities)

2. **Presumed Benefit.** The proposed program *exclusively* serves persons who are presumed to be low-income, which include, abused children, battered spouses, elderly persons, adults meeting the Bureau of the Census' Current Population Reports definition of “severely disabled,” homeless persons, as defined by HUD, illiterate adults, persons living with AIDS, and migrant farm workers; or
3. **Area Benefit.** The proposed program’s service area is primarily residential and at least 51% of the residents in the service area are low-income. The service area may be a neighborhood, a city, or a portion of the County identified by census tracts. Note that a service area that includes the entire County does not qualify. To find out if your program qualifies under Area Benefit, contact HCD for more information.

For the application review process, see section below “Section III: CDBG PS and HSC Application Review Process”.

For more information, contact:

James Francis, Housing Program Specialist

Email: jfrancis@countyofsb.org Phone: (805) 568-3549

Section II: Human Services Grants

County HCD and the Human Services Commission invite applications for human services (non-capital) programs. The Human Services fund includes Basic Services Grant and Best Practices Grant. The Basic Services covers safety net programs including but not limited to food, shelter, transportation and services that offer freedom from abuse (i.e. elder, spousal, and child) and the Best Practices Grants are for the implementation of programs with evidence-based results.

Human Services Commission

The Commission is responsible for overseeing these grant funds for the delivery of human services in the County of Santa Barbara. The Commission’s mission is “to advise the Board of Supervisors of the establishment, maintenance and funding of an efficient and effective Human Services delivery system by non-profit agencies that benefits residents of Santa Barbara County eligible for such services”. The vision is to provide the highest quality customer service to the Santa Barbara community and to meet the following priority needs:

- Sustain critical social service safety net programs countywide for children, families, seniors, homeless, persons with disabilities, victims of abuse and other vulnerable populations;
- Feed seniors, homebound persons, and low-income families;
- Shelter the homeless;
- Provide medical services including mental health counseling; and
- Help to ensure access to services for all vulnerable populations.

Funding Overview – \$960,000 will be made available to support programs. The Commission is accepting funding requests from non-profit 501 (c) 3 charitable organizations for the following grant programs:

Basic Services (\$15,000-\$50,000)

Basic Services grants, with awards of \$15,000-\$50,000, are for programs which meet the basic needs (such as food, clothing, shelter, and health) of Santa Barbara County's residents.

Best Practices (\$50,000 - \$100,000)

Best Practices grants, with awards of \$50,000-\$100,000, are for proven, evidence-based programs which create meaningful and measurable change in the circumstances of their beneficiaries.

For the application review process, see section below "Section III: CDBG PS and HSC Application Review Process".

For more information, contact:

James Francis, Housing Program Specialist

Email: jfrancis@countyofsb.org Phone: (805) 568-3549

Section III: CDBG PS and HSC Application Review Process

Review Process

County Public and Human Services applications are first reviewed by HCD staff for basic CDBG/HSC eligibility and financial capacity. CDBG- and HSC-eligible applications then are forwarded for review and scoring by the County's Human Services Commission's Allocation Committee. The Committee will hear applicant presentations followed by deliberations to make funding recommendations. The meeting dates are noted in the committee dates section in this NOFA. Funding recommendations are based on scores, HSC priorities, and geographic service areas to ensure cross-county coverage. County staff forwards the HSC's recommendations to the County Board of Supervisors. The Board will make final funding awards at a regularly scheduled public hearing. The approved CDBG programs are included in the County's 2022-23 Annual Action Plan for submission to HUD (note that this is not applicable to HSC programs). See the NOFA schedule in this document for the dates of HSC meetings and Board hearing. All applicants are encouraged to attend the Committee meetings and Board of Supervisors public hearing. Applicants who wish to speak at the hearing must submit a request to speak. See instructions at: <https://www.countyofsb.org/ceo/cob.sbc>.

Application Review considerations include:

- Program meeting a Consolidated Plan priority
- Applicant's commitment to comply with federal regulations, including income-qualifying beneficiaries per 24 CFR Part 5 (CDBG only; Area Benefit and Presumed Benefit activities excluded)
- Population to be served
- Program meeting a community need
- Proposed program goals and objectives, performance targets and outcomes
- Collaboration with like organizations

- Administrative capacity
- Financial capacity
- Past performance (if funded previously)

The Human Services Commission also has adopted priorities for funding consideration as follows:

- Sustain critical social service safety net programs countywide for children, families, seniors, homeless, persons with disabilities, victims of abuse and other vulnerable populations;
- Feed seniors, homebound persons, and low-income families;
- Shelter the homeless;
- Provide medical services including mental health counseling; and
- Help to ensure access to services for all vulnerable populations.

