



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: March 19, 2024
Placement: Administrative
Estimated Time: N/A
Continued Item: No
If Yes, date from: N/A
Vote Required: 4/5

TO: Board of Supervisors

FROM: Department Jesús Armas, Community Services Director 805-568-2467
Director(s)
Contact Info: Joe Dzvonic, Deputy Director, Housing and Community
Development 805-568-3523

SUBJECT: State Permanent Local Housing Allocation (PLHA) Subrecipient Agreement

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 subrecipient agreement (Subrecipient Agreement) for the distribution of State of California Permanent Local Housing Allocation (PLHA) grant funds in the amount of \$114,272 to Good Samaritan Shelter for delivery of supportive services at Buena Tierra for a term that begins April 1, 2024 and ends June 30, 2025; and
- b) Determine that the approval of the recommended actions is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15378(b)(4) since the recommended actions are government fiscal activities which do not involve commitment to any specific project which may result in potentially significant physical impact on the environment.

Summary Text:

The Board is being asked to approve \$114,272 to Good Samaritan Shelter for delivery of supportive services at Buena Tierra for a term that begins April 1, 2024, and ends June 30, 2025 (Attachment A). Buena Tierra is a rental housing complex located at 6021 Hollister Avenue in the City of Goleta, developed by the Housing Authority of the County of Santa Barbara (HASBARCO). Buena Tierra

Subrecipient Agreement with Good Samaritan for Provision of Supportive Services

March 19, 2024

Page 2 of 5

includes 59-units of permanent supportive housing for persons experiencing homelessness at entry, plus a resident manager unit. Good Samaritan Shelter (Good Samaritan) has been selected by HASBARCO to provide wrap-around supportive services at Buena Tierra. New residents began moving in on February 21, 2024, while the remaining units are still under construction. All Buena Tierra units are to be leased on or before March 28, 2024. The \$114,272 in Permanent Local Housing Allocation (PLHA) funding is from the City of Goleta's allocation administered by the County. Goleta has elected to use their PLHA funds allocated to support residents at Buena Tierra. The overall supportive services budget for Good Samaritan Shelter at Buena Tiera amounts to approximately \$350,000 per year, which includes Department of Housing and Urban Development ("HUD"), Continuum of Care, Homekey and HASBARCO funding as the major contributors. The PLHA funding in this Board action is a one-time allocation to assist with initial needs of clients in the first year of housing.

Background:

Chapter 364, Statutes of 2017 (SB 2, Atkins) as authorized by Health and Safety Code Section 50470, was part of a 15-bill housing package aimed at addressing the State's housing shortage and high housing costs. SB 2 created the Building Homes and Jobs Trust Fund and the PLHA Program. Specifically, it establishes a permanent source of funding intended to increase the affordable housing stock in California. The revenue from SB 2 will vary from year to year, as revenue is dependent on certain real estate recordation transactions with fluctuating activity. The legislation directs the California Department of Housing and Community Development to use seventy percent (70%) of the revenue collected, beginning in calendar year 2019, to provide financial assistance to local governments for eligible housing-related projects and programs to assist in addressing the unmet housing needs of their local communities.

On July 7, 2020, the County of Santa Barbara's Board of Supervisors passed and adopted Resolution No. 20-127 allowing the Director of the County's Community Services Department (CSD) to apply for, receive, and administer the PLHA funds for the Santa Barbara County PLHA Consortium, which includes the County of Santa Barbara, and the Cities of Goleta and Santa Maria (Consortium).

The County and the Cities of Goleta and Santa Maria have each agreed to enter into a Consortium agreement that authorizes the County to act as the Administering Jurisdiction for the Consortium to apply for and administer PLHA funds on the Consortium's behalf. Over the next five years, the County and Cities will receive an estimated \$8,383,638. The calculations are based on HUD's Community Development Block Grant allocation formula for 2017. The PLHA Guidelines authorize PLHA funds be expended on certain Eligible Activities. County staff convened a PLHA working group in 2019 consisting of city staff representatives. Additionally, four (4) community outreach meetings, in conjunction with the HUD Consolidated Plan development process, were held in Lompoc, Goleta, Santa Maria, and Santa Barbara to gather community input. To meet the objectives set forth by the PLHA program, the County, and the Cities of Goleta and Santa Maria elected to allocate the PLHA funds toward the following Eligible Activities:

1. Forty five percent (45%) of the PLHA funds will be allocated toward the predevelopment, development, acquisition, rehabilitation, and preservation of multifamily, residential live-work, rental housing that is affordable to extremely low, very low, low-, and moderate-income households, including necessary operating subsidies.

Subrecipient Agreement with Good Samaritan for Provision of Supportive Services

March 19, 2024

Page 3 of 5

2. Thirty percent (30%) of the PLHA funds will be used for 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.
3. Fifteen percent (15%) of the PLHA funds will be used to provide homeownership opportunities, including, but not limited to, down payment assistance.
4. Ten percent (10%) of the PLHA funds will support the predevelopment, development, acquisition, rehabilitation, and preservation of affordable rental and ownership housing, including accessory dwelling units, that meets the needs of a growing workforce earning up to 120-percent of AMI, or 150-percent of AMI in high-cost areas.

