

HOME-ARP Allocation Plan



Participating Jurisdiction: Santa Barbara County

Date: 12/10/2021

Summary of the consultation process:

Schedule of meetings:

- ▶ Santa Maria/Santa Barbara County Continuum of Care Board 11/4/21
- ▶ County of Santa Barbara Elected Leaders Forum to Address Homelessness 11/5/21
- ▶ Coordinated Entry System Committee Notes 11/10/21
- ▶ COVID-19 Task Force 11/17/21
- ▶ 30-day public notice and comment on draft Plan 12/10/2022
- ▶ Zoom public hearing on draft Plan and FY 2021 Action Plan Amendment 1/10/2022
- ▶ Santa Barbara County Board of Supervisors approve FY 2021 Action Plan Amendment 1/11/2022

List the organizations consulted, and summarize the feedback received from these entities.

Agency/Org Consulted	Type of Agency/Org	Method of Consultation	Feedback
City of Santa Maria	City	Santa Maria/Santa Barbara County HOME Consortium meetings	Support allocation plan
City of Goleta	City	Santa Maria/Santa Barbara County HOME Consortium meetings	Support allocation plan
City of Solvang	City	Santa Maria/Santa Barbara County HOME Consortium meetings	Support allocation plan
City of Buellton	City	Santa Maria/Santa Barbara County HOME Consortium meetings	Support allocation plan
City of Lompoc	City	Santa Maria/Santa Barbara County HOME Consortium meetings	Support allocation plan
City of Santa Barbara	City	COVID-19 Task Force meeting	Feedback.
Housing Authority of the County of Santa Barbara	Housing Authority	Santa Maria/Santa Barbara County Continuum of Care board meeting	Support allocation plan
Housing Authority of the City of Santa Barbara	Housing Authority	Santa Maria/Santa Barbara County Continuum of Care board meeting	Support allocation plan

Agency/Org Consulted	Type of Agency/Org	Method of Consultation	Feedback
Good Samaritan Shelter	Nonprofit Service Provider	Santa Maria/Santa Barbara County Continuum of Care Board meeting	TBRA is needed.
City of Santa Maria	Municipal Jurisdiction	Elected Leaders Forum on Homelessness	
SBCAG	Government Agency	Elected Leaders Forum on Homelessness	
City of Goleta	Municipal Jurisdiction	Elected Leaders Forum on Homelessness	Support allocation
Public Health Department	County Department	Elected Leaders Forum on Homelessness	
City of Carpinteria	Municipal Jurisdiction	Elected Leaders Forum on Homelessness	
Housing Authority of the City of Santa Barbara	Public Housing Authority	Elected Leaders Forum on Homelessness	Support allocation
City of Santa Barbara	Municipal Jurisdiction	Elected Leaders Forum on Homelessness	
Chief Executive Office	County Department	Elected Leaders Forum on Homelessness	
Sherriff Department	County Department	Elected Leaders Forum on Homelessness	
Congressman Carbajal's	Elected Official	Elected Leaders Forum on Homelessness	
County Supervisors	Elected Official	Elected Leaders Forum on Homelessness	
District Attorney's Office	County Department	Elected Leaders Forum on Homelessness	
Private Citizens		Elected Leaders Forum on Homelessness	
City of Lompoc	Municipal Jurisdiction	Elected Leaders Forum on Homelessness	
State Senate Office	Elected Official	Elected Leaders Forum on Homelessness	
State Assembly Office	Elected Official	Elected Leaders Forum on Homelessness	
US Senate Office	Elected Official	Elected Leaders Forum on Homelessness	
Domestic Violence Solutions	Nonprofit Service Provider	Santa Maria/Santa Barbara County Continuum of Care Board meeting	
New Beginnings Counseling Center	Nonprofit Service Provider	Santa Maria/Santa Barbara County Continuum of Care Board meeting	TBRA is needed.
Peoples Self Help Housing	Affordable Housing Developer	Santa Maria/Santa Barbara County Continuum of Care Board meeting	
UCSB	Higher Education	Santa Maria/Santa Barbara County Continuum of Care Board meeting	
Santa Barbara Foundation	Philanthropic Funder	Santa Maria/Santa Barbara County Continuum of Care Board meeting	
Social Venture Partners		Santa Maria/Santa Barbara County Continuum of Care Board meeting	
PATH	Nonprofit Service Provider	Santa Maria/Santa Barbara County Continuum of Care Board meeting	
Pacific Pride Foundation	Community Based Organization	Santa Maria/Santa Barbara County Continuum of Care Board meeting	
Fighting Back Santa Maria Valley	Nonprofit Service Provider	Santa Maria/Santa Barbara County Continuum of Care Board meeting	
SBACT		Santa Maria/Santa Barbara County Continuum of Care Board meeting	
County Education Office		Santa Maria/Santa Barbara County Continuum of Care Board meeting	
Behavioral Wellness Department	County Department	Santa Maria/Santa Barbara County Continuum of Care Board meeting	
Housing Authority of the County of Santa Barbara	Public Housing Authority	Santa Maria/Santa Barbara County Continuum of Care Board meeting	Support allocation
Public Defender Office	County Department	COVID-19 Homelessness Task Force	
Salvation Army	Nonprofit Service Provider	COVID-19 Homelessness Task Force	
Isla Vista Community Services Department	Community Services Department	COVID-19 Homelessness Task Force	
CenCal Health	Managed Care	COVID-19 Homelessness Task Force	
Channel Islands YMCA - Youth and Family Services	Nonprofit Service Provider	COVID-19 Homelessness Task Force	
Doctors Without Walls	Nonprofit Service Provider	COVID-19 Homelessness Task Force	