Other Requirements: NEW! BEGINNING WITH 2022 PROGRAM YEAR

On November 4, 2021, the Human Services Commission voted to adopt the requirement that programs serving homeless or at risk of homeless clients must comply the County's Coordinated Entry System (CES) and Homeless Management and Information System (HMIS). See descriptions below.

Coordinated Entry System (CES)

Grant awardees must utilize CES for program referrals to housing. A hallmark of CES is prioritizing vulnerable individuals and families for services. More information about the Coordinated Entry System is available at <https://www.countyofsb.org/housing/coordinated.sbc>.

Homeless Management Information Systems

Grant awardees must participate in the Homeless Management Information Systems (HMIS). HMIS is a local information technology system used to collect client-level data and data on the provision of housing and services to homeless individuals and families and persons at risk of homelessness.

For more information, contact:

James Francis, Housing Program Specialist

Email: jfrancis@countyofsb.org Phone: (805) 568-3549

Section IV: CDBG Assistance to Micro-Enterprise Businesses

A micro-enterprise business is defined by HUD as a commercial enterprise that has five or fewer employees, one or more of whom owns the enterprise. “Persons developing microenterprises” means such persons who have expressed interest and who are, or after an initial screening process are expected to be, actively working toward developing businesses, each of which is expected to be a microenterprise at the time it is formed.

Assistance to Micro-Enterprise Businesses helps to facilitate economic development by providing:

- Credit, including but not limited to grants, loans, loan guarantees, and other forms of financial support, for the establishment, stabilization, and expansion of microenterprises;
- Technical assistance, advice, and business support services to owners of microenterprises and persons developing microenterprises; and
- General support, including but not limited to peer support programs, counseling, childcare, transportation, and other similar services, to owners of microenterprises and persons developing microenterprises; and/or
- Training, technical assistance, or other support services to increase the capacity of the organization to carry out activities.

Applicants who wish to apply for these funds are to complete an application for public services programs.

For more information, contact:

James Francis, Housing Program Specialist

Email: jfrancis@countyofsb.org Phone: (805) 568-3549

Section V: CDBG Capital Projects

The Santa Barbara CDBG Urban County Partnership receives an annual allocation of federal Community Development Block Grant (CDBG) funds from the Department of Housing and Urban Development (HUD). The County's Division of Housing and Community Development (HCD) is the lead entity of the CDBG Urban County Partnership, which includes the County and the cities of Carpinteria, Buellton, and Solvang. Each jurisdiction receives a distribution of CDBG to either award in their respective communities, or pool with the County's distribution to be awarded by the County. The County administers the CDBG program on behalf of the Urban County partners.

CDBG grants will be awarded for County FY 2022 – 2023 (July 1, 2022 – June 30, 2023). The chart below shows the *estimated* CDBG distributions to the County and partner cities:

| | | |
|--|--------------------|---|
| Estimated FY 22-23 Allocation | 1,336,161 | <i>Subject to congressional appropriation</i> |
| County Administration (20%) | 267,232 | |
| Public Service Funds (15%) – see section | \$200,424 | |
| Capital/Other | 868,505 | |
| CDBG Program Income | 205,425 | |
| Available for projects | \$1,073,930 | |

| Jurisdiction | Distribution | Pro Rata Share for Capital and other Projects |
|--------------|--------------|--|
| County | 85.22% | 740,140 |
| Buellton | 3.08% | 26,750 |
| Carpinteria | 8.30% | 72,086 |
| Solvang | 3.40% | 29,529 |
| TOTAL | 100% | \$868,505 |

Notes:

1. Amounts are subject to change based on the congressionally approved budget, anticipated to be announced in the spring.
2. Partner cities may use their funding distributions for programs and projects in their own communities or pool their funds with the County's for distribution via County NOFA and award process.
3. The estimated annual allocation does not include unused funds from prior years and program income (loan repayments). Program income may be listed separately.

