



BOARD OF SUPERVISORS
AGENDA LETTER

Agenda Number:

Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Department Name: Community Services
Department No.: 057
For Agenda Of: August 17, 2021
Placement: Administrative
Estimated Time:
Continued Item:
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors

FROM: Department George Chapjian, Community Service Director 805-568-2467
Director(s)
Contact Info: Dinah Lockhart, Deputy Director 805-568-3523
Kimberlee Albers, Homeless Assistance Programs Manager, 805-560-1090

SUBJECT: Homeless Housing, Assistance and Prevention (HHAP) Subrecipient Agreement for Good Samaritan Shelter for the Emergency Housing Voucher Program.

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Other Concurrence Risk Management

As to form: Yes

Recommended Actions:

That the Board of Supervisors:

- a) Approve and authorize the Chair of the Board of Supervisors to execute a sub-recipient agreement for the distribution of State of California Homeless Housing, Assistance and Prevention (HHAP) funding with Good Samaritan Shelter in the amount of \$1,333,619 (Attachment A).
- b) Determine that the recommended actions are not the approval of a project that is subject to environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378(b)(5) and 15378(b)(4), finding that the recommended actions consist of administrative or fiscal activities of governments that will not result in direct or indirect physical changes in the environment.

Summary Text:

The two local Public Housing Authorities (PHAs) have received 215 Emergency Housing Vouchers to address homelessness through rental subsidies, housing location services and landlord incentives from the US Department of Housing and Urban Development (HUD). In order for the vouchers to result in successful placement and housing stability for persons experiencing homelessness, intensive supportive services are needed. The need for supportive services is critically time sensitive as PHAs have started to

issue vouchers in response to HUD's expedited time lines. Approximately \$5 million is needed for supportive services over the course of three (3) years; County Homeless Housing, Assistance and Prevention (HHAP) funding will fund the first year of supportive services for EHV participants. Staff is requesting that the Board of Supervisors approve and authorize the Chair to execute a HHAP sub-recipient agreement with local homeless service provider Good Samaritan Shelter (GSS) for the provision of supportive services to Emergency Housing Voucher participants. The agreement before the Board of Supervisors today represents first year funding for GSS totaling \$1,333,619. A funding source for the following two years is still being identified. American Rescue Plan funds will be considered at a subsequent Board hearing. The term of the sub-recipient agreement begins on August 18, 2021. The agreement will cover the budget for one year of supportive services.

Background:

The Emergency Housing Voucher (EHV) program was made available through the American Rescue Plan Act (ARPA). Through EHV, HUD is providing 70,000 housing choice vouchers to local Public Housing Authorities (PHAs) in order to assist individuals and families who are: homeless, at risk of homelessness, fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, or were recently homeless or have a high risk of housing instability. These vouchers represent an exciting opportunity for collaboration as referrals for the Emergency Housing Vouchers come from the local Coordinated Entry System. HUD expects local communities, including the CoC and PHAs, to work together to ensure these resources are targeted to those with the most need in the community and to work together to ensure that these voucher holders are successfully housed and receive the needed supportive services to maintain their housing.

On July 7, 2021, the County of Santa Barbara (County), both local Public Housing Authorities (PHAs), and the Santa Maria/Santa Barbara County Continuum of Care (CoC) partnered to provide the Emergency Housing Voucher program (EHV) and released a Request for Proposals/ Qualifications (RFP/Q) to select a provider to build a housing placement and retention services team including mental health professionals intended to support persons that are receiving EHV's. EHV participants are matched through the Coordinated Entry System (CES). CES prioritizes persons experiencing chronic homelessness. Staff estimate that 90% of referred households will have a disabling condition or co-occurring conditions. The EHV program is designed to vastly increase permanent supportive housing using a scattered site model. Scattered site means voucher holders will largely lease up with private market landlords. Proposals were due on July 23, 2021 and Good Samaritan Shelter Inc. (GSS) was the only qualified respondent.

