



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.:** 055  
**For Agenda Of:** 11/8/16  
**Placement:** Departmental  
**Estimated Time:** 30 minutes  
**Continued Item:** No  
**If Yes, date from:**  
**Vote Required:** Majority

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**TO:** Board of Supervisors  
**FROM:** Department George Chapjian, Community Services Director  
Director(s)  
Contact Info: Dinah Lockhart, Deputy Director 568-3523  
Laurie Baker, Grants and Program Manager 568-3521  
**SUBJECT:** **Substantial Amendments to 2015-2020 Five Year Consolidated Plan and FY 2016-17 Action Plan to add Veterans as a Preference Category**

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**County Counsel Concurrence**

As to form: Yes

**Auditor-Controller Concurrence**

As to form: Yes

**Risk Management**

As to form: Yes

**Recommended Actions:**

That the Board of Supervisors:

- A. Consider public comments (including comments in Attachment A) relating to substantial amendments to the 2015-2020 Five Year Consolidated Plan and FY 2016-17 Action Plan (Substantial Amendments) that were submitted during the public comment period, which commenced on October 8, 2016 and concludes on November 8, 2016 at the close of the public hearing for this item;
- B. Approve the Substantial Amendments (Attachment B) and direct staff to submit them to HUD; and
- C. Determine that the approval of the substantial amendment is not 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 the actions are not a project as they 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 (Attachment C).

**Summary Text:**

The purpose of the Substantial Amendments is to add a preference category for low-income Veterans who apply for occupancy at rental housing financed by the County using federal HOME Investment and

Partnerships (HOME) program funds and who apply for HOME Tenant-Based Rental Assistance (TBRA). If approved, the County may require in its financing documents or subrecipient agreements that Qualifying Veterans be served ahead of other applicants for housing or TBRA. These Substantial Amendments modify the 2015-2020 Consolidated Plan and the FY 2016-17 Action Plan approved by the Board of Supervisors (Board) in May 2015 and May 2016, respectively.

**Background:**

The Board approved the County’s Five Year Consolidated Plan, for Fiscal Years 2015-2010 on May 12, 2015 and the FY 2016-17 Action Plan on May 3, 2016 (Plans) for submittal to HUD. The Plans did not contain the intent of the County to allow a veteran preference for occupancy in HOME-funded housing projects and programs.

During the June 7, 2016 public hearing for the consideration and approval of HOME funding for the acquisition and rehabilitation of property at 220 S. First Street in Orcutt by Good Samaritan Shelter, the Board directed staff to return to the Board as appropriate with recommendations regarding potential modifications to the Consolidated Plan and Action Plan to add occupancy preferences for veterans (Attachment.

HUD allows local recipients of HOME funds to include one or more preferences in subrecipients’ Tenant Selection Plans, which set forth how the subrecipient will market the availability of affordable housing or TBRA to the local community and select tenants for participation. If these preferences are described in the Consolidated Plan and Action Plan, the County may require subrecipients, such as affordable housing developers and administrators of TBRA programs, to add a preference to HOME-funded housing programs to allow qualified applicants to receive a “priority” during selection for housing assistance.

The proposed Veterans preference stipulates that qualifying applicants are those whose head of household or spouse or domestic partner has served in active duty in the United States Armed Forces for a minimum of six (6) continuous months, and if separated from military service, received other than a dishonorable discharge. The veteran preference will also be given to a spouse or domestic partner of a veteran, as defined above. Verification of veteran status will be by submittal of a copy of the veteran's DD-214.

**Performance Measure:**

Not applicable

**Fiscal and Facilities Impacts:**

Not Applicable

**Fiscal Analysis:**

Not Applicable

**Key Contract Risks:**

Not Applicable

**Staffing Impacts:**

The Substantial Amendments will not require additional staff time.

**Special Instructions:**

Please return a copy of the Minute Order to Lucy Graham at [lucygraham@co.santa-barbara.ca.us](mailto:lucygraham@co.santa-barbara.ca.us)

**Attachments:**

- A. Public comments received
- B. Draft Substantial Amendments
- C. CEQA Notice of Exemption
- D. June 7, 2016 Minute Order