Applications for projects located in a partner city must include a letter of support from the city demonstrating the City's support of the project, as well as the City's knowledge of the application being made to the County for the City's portion of CDBG funds. For CDBG-qualifying projects located in CDBG entitlement cities of Santa Maria, Santa Barbara, or Goleta, staff strongly encourages that applicants for County CDBG Capital also confer with the city regarding a potential allocation of the city's funds as collaborative partner. The County will notify the City in which a project is proposed.

CDBG regulations permit the use of funds for a wide range of activities, including, but not limited to:

- Housing Activities (no new construction)
- Real Property Improvements
- Public Facilities, Special Assessments, and Privately-owned Utilities
- Economic Development activities

CDBG funds may be used to pay for construction costs, project management, labor and materials, etc.

Applicants may access the CDBG guide, *Basically CDBG* for information on eligible activities at: <https://www.hudexchange.info/resource/19/basically-cdbg-training-guidebook-and-slides/>

The CDBG regulations are located at 24 CFR Part 570 and may be accessed at: <https://www.ecfr.gov/cgi-bin/text-idx?SID=23b24148e0f020bf9d564b84320e6c32&mc=true&node=pt24.3.570&rgn=div5>

Eligible applicants include:

- Non-profit 501(c)(3) charitable organization under IRS rules;
- For-Profit organizations (certain economic development activities only); and
- Public Sector Jurisdictions. Note that buildings used for the general conduct of government business are limited to funding of ADA improvements only.

Projects must:

1. Serve a clientele where at least 51% of the persons served have household incomes at or below 80% of the area median income (AMI), as determined and published by HUD annually (Limited Clientele²); or
2. Exclusively serve persons who are presumed to be low-income, which include, abused children, battered spouses, elderly persons, adults meeting the Bureau of the Census' Current Population Reports definition of "severely disabled," homeless persons, illiterate adults, persons living with AIDS, and migrant farm workers (Presumed Benefit); or
3. Have as its service area an area that is primarily residential, and the service area census tracts are those where at least 51% of the residents are low-income (Area Benefit). The service area may be a neighborhood, a city, or a portion of the County identified by census tracts. Note that a service area that includes the entire County does not qualify. To find out if your program qualifies under Area Benefit, contact HCD for more information.

Economic Development activities (other than assistance to micro-enterprise businesses) have additional requirements that are not addressed in this NOFA. Please contact HCD for more information. Contact information is provided at the end of this NOFA.

² Organizations must collect income information on all of its clientele and demonstrate that at least 51% of the persons served are low-income. Income eligibility is determined per 24 CFR Part 5.609 – 617 (same as for the Public Housing Section 8 program.)

FY 2021 Income Limits for CDBG programs – 80% AMI (Expected to be revised spring 2022 for FY 2022)

| No. persons in household | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|--------------------------|----------|----------|----------|-----------|-----------|-----------|-----------|-----------|
| Max. Household Income | \$70,050 | \$80,050 | \$90,050 | \$100,050 | \$108,100 | \$116,100 | \$124,100 | \$132,100 |

Application Review

County applications are reviewed by HCD staff for basic CDBG eligibility, applicant capacity, and other factors listed below. A staff report, with staff recommendations, is forwarded to the County’s Capital Loan Committee for consideration of CLC funding recommendations. The Capital Loan Committee may concur with staff recommendations or make other recommendations. Recommendations then are presented to the County Board of Supervisors to make funding award final determinations.

Project considerations include:

- Amount of request and percent of CDBG funds to total project costs
- Project budget
- Project readiness³ and timeline*
- Level of environmental review required
- Population to be served
- Program meets a community need
- Staff capacity and experience in managing federal capital development projects
- Financial capacity
- Commitment to comply with federal regulations, including income-qualifying beneficiaries per 24 CFR 5.609-617 (Area Benefit and Presumed Benefit activities excluded)

*HUD imposes strict expenditure deadlines of CDBG funds. CDBG funds will be available about October 2022 and projects must be completed before June 30, 2023, with at least 50% of the funds drawn by April 30, 2023.