Public Participation

Describe the public participation process, including information about and the dates of the public comment period and public hearing(s) held during the development of the plan:

- ***Public comment period: start date - 12/10/2021 end date - 1/10/2022***
- ***Public hearing: 1/10/2022***

The public is invited to speak at the County Administrative Public Hearing regarding the the County's HOME-ARP Allocation Plan on Monday, January 10, 2022 at 5:00 p.m. Written comments may be submitted in advance to County HCD by mail or e-mailed. The public also is invited to address the Board directly on January 11, 2022. The Board will consider all public comments and take action on the Allocation Plan at a public meeting on January 11, 2022 prior to submission to HUD.

Describe any efforts to broaden public participation:

30-day public notice in conformance with Citizen Participation Plan for substantial action plan amendments, rather than 15-day notice allowed by HOME-ARP Notice.

A PJ must consider any comments or views of residents received in writing, or orally at a public hearing, when preparing the HOME-ARP allocation plan.

Summarize the comments and recommendations received through the public participation process:

N/A

Summarize any comments or recommendations not accepted and state the reasons why:

N/A

Needs Assessment and Gaps Analysis

size and demographic composition of qualifying populations within the PJ's boundaries:

2020-21 HUD Performance Year (HMIS for PEH October 1, 2020 - September 30, 2021)

Number Served		Race	%	Ethnicity	%
Persons Served	3347	White	81.0%	Hispanic	47.5%
Adults	88.60%	Black/African American	7.7%	Non-Hispanic	52.5%
Children	11.40%	Asian	0.7%	Gender Adults	%
Veterans	196	American Indian or Indigenous	4.3%	Male	59.8%
Chronic	1346	Native Hawaiian or Pacific Islander	0.8%	Female	39.4%
Youth and Parenting Youth	364	Multiple Races	5.5%	No Single Gender	0.3%
				Questioning	0
				Transgender	0.5%

Number of Households	2,789
Without Children	94.30%
With Children and Adults	5.20%
With Only Children	0.5%

Age	%
Under 5	3.6%
5-12	4.4%
13-17	3.4%
18-24	8.9%
25-34	16.2%
35-44	18.3%
45-54	16.3%
55-61	15.1%
62+	13.8%

The charts reveal that 3,347 persons experiencing homelessness were served in the most recent HUD performance year (10/1/21-9/30/22). The data presented is for persons in HMIS not in a permanent housing program. It is a diverse group with nearly 50% of Hispanic ethnicity. 81% of the population experiencing homelessness is white and 5% of the household have children under

the age of 18. 40% of the persons experiencing homelessness (PEH) meet HUD's definition of chronic homelessness.

Describe the unmet housing and service needs of qualifying populations, including but not limited to:

- ***Sheltered and unsheltered homeless populations;***
- ***Those currently housed populations at risk of homelessness;***
- ***Other families requiring services or housing assistance or to prevent homelessness;***
and,
- ***Those at greatest risk of housing instability or in unstable housing situations:***

The Santa Maria/Santa Barbara County Continuum of Care conducts an annual gaps analysis to quantify the unmet needs of the sheltered and unsheltered populations (literally homeless). The analysis reveals a large need for additional housing, shelter and services. There is a need for 551 interim housing beds, rental assistance for 801 households, 994 supportive housing units, outreach services for 886 individuals and prevention /diversion services for 430 households. The administration of emergency rental assistance programs has revealed a large at risk population with over 5,000 applicants. Disabled and elderly households dependent on social security benefits are often at greatest risk of housing instability as Fair Market Rents far exceed a normal SS monthly payment. Low wage earners are often in unstable housing situations because of high rents. FMR for a studio apartment is currently \$1,900 a month with very low vacancy rates. While there is a large need to increase homeless dedicated housing resources, the area needs to address housing instability and unstable housing situations through the creation of new affordable housing units, RHNA targets the need for 2,625 units for households with very-low income.