The State of California has provided significant investments in both housing and homelessness. HHAP Round I was \$650 million and Round II was a \$300 million one-time investment allocated to the 44 Continuums of Care, the 13 large cities, and 58 Counties, based on the 2019 Point in Time Count of persons experiencing homelessness. The CoC and County staff worked collaboratively to address critical gaps in the system of care to meet State funding requirements. HHAP allocations are to be used to serve persons experiencing homelessness through funding eligible activities. The State awarded \$1,967,681 in HHAP Round I funding to the County of Santa Barbara, and \$899,512 in HHAP Round II funding to the County of Santa Barbara, for a total of \$2,867,193. Funded activities, including today's recommendation, are outlined in Table 1.

Table 1: Homeless Housing Assistance and Prevention (HHAP) Program Funded Activities			
Funded Activities	Recipient	County	CoC
Rapid Re-Housing	<i>New Beginnings</i>		\$ 380,404
Rapid Re-Housing	<i>Good Samaritan Shelter</i>		\$ 380,403
Landlord Incentives	<i>Partners in Housing Solutions</i>		\$ 299,154
Shelter Diversion*	<i>Good Samaritan Shelter</i>		\$ 250,000
Youth Outreach/Coordination and Rapid Re-Housing	<i>Youth and Family Services</i>	\$ 157,414	\$ 169,915
Youth Outreach/Coordination	<i>Youth and Family Services</i>		\$ 76,179
Youth Outreach/Coordination	<i>Fighting Back Santa Maria Valley</i>	\$ 71,961	\$ 4,219
Multi-Disciplinary Team	<i>Public Defender and Behavioral Wellness</i>	\$ 574,145	
South County Navigation Center/Interim Beds: Isla Vista Lease & Sub-Recipient Agreement	<i>Good Samaritan Shelter</i>		\$ 891,349
South County Navigation Center/Interim Beds: Dignity Moves*	<i>Good Samaritan Shelter</i>	\$ 385,991	\$ 362,628
Supportive Services: Emergency Housing Vouchers	<i>Good Samaritan Shelter</i>	\$ 1,333,619	
Administration	<i>County Community Services</i>	\$ 200,704	\$ 158,219
System Support (HMIS and CES)	<i>County Community Services</i>	\$ 98,384	\$ 106,197
Plan and Infrastructure	<i>County Community Services</i>	\$ 44,976	\$ 50,249
Total Awards from State of CA		\$ 2,867,194	\$ 3,128,916

*HCD will return to the BOS with proposed contracts at a later date

Discussion

GSS has demonstrated experience providing mental health and substance use disorder services to adults who are experiencing homelessness and other vulnerable populations throughout the region. The proposal was informed by a best practice framework focused on moving homeless individuals and families with emergency housing vouchers into permanent housing and ensuring those individuals and families maintain their permanent housing. The agency will work with the County, PHAs, and CoC to provide services designed to meet critical needs and promote long term stability in housing. The EHV program will serve a variety of households including individuals and families. Participants may have several barriers to maintaining housing. The housing placement and retention team will provide intensive supportive services including, but not limited to:

- Housing placement services;
- Mental health services;
- Substance use services;
- Case management;
- Housing retention skills;
- Peer support activities;

- Benefits counseling and advocacy;
- 24/7 emergency tenant and landlord phone line; and
- Access to physical health care, including routine and preventive health and dental care, medication management, and wellness services.

The project recommended for funding represents an opportunity to house over 200 households, greatly expanding permanent supportive housing. By only contributing the funding for supportive services, the cost per household is much lower than any other permanent supportive housing intervention. For example, to build a unit of permanent supportive housing is over \$400,000 per unit. With HUD funding the rental subsidy and the private market being leveraged for unit, the cost to the County is \$6,202 per household per year. A summary of today’s HHAP funding recommendation is provided in Table 2:

Table 2: HHAP County Allocation Funding Recommendations

Project		HHAP I County	HHAP II County	Total
Emergency Housing Vouchers	<i>Supportive Services for Permanent Supportive Housing – One Year</i>	\$ 912,628	\$ 420,991	\$ 1,333,619

The sub-recipient agreement identifies the terms and conditions by which the HHAP Round I and II funds must be administered. Section VI (“General Conditions”) the agreement indicates the sub-recipient is subject to federal, state, and county requirements. The agreement also includes seven (7) attachments which detail the Scope of Services (Exhibit A), Budget and Payment Procedures (Exhibit B), Expenditure Summary and Payment Request (ESPR) (Exhibit C), Quarterly Status Report (Exhibit D), Indemnification and Insurance Requirements (Exhibit E), Certification of Standards for Financial Management Systems (Exhibit F), and State Terms and Conditions (Exhibit G).