Real estate improved with CDBG funds is subject to a five-year “use period,” meaning that the use of the facility must continue for the same purpose for five years following the close-out of the funding contract. Owners of projects that do not continue the approved use for 5 years will be subject to repayment of the CDBG funds plus a portion of the equity attributable to the improvements funded with CDBG. Housing projects may be subject to longer term restrictions on occupant income and monthly rent for rental housing, and home buyer income and sales price on homeowner housing.

For more information, contact:

Carlos Jimenez, Senior Housing Program Specialist

Email: cjimenez@countyofsb.org Phone: (805) 568-3529

³ Examples of project readiness include: site control, all financing committed, available plans, specifications, drawings, and maps, meets current zoning, site plan review completed, permit ready.

Section VI: CDBG Homeowner Rehabilitation

Eligible Programs

Homeowner Rehabilitation under CDBG allows activities that help qualifying homeowners improve their homes. Eligible activities include, emergency repairs, handicapped accessibility, energy efficiency and weatherization, among others. Assistance may be provided in the form of grants, loans, loan guarantees and other forms of assistance. For a more detailed description of Homeowner Rehabilitation activities, requirements, and program guidelines please refer to the Homeowner Rehabilitation application and associated materials associated with this NOFA.

Agencies interested in undertaking a CDBG Homeowner Rehab Program must apply using the application for CDBG Capital Projects. Applications are reviewed in the same manner as described above under CDBG Capital Projects.

Program considerations include:

- Applicant's commitment to comply with federal regulations, including income-qualifying beneficiaries per 24 CFR Part 5
- Target area and population to be served
- Program meeting and addressing a community need
- Organizational goals and objectives, performance targets and outcomes
- Applicant experience and administrative and financial capacity

For more information, contact:

Carlos Jimenez, Senior Housing Program Specialist

Email: cjimenez@countyofsb.org Phone: (805) 568-3529

Section VII: HOME and IN-LIEU FUNDS

HOME Investment Partnership Program (HOME) Funds

The primary purpose of the HOME program is to provide affordable housing to low-income households. HOME may be used for a variety of programs, including:

- Homeowner rehabilitation: HOME funds may be used to assist existing owner-occupants with the repair, rehabilitation or reconstruction of their homes.
- Homebuyer activities: Finance the acquisition and/or rehabilitation or new construction of homes for homebuyers.
- Rental housing: Affordable rental housing may be acquired and/or rehabilitated, or constructed.
- Tenant-based rental assistance (TBRA): Financial assistance for rent, security deposits and, under certain conditions, utility deposits may be provided to tenants. Assistance for utility deposits may only be provided in conjunction with a TBRA security deposit or monthly rental assistance program.

See application instructions below.

HOME Program information may be viewed at: <https://www.hudexchange.info/resource/2368/building-home-a-home-program-primer/>

The County reserves the right to award HOME funds outside the NOFA process, as necessary to meet strict HUD commitment and expenditure deadlines or to fund acquisition of properties that are actively listed for sale and can be immediately occupied or occupied after completion of minor rehabilitation. All funding awards are subject to Board approval.

HOME Consortium

The County of Santa Barbara is the lead entity of the County HOME Consortium (Consortium), which is comprised of the County, and the cities of Buellton, Carpinteria, Goleta, Lompoc, Santa Maria, and Solvang. Each jurisdiction receives a distribution of HOME funds that may either be awarded to an eligible project or program in their respective communities or added to the County's distribution and made available to projects and programs throughout the County. The County administers the HOME program on behalf of the Consortium.

The table below shows the estimated 2022 HOME allocation.

| | |
|-------------------------------|-------------------|
| Estimated FY 22-23 Allocation | \$ 1,282,323 |
| County Administration (10%) | \$ 128,232 |
| CHDO Set-aside (15%) | waived |
| Available for Projects | \$ 961,742 |

The table below shows the distributions to partner cities.

| Jurisdiction | Distribution | Pro Rata Share for Projects |
|--------------|--------------|-----------------------------|
| County | 40.75% | \$391,929 |
| Buellton | 1.38% | \$13,266 |
| Carpinteria | 3.8% | \$36,585 |
| Goleta | 8.70% | \$83,628 |
| Santa Maria | 31.03% | \$298,475 |
| Solvang | 1.64% | \$15,770 |
| Lompoc | 12.69% | \$122,090 |
| TOTAL | 100% | \$961,742 |

Notes:

1. Amounts are subject to change based on the congressionally approved budget, anticipated to be announced in the spring.
2. The estimated allocation does not include unused funds from prior years and program income (loan repayments); these amounts are included in the total funds available listed earlier in this NOFA.