Identify and consider the current resources available to assist qualifying populations, including congregate and non-congregate shelter units, supportive services, TBRA, and affordable and permanent supportive rental housing:

Current resources including emergency rental assistance, emergency housing vouchers and large increases in funding for rapid re-housing have assisted in meeting some of the needs of the qualifying populations in the geographic area. Over 2000 households have been provided emergency rental assistance. The two PHAs were allocated 215 emergency housing vouchers, they were utilized quickly and many qualifying households will go unserved. Rapid Re-Housing assistance through Emergency Solutions Grant – Coronavirus funding has created a path for many persons experiencing homelessness to be housed. While there has been expansion of non-congregate shelter in 2020 and 2021, it has not kept pace with loss of congregate shelter beds from implementation of CDC distancing guidance, staffing challenges and infectious disease outbreaks. This has led to a decrease in available shelter and an increase in unsheltered homelessness. Funding from the State of California has increased resources for services but ongoing or longer term sources have continued to be challenge to provide stability in investments for permanent supportive housing. The State's Permanent Local Housing Allocation has made funding available for supportive services for persons in housing but there still remains a significant gap for persons housed through mainstream and Housing Choice Vouchers.

Identify any gaps within the current shelter and housing inventory as well as the service delivery system:

Housing and Services	Total Need (from CoC Gaps Analysis)	Amount Available Annually	Unmet Need
Interim Housing/Shelter Beds	2838	1690	551
Rental Assistance	1546	745	801
Supportive Housing	1147	153	994
Outreach Services	1835	949	886
Prevention /Diversion	480	50	430

The chart above combines annualized PIT, Housing Inventory Chart, HMIS and CES data to provide a simplified look at unmet need or gaps.

Identify the characteristics of housing associated with instability and an increased risk of homelessness if the PJ will include such conditions in its definition of “other populations” as established in the HOME-ARP Notice:

Not applicable.

Identify priority needs for qualifying populations:

The priority needs for the qualifying populations include housing development, tenant based rental assistance and supportive services. The State of California has made billions available for non-congregate shelter acquisition through Homekey funding. Supportive housing has been the most difficult need to fill with current funding sources as they are often shorter term.

Explain how the level of need and gaps in its shelter and housing inventory and service delivery systems based on the data presented in the plan were determined:

As part of the strategic planning process, LeSar Development Consultants assisted the Continuum of Care with developing a gaps analysis worksheet based on PIT, HIC, HMIS and CES data in 2019. This allows the Collaborative Applicant to use a consistent format to quantify unmet needs annually. Because of anomalies in the congregate shelter system from COVID and because no unsheltered PIT count was conducted in 2021, the gaps analysis used for the HOME - ARP allocation plan uses both 2020 and 2021 information to calculate populations and housing inventory.

HOME-ARP Activities

Describe the method for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors and whether the PJ will administer eligible activities directly:

The funds allocated for development of rental housing have been reserved for match to leverage the HOME-ARP funds with two State of California Homekey applications by the Housing Authority of the County of Santa Barbara, and with a United States Department of Veteran Affairs grant for a project by Good Samaritan Shelter. These projects were approved by the Santa Maria/Santa Barbara County HOME Consortium Steering Committee on December 17, 2021.

Tenant Based Rental Assistance will be leveraged with Emergency Housing Vouchers administered by the County.

Supportive Services programs will supplement permanent supportive housing development projects and non-congregate shelters for the target population.

If any portion of the PJ's HOME-ARP administrative funds were provided to a subrecipient or contractor prior to HUD's acceptance of the HOME-ARP allocation plan because the subrecipient or contractor is responsible for the administration of the PJ's entire HOME-ARP grant, identify the subrecipient or contractor and describe its role and responsibilities in administering all of the PJ's HOME-ARP program:

N/A

PJs must indicate the amount of HOME-ARP funding that is planned for each eligible HOME-ARP activity type and demonstrate that any planned funding for nonprofit organization operating assistance, nonprofit capacity building, and administrative costs is within HOME-ARP limits. The following table may be used to meet this requirement.

Use of HOME-ARP Funding

	Funding Amount	Percent of the Grant	Statutory Limit
Supportive Services	\$ 680,000		
Acquisition and Development of Non-Congregate Shelters	\$ 0		
Tenant Based Rental Assistance (TBRA)	\$ 840,000		
Development of Affordable Rental Housing	\$ 2,430,383		
Non-Profit Operating	\$ 0	0 %	5%
Non-Profit Capacity Building	\$ 0	0 %	5%
Administration and Planning	\$ 697,126	15 %	15%
Total HOME ARP Allocation	\$ 4,647,509		

Additional narrative, if applicable:

N/A

Describe how the characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gap analysis provided a rationale for the plan to fund eligible activities:

The gap analysis reveals a large need for additional housing, shelter and services. HOME ARP will assist in filling those gaps. There is a need for 551 interim housing beds, rental assistance for 801 households, 994 supportive housing units, outreach services for 886 individuals and prevention /diversion services for 430 households. Development of permanent rental units with supportive services were identified as the highest and best use of the HOME-ARP funds. State funding made available for housing acquisition and development requires significant local match. Longer term and adequate funding for supportive services is identified as a critical gap in the Community Action Plan to Address Homelessness. HOME-ARP tenant based rental assistance will allow the community to fill a gap of not having enough vouchers through the Public Housing Authorities. TBRA will provide two years of rental assistance while the household waits for a voucher or is able to reach self sufficiency.