On June 15, 2021, the Board approved, ratified and authorized the Chair to execute subrecipient agreements for the distribution of State of California PLHA grant funds for delivery of supportive services. PLHA funds have been used successfully to provide Supportive Services to residents at three Permanent Supportive Housing projects in Santa Barbara County: Residences at Depot Street, HomeKey, and West Cox Cottages. CSD's Division of Housing and Community Development (HCD) staff will continue to return to the Board to approve and execute agreements as programs and projects falling under other eligible uses are ready to proceed and the County is in receipt of the PLHA funds.

Buena Tierra

Buena Tierra will serve people experiencing chronic homelessness, homeless Veterans, youth (persons aged 18-24) at risk of homelessness or homeless youth, and Cottage Recuperative Care graduates. Chronic homelessness is defined as an individual with a permanent disability who has been homeless for at least 12 months.

HASBARCO received almost \$19 million in California Homekey funding for the Project. This State funding includes rental subsidies and operating costs.

The need for an increase in on-site supportive services has been identified. HASBARCO has selected to engage Good Samaritan to provide, and link residents to, supportive services, in partnership with the County and other service and housing providers. PLHA Supportive Services funding will also be braided with CalAIM funded Community Supports – Housing Tenancy and Sustaining Services to provide robust wrap-around services for residents. This scope of services shall include, but is not limited to, the following:

1. Case management;
2. Basic housing retention skills;
3. Peer support activities;
4. Mental health care;
5. Substance use services;
6. Physical health care, including routine and preventive health and dental care, medication management, and wellness services; and
7. Benefits counseling and advocacy.

The funding available is subject to the City of Goleta’s PLHA agreement with the State administered by the County of Santa Barbara. This conditional allocation of funding is described in the recitals of the Subrecipient Agreement with Good Samaritan.

Performance Measures

Good Samaritan will provide and link residents to case management, engage with individuals in the community and in County HASBARCO facilities, connect clients with necessary supports and services, provide transportation, conduct initial assessments and intake procedures, register residents with the Coordinated Entry System, and assist with connections to any other physical or behavioral services they may need. Residents will also have access to psychiatric and nursing care, in the office and in the field, medication management, and therapeutic services. The Project will be carried out in accordance with the project Scope of Work attached to the Subrecipient Agreement as Exhibit A (“Scope”), and the Project Budget attached to the Subrecipient Agreement as Exhibit B. Good Samaritan will provide quarterly reports to the County on services provided and the outcomes, or performance measures, which have been outlined in the Scope. Tables 1 and 2 summarize the services to be provided; accomplishments shown are projected for a one-year period. Program design, funding allocations within budgeted line items, and the characteristics of individuals and households served will vary.

Table 1: Goals – Individuals/Households Served at Buena Tierra

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

Services	Goal
Total unduplicated number of persons served	59
Total unduplicated number of households served	59
% of participants who retain permanent housing remaining housed for 1 year	85%

Table 2: Goals – Individuals/Households Served at Buena Tierra

PERFORMANCE MEASURES: SUBRECIPIENT will provide the following performance measures during the term of the Agreement:

Services	Goal
% of adult participants participating in regular Case Management	87%
% of adult participants engaged other Supportive Services including: Employment Assistance, Job Training, Housing Counseling Services, Life Skills, Mental Health Services, Outpatient Health Services, Substance Use Treatment Services, Transportation, and Direct Provision of Services	80%
% of adult participants gaining or increasing income at 1-year mark	25%
% of adult participants will obtain non-cash benefits at 1-year mark	33%

Contract Renewals and Performance Outcomes:

N/A

Key Contract Risks: The County assumes responsibility for the administration of PLHA funds in accordance with all State requirements governing their use. In addition, the County would be held liable if it or any provider to which it sub-grants funds is found to be non-compliant with applicable requirements. HASBARCO has successfully operated State and/or federally-funded homeless assistance projects in the past which have had similar regulatory and administrative requirements.

The PLHA Subrecipient Agreement is a cost-reimbursement contract. This allows CSD to disburse funds to Good Samaritan for eligible incurred costs to the extent prescribed by the Agreement. The County will only reimburse Good Samaritan for costs that are eligible under the Subrecipient Agreement and documented in a manner that is acceptable to the CSD. CSD staff will assess the performance of Good Samaritan to determine if the services provided are adequate and as outlined in the Subrecipient Agreement.

Staffing Impacts:

N/A

Special Instructions:

- 1) Please have the Board Chair sign two copies of the Subrecipient Agreement and provide one executed original agreement to Kimberlee Albers, CSD via interoffice mail.
- 2) Please email an electronic copy of the Minute Order to Kimberlee Albers, CSD, kalbers@countyofsb.org

Attachments:

- A. Subrecipient Agreement with Good Samaritan Shelter– Buena Tierra

Authored by:

Sarah Brasel, Housing and Community Development Division (sbrasel@countyofsb.org)