Affordable Housing Program (In-Lieu) Funds

HCD's Affordable Housing Program collects fees from housing developers who pay a fee in lieu of building income-restricted units in their housing developments, as required by County ordinance. The fees may then be used to develop affordable housing in the Housing Market Area (HMA) from which they were collected or in the South Coast HMA.

| Housing Market Area | <i>as of 10/13/21</i> |
|---------------------|-----------------------|
| South Coast | \$9,609 |
| Santa Maria | \$254,726 |
| Lompoc | \$46,321 |
| Santa Ynez | \$311,330 |
| Unrestricted | \$465,452 |
| TOTAL | \$1,087,438 |

Section VIII: Permanent Local Housing Allocation (PLHA)

In 2017, Governor Brown signed a 15-bill housing package aimed at addressing the state’s housing shortage and high housing costs. Specifically, it included the Building Homes and Jobs Act (SB 2, 2017), which established a \$75 recording fee on real estate documents to increase the supply of affordable homes in California.

Because the number of real estate transactions recorded in each county will vary from year to year, the revenues collected will fluctuate.

The PLHA program will help to:

- Increase the supply of housing for households at or below 60% of area median income
- Increase assistance to affordable owner-occupied workforce housing
- Assist persons experiencing or at risk of homelessness
- Facilitate housing affordability, particularly for lower- and moderate-income households
- Promote projects and programs to meet the local government’s unmet share of regional housing needs allocation
- Ensure geographic equity in the distribution of the funds

The County and the cities of Goleta and Santa Maria created a PLHA Consortium. The Consortium selected the Eligible Activities and percentage of Consortium funds to each, and included them in the PLHA Five-Year Plan that was submitted to the State. Further information on each of the Eligible Activities may be found in Section 301 of the State’s Guidelines:

<https://www.hcd.ca.gov/grants-funding/active-funding/docs/PLHA-Final-Guidelines-11-19.pdf>

| County Consortium Eligible Activities | Est. 2021 Allocation |
|---|-----------------------------|
| <i>Note that PLHA runs one year behind</i> | |
| §301(a)(1) The predevelopment, development, acquisition, rehabilitation, and preservation of multifamily, residential live-work, rental housing that is Affordable to Extremely low-, Very low-, Low-, or Moderate-income households, including necessary Operating subsidies | 45% |
| §301(a)(2) 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. ADUs shall be available for occupancy for a term of no less than 30 days. | 10% |
| §301(a)(9) Homeownership opportunities, including but not limited to, down payment assistance. (County proposed use for homebuyer asst up to 150% AMI | 15% |
| §301(a)(6) 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. | 30% |

Applications are being solicited for Eligible Activities concerning affordable housing development and homeownership programs. This NOFA does not include solicitations for Eligible Activity 301(a)(6). One or more additional NOFAs may be published at a later date for programs that fall under this Eligible Activity.

Section IX: California No Place Like Home – Competitive Funds

The No Place Like Home Program (NPLH) is a program of the State of California that provides funding and tools to address affordability issues associated with creating housing units that are specifically set aside for persons with serious mental illness who are chronically homeless, homeless, or at-risk of being chronically homeless. Under the program, the State (and in some cases, the County) may make loans to reduce the initial cost of acquisition and/or construction or rehabilitation of housing and may set funds aside to subsidize extremely low rent levels over time. Complete information may be found on the State's website at <https://www.hcd.ca.gov/grants-funding/active-funding/nplh.shtml#funding>. Applicants must read the information on the State's NPLH website and fully comprehend the NPLH program, and have all funding sources identified, before applying to the State or County for funds. The information provided herein is a summary only and discusses program applicability to Santa Barbara County.

Competitive Funds:

Approximately \$55.5 million is available through the State's Round 4 Notice of Funding Availability to all mid-sized Counties on a competitive basis (see https://www.hcd.ca.gov/grants-funding/active-funding/nplh/docs/round_4_competitive_nofa_1.pdf). Applications are made directly to the State with the County as a co-applicant. Submit an Application linked herein by November 26, 2021.

Other Requirements:

To be eligible for competitive NPLH funding, all projects must comply the County's Coordinated Entry System (CES) and Homeless Management and Information System (HMIS). See description below.