HOME-ARP Production Housing Goals

Estimate the number of affordable rental housing units for qualifying populations that the PJ will produce or support with its HOME-ARP allocation:

60 rental units constructed for target populations

Describe the specific affordable rental housing production goal that the PJ hopes to achieve and describe how it will address the PJ's priority needs:

To increase the affordability, availability, accessibility and sustainability of renter housing units for the target population.

Preferences

Identify whether the PJ intends to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project:

- Preferences cannot violate any applicable fair housing, civil rights, and nondiscrimination requirements, including but not limited to those requirements listed in 24 CFR 5.105(a).
- PJs are not required to describe specific projects to which the preferences will apply.

Consistent with the County's 2020-25 Consolidated Plan, there will be a veteran preference for HOME-ARP projects. There were 210 veterans in the 2020 PIT count. Veterans are more likely to have a disability than non-veterans and this is also true for homeless veterans. Housing for homeless veterans may require any reasonable accommodations that will meet their unique needs especially if they have a disability.

If a preference was identified, explain how the use of a preference or method of prioritization will address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or category of qualifying population, consistent with the PJ's needs assessment and gap analysis:

Veterans are in need of veteran-specific supportive services such as trauma-informed counseling, dialectical-behavioral therapy, and assistance with navigating the resources available through the VA. Veterans need specialized mental health services. Assistance with job training and finding a job that pays sufficient wages to afford housing, transportation to work, and transportation to public health services are all needs related to being able to work and afford housing. Legal services such as Social Security benefit advocacy and bilingual legal aid services are also needed.

If a preference was identified, describe how the PJ will use HOME-ARP funds to address the unmet needs or gaps in benefits and services of the other qualifying populations that are not included in the preference:

Many of the providers that offer housing and/or services to people who are experiencing homelessness track their data in the Homeless Management Information System (HMIS)—an electronic database that uses federally-defined variables to store data on clients' demographics and outcomes. Each time a person enters or exits a homeless program, and whenever a household stays in the same program for a full year, the household is interviewed to determine where they are living, how much income they are collecting from employment and benefits, whether the person has health insurance, and what disabilities and conditions contribute to the client's vulnerability. In addition, the client is asked to share information about their residential history, their race, their gender, their history of domestic violence, their age, their veteran status, and other demographic markers. Any data collected is stored in secure servers that can only be accessed by appropriately trained personnel for the purpose of helping people experiencing homelessness to receive housing and services.

In recent years, the percent of programs who participate in HMIS has sharply increased, thanks to a combination of increased regulatory requirements as more types of programs are now required to enter data into HMIS in order to receive government funding and there is an increased interest in evaluating and monitoring performance. Additional programs are choosing to voluntarily enter data into HMIS in order to share their data with other agencies and benefit from a common approach to data management. It is through this effort that the County and CoC are able to track individuals and families as they access the homeless service system and pair them with the most effective means of interventions.

HOME-ARP Refinancing Guidelines

If the PJ intends to use HOME-ARP funds to refinance existing debt secured by multifamily rental housing that is being rehabilitated with HOME-ARP funds, the PJ must state its HOME-ARP refinancing guidelines in accordance with [24 CFR 92.206\(b\)](#). The guidelines must describe

the conditions under which the PJ will refinance existing debt for a HOME-ARP rental project, including:

- ***Establish a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing to demonstrate that rehabilitation of HOME-ARP rental housing is the primary eligible activity***

N/A – Santa Barbara County is not using HOME-ARP to refinance existing debt.

- ***Require a review of management practices to demonstrate that disinvestment in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving qualified populations for the minimum compliance period can be demonstrated.***

N/A – Santa Barbara County is not using HOME-ARP to refinance existing debt.

- ***State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.***

N/A – Santa Barbara County is not using HOME-ARP to refinance existing debt

- ***Specify the required compliance period, whether it is the minimum 15 years or longer.***

N/A – Santa Barbara County is not using HOME-ARP to refinance existing debt

- ***State that HOME-ARP funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.***

N/A – Santa Barbara County is not using HOME-ARP to refinance existing debt

- ***Other requirements in the PJ's guidelines, if applicable:***

N/A – Santa Barbara County is not using HOME-ARP to refinance existing debt