



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: General Services
Community Services
Department No.: 063, 057
For Agenda Of: February 14, 2017
Placement: Administrative
Estimated Tme: N/A
Continued Item: No
If Yes, date from: N/A
Vote Required: Majority

TO: Board of Supervisors
FROM: General Services Janette D. Pell, Director (805) 560-1011
Community Services George Chapjian, Director (805) 568-2467
Contact Info: Skip Grey, Assistant Director (805) 568-3083
Ryder Bailey, CFO, Community Services (805) 568-3526
SUBJECT: Application to California State Department of Housing and Community
Development for Housing Related Parks Grant; Third Supervisorial District

County Counsel Concurrence

As to form: Yes

Other Concurrence: Community Services

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Recommended Actions:

That the Board of Supervisors:

- a) Authorize the Director of the General Services, or designee, to execute and submit a grant application for a Housing Related Parks Grant from the State of California, Department of Housing and Community Development;
- b) Approve and authorize the Chair to execute the attached Resolution approving the application for Housing Related Parks Grant (Attachment 1);
- c) Authorize the Director of General Services, or designee, to accept a grant award not to exceed \$1,100,000.00, and execute a grant agreement and all related contract documents if awarded by the State of California, Department of Housing and Community Development, and upon review and concurrence of County Counsel and the Auditor-Controller; and
- d) Determine that the submission of the grant application and resolution 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)(4), finding that these actions are the creation of government funding mechanisms or other government fiscal activities which do not involve any commitment to any specific project which may result in a potentially significant impact on the environment, and direct staff to file a Notice of Exemption on that basis. (Attachment 2).

Summary Text:

The State of California Department of Housing and Community Development offers grant opportunities through the Housing and Related Parks (HRP) Program, including the grant which is the subject of these recommendations. Any grant award funding received would augment the general funds already budgeted for the renovation of the Isla Vista Community Center (IVCC) to allow the incorporation of additional scope to address unmet needs. Eligible uses of an awarded amount include construction, rehabilitation, or acquisition of capital assets that benefit the community, and which are physically attached to or associated with a park. As such, the IVCC has been deemed eligible for consideration for HRP funding.

The deadline for submissions is February 23, 2017. Approval of the recommendations would enable General Services to apply for an amount not to exceed \$1,100,000. There is a minimum award amount of \$75,000; awards are based upon allocation triggers within the grant program. The actual award amount may differ from the application amount due to overall available funding and the state-wide number of applications received. There is no matching fund requirement from the County to be awarded funding.

Background:

The Department of Housing and Community Development released a notice of funding available (NOFA) for funding through the Housing-Related Parks (HRP) Program (Program) in November 2016. The Program is designed to encourage cities and counties to develop new residential housing by rewarding those jurisdictions that approve housing affordable to lower-income households and are in compliance with State housing element law.

The HRP Program was funded through Proposition 1C, the Housing and Emergency Shelter Trust Fund Act of 2006. The Program awards funds on a per-bedroom basis for each residential unit affordable to very low- and low-income households permitted during the designated Program year. The Program provides funds for parks and recreation projects that benefit the community and add to the quality of life.

This non-competitive program has a total amount of funding available for 2016 grant year of approximately \$35,000,000. This is the first year the County would be applying for a portion of these funds. The estimated grant award is based upon the minimum funding of \$75,000, which is then increased by providing housing unit data that include low, moderate and infill projects that have been permitted and constructed within the county unincorporated area. Additional “points” can be included if the County General/Community Plans conform to the State Regional Blueprint Plan. In Santa Barbara County this plan is referred to as the Regional Transportation Plan (RTP), and the grant application requires a statement by the Regional Council of Governments (SBCAG) indicating the conformance or non-conformance of the two plans. After the data has been loaded into the grant application, the calculated result becomes the funding request. The more “bonus points” that are provided, the higher the award, and there is no maximum individual amount. Preliminary estimates support the County being eligible for an amount slightly exceeding \$1,000,000, thus the “not to exceed” has been set at \$1,100,000.

Although the County of Santa Barbara Housing and Community Development Department is the facilitator of, and oversees Housing grants for the County, there is no County park component of the contemplated improvements as the park areas adjacent to the IVCC are not County parks. In light of the capital building project being managed by General Services to renovate the existing facility, General Services is the applicant for this grant on behalf of the County.

In 2015, General Services submitted an application for a Community Block Development Grant (CDBG) to renovate the former St. Athanasias Church, which the County took ownership of from the Santa Barbara County Redevelopment Agency, with the intent of converting it into a Community Center. Although the project was not selected for CDBG funding, the Board elected to fund the \$483,000 project in the subsequent budget cycle. General Services has been working with Isla Vista Community representatives and architectural consultants in developing the plans and specifications for the IVCC renovation. The improvements will primarily address maintenance repairs, Americans with Disability Act (ADA) barrier removal, and other code compliance issues. A review of the existing conditions with the engineers revealed considerable deficiencies, and construction estimates produced in the course of design development prompted value engineering. Due to the limited budget, elements of the project were deleted including the plaza improvements and regrading, an exterior shade structure, and other improvements contemplated within the conceptual master plan for the building and site. In addition, through workshops, presentations and an outreach campaign, the local community has prioritized interior elements and upgrades which are not presently included in the scope of work. The community and General Services have been exploring alternate funding sources, including grant opportunities and philanthropic funding. With approval of these recommendations, General Services can apply for this grant and potentially augment current funding. The additional source of funds will allow for a future phase of construction to implement the plaza improvements and, budget permitting, other elements presently not included in the scope of work. Preliminary estimates indicate the proposed future phase of construction could exceed \$750,000, not including design and project management costs.

Key Contract Risks:

The State’s standard agreement includes terms governing the grant, non-compliance would put the County at risk of expenses being disallowed.

CEQA:

The submission of the grant application and resolution does not constitute 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)(4), as these actions are consistent with the creation of government funding mechanisms or other government fiscal activities which do not involve any commitment to any specific project which may result in a potentially significant impact on the environment. As such, staff recommends a Notice of Exemption be filed accordingly.

Fiscal and Facilities Impacts:

<u>Funding Sources</u>	<u>Current FY Cost:</u>	<u>Annualized On-going Cost:</u>	<u>Total One-Time Project Cost</u>
Phase I - General Fund	\$ 300,000.00		\$ 483,000.00
Phase II - HRP Grant			TBD <1,100,000
Total	\$ 300,000.00	\$ -	TBD <1,583,000

The Board approved \$483,000 to renovate the existing building. This Grant award would augment general funds already budgeted for the rehabilitation of the Isla Vista Community Center, potentially allowing a future phase II of construction addressing unmet project needs. The grant application has no impact on Phase I of the project already funded by general funds.

Special Instructions:

Provide (1) copy of the Minute Order and executed resolution to Robert Ooley, FAIA General Services.

Attachments:

1. Resolution Approving the Application for Housing Related Parks Grant
2. CEQA Notice of Exemption
3. Housing Related Parks Program Application Instructions

Authored by:

Robert Ooley, County Architect