Coordinated Entry System (CES)

NPLH recipients will utilize CES for program referrals to housing. A hallmark of CES is prioritizing vulnerable individuals and families for services. More information about the Coordinated Entry System is available at <https://www.countyofsb.org/housing/coordinated.sbc>.

Homeless Management Information Systems

All applicants must participate in the Homeless Management Information Systems (HMIS). HMIS is a local information technology system used to collect client-level data and data on the provision of housing and services to homeless individuals and families and persons at risk of homelessness.

NPLH APPLICATION INSTRUCTIONS

Owners/Developers of proposed projects that wish to apply for Competitive funds must submit a County Application by the November 26, 2022 deadline stated in this NOFA.

The County will review Applications and select projects to move forward in the funding review process. State NPLH applications must be submitted to the State by January 19, 2022.

The Application form requests the following information:

- Applicant name, organization, address and contact information
- Location of proposed project
- Whether acquisition/rehab and/or new construction

- Type of project (rental/for-sale/mixed-use), number of NPLH units, and number of total units
- Proposed income and rent restrictions and special populations to be served, if applicable, e.g. seniors, homeless, etc.
- Preliminary Sources and Uses (include all funding sources and amount of anticipated County funds)
- Status of project (site control, zoning, planned application date for tax credits, funding sources committed, etc.)

County Contact Information

Division of Housing and Community Development
 123 E. Anapamu St, Suite 202, Santa Barbara, CA 93101
 Business hours: Monday – Friday, 8:00 A.M. – 5:00 P.M.

Director: George Chapjian
 Deputy Director, HCD: Dinah Lockhart
 Manager, Grants, Housing and Capital: Laurie Baker

Staff Contacts:

| | |
|---|--|
| <p>Community Development Block Grant (CDBG)</p> <ul style="list-style-type: none"> ✓ Capital Projects ✓ Homeowner Rehab | <p>Carlos Jimenez Senior Housing Program Specialist Email: cjimenez@countyofsb.org Phone: (805) 568-3529</p> |
| <p>CDBG Public Services</p> <ul style="list-style-type: none"> ✓ Public Services ✓ Micro-Enterprise Business Assistance <p>Human Services General Fund</p> <ul style="list-style-type: none"> ✓ Basic Services ✓ Best Practices | <p>James Francis Housing Program Specialist Email: jfrancis@countyofsb.org Phone: (805) 568-3549</p> |
| <p>Housing Projects and Programs</p> <ul style="list-style-type: none"> ✓ HOME Investment Partnerships Program ✓ Inclusionary Housing In-Lieu fees ✓ California No Place Like Home (NPLH) ✓ Permanent Local Housing Allocation (PLHA) | <p>Ted Teyber Senior Housing Program Specialist Email: eteyber@countyofsb.org Phone: (805) 568-3513</p> |

NOFA information will be posted on the County’s HCD website at www.countyofsb.org/housing. Please check the website often for updated information and any NOFA revisions.

Other County Jurisdictions' Funding Opportunities

The Cities of Santa Barbara, Goleta, Lompoc and Santa Maria each receive a direct allocation of CDBG funds from HUD and each city issues its own NOFA. The City of Santa Barbara also receives a direct allocation of HOME funds. Please contact the cities directly for more information.

Santa Barbara

Website: www.santabarbaraca.gov/services/hhs/cdbg

Contact: Elizabeth Stotts

Phone: (805) 564-5461

Email: estotts@SantaBarbaraCA.gov

Goleta

Website: <https://www.cityofgoleta.org/i-want-to/apply-for/grants>

Contact: Claudia Dato

Phone: (805) 961-7568

Email: cdata@cityofgoleta.org

Lompoc

Website: www.cityoflompoc.com/comdev/

Contact: Chanel Ovalle

Phone (805) 875-8245

Email: c_ovalle@ci.lompoc.ca.us

Santa Maria

Website: <https://www.cityofsantamaria.org/city-government/departments/community-development/special-projects-division/community-development-block-grant-cdbg-program>

Contacts:

Rosie Rojo – rrojo@cityofsantamaria.org – (805) 925-0951 ext. 2381

Alicia Vela – avela@cityofsantamaria.org – (805) 925-0951 ext. 2469