The services provided through the Sub-recipient Agreement before the Board today are summarized in Table 3 below. The provider will provide quarterly reports to the County regarding services provided and the outcomes, or performance measures, which have been mandated by the State. Table 3 summarizes the number of persons/households served and instances of service, as well as the outcomes/performance measures for each project. Program design, funding allocations, and the characteristics of individuals and households served by each sub-recipient vary and impact the project outcome percentages and numbers of persons and households served.

Table 3: Goals – Services to be Provided, Individuals/Households Served, and Performance Measures*

*Grantee will be responsible for additional or refined measures according to State reporting guidance not yet released.

a. Goals

SUBRECIPIENT will provide the following levels of services during the term of the Agreement:

Metric	Goal
Total unduplicated number of persons served	250
Total unduplicated number of households served	212
Percent of participants that obtain permanent housing	190

b. Performance Measures

SUBRECIPIENT will meet the following performance measures during the term of the Agreement:

Metric	Goal
Percent of participants who retain permanent housing for one year	80%
Percent of adult participants enrolled in education services	20%
Percent of adult participants participating in mental health services	35%
Percent of adult participants that received outpatient health services	65%
Percent of adult participants received substance use treatment services	45%
Percent of adult participants gaining or increasing existing earned income at annual assessment	15%
Percent of adult participants who will obtain cash/non-cash benefits at annual assessment	70%
Percent of adult participants gained employment	15%

Fiscal and Facilities Impacts:

Community Services will administer \$912,628 in HHAP Round I funding and \$420,991 in Round II funding for a total of \$1,333,619 to address homelessness in Santa Barbara County. HHAP Round I and II are multi-year grants of one-time state funds to be expended by June 30, 2025 and June 30, 2026, respectively. These funds are currently available for distribution to providers for the delivery of eligible activities.

Fiscal Analysis:

<u>Funding Sources</u>	<u>Current FY Cost:</u>	<u>Annualized On-going Cost:</u>	<u>Total One-Time Project Cost</u>
General Fund			
State	\$ 1,333,619.00		
Federal			
Fees			
Other:			
Total	\$ 1,333,619.00	\$ -	

Key Contract Risks:

CSD administers federal and state funding programs on behalf of the County and the CoC. As the recipient of state and federal funds, the County is responsible for ensuring that funds are used in accordance with all applicable requirements. HHAP Round I and II program guidelines indicate that failure to comply with program requirements may result in the County being required to repay funds. Sub-recipients selected have prior experience operating homeless assistance projects.

The Program Subrecipient Agreements will be on a cost-reimbursement basis. This allows CSD to review and monitor sub-recipients for eligible costs to the extent prescribed by the state guidelines to mitigate risk. Disbursements will be made after the sub-recipients demonstrate that reimbursable services were provided and substantiate the eligibility of incurred costs to the satisfaction of CSD.

Staffing Impacts:

None.

Special Instructions:

- 1) Please email an electronic copy of the Minute Order to Kimberlee Albers at kalbers@co.santa-barbara.ca.us
- 2) Please execute two (2) original copies of each of the following documents and send to Kimberlee Albers: HHAP Sub-recipient Agreement for \$1,333,619 to Good Samaritan Shelter for Supportive Services for Emergency Housing Voucher holders.

Attachments:

- A. HHAP Sub-recipient Agreement for \$1,333,619 to Good Samaritan Shelter for Supportive Services for Emergency Housing Voucher holders.

Authored by:

Lucille Boss, Housing and Community Development Division (805-568-3533)

cc: