



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
Department No.: 057
For Agenda Of: November 5, 2019
Placement: Administrative
Estimated Time:
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors

FROM: Department George Chapjian, Community Services Director (805) 568-2467
Director(s)
Contact Info: Dinah Lockhart, Deputy Director (805) 568-3523
Laurie Baker, Grants & Program Manager (805) 568-3521

SUBJECT: Amendment to HOME Tenant Based Rental Assistance Subrecipient Agreement with the Housing Authority of the County of Santa Barbara

County Counsel Concurrence

As to form: Yes

Other Concurrence: Risk Management

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Recommended Actions:

That the Board of Supervisors:

- A. Approve and authorize the Chair of the Board of Supervisors to execute an original and duplicate original of an Amendment (Attachment A) to the Subrecipient Agreement (Attachment B) between the County and the Housing Authority of the County of Santa Barbara (“Housing Authority”) that increases the amount of federal HOME funding from \$250,000 to \$364,801, and extends the term of the Subrecipient Agreement from December 31, 2020 to December 31, 2021, to administer Tenant Based Rental Assistance (TBRA); and
- B. Determine that the proposed action is exempt from the California Environmental Quality Act (CEQA) guidelines, pursuant to Section 15378(b)(4), finding that the action is a 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.

Summary Text:

The City of Lompoc rejoined the HOME Consortium in 2019 and will receive a sub-allocation of the County’s HOME funds to use in its community. The City will use the funds for a Tenant-Based Rental

Assistance (TBRA) program to provide security deposit assistance to its low-income tenants. The City has requested that the Housing Authority of the County of Santa Barbara (HACSB) administer the TBRA program on the City’s behalf; therefore, the subrecipient agreement between the County and HACSB is being amended to add the City of Lompoc’s portion of the 2019-20 HOME Consortium funds, amounting to \$114,801, and to extend the term of the 2018 Subrecipient Agreement from December 31, 2020 to December 31, 2021 so as to allow the Housing Authority additional time to expend the additional funds. The Housing Authority estimates that the additional funds will serve 56 low-income households in the City of Lompoc, for a total of about 212 households assisted under the amended contract amount of \$364,801

Background:

The County of Santa Barbara serves as a lead agency for the local HOME Consortium, which includes the County and the cities of Buellton, Carpinteria, Goleta, Solvang, Lompoc and Santa Maria. The City of Lompoc rejoined the Santa Barbara County HOME Consortium for program year 2019 (FY 2019-20). On May 7, 2019, the Lompoc City Council unanimously authorized the County of Santa Barbara to use the City’s portion of the 2019-20 HOME funds, in the amount of \$114,801, for a TBRA program for tenants residing in the City of Lompoc (Attachment C). The use of these funds for City of Lompoc TBRA was included in the County’s FY 2019-20 Annual Action Plan which was approved by the Board of Supervisors on June 4, 2019, and submitted to the United States Department of Housing and Urban Development.

The Housing Authority of the County of Santa Barbara (Housing Authority) has operated a TBRA program since 2013 using HOME Investment Partnerships Program (HOME) funds to assist low-income individuals attain affordable rental housing. On December 11, 2018 the Board approved and executed the Subrecipient Agreement with the Housing Authority for \$250,000 in HOME funds for its TBRA program. The Housing Authority has agreed to administer a TBRA program on behalf of the City of Lompoc to serve tenants residing in the City. The recommended actions would amend the 2018 TBRA Subrecipient Agreement with the Housing Authority to include the City of Lompoc’s \$114,801 portion of the HOME Consortium allocation.

Performance Measure:

The Housing Authority estimates that the additional funds will serve 56 low-income households in the City of Lompoc, for a total of about 212 households assisted under the amended contract amount of \$364,801. These households might not otherwise be able to afford decent, safe, affordable housing.

Fiscal and Facilities Impacts:

Budgeted: Yes

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			
Federal	\$114,801		\$114,801
Fees			
Other:			
Total	\$ 114,801.00	\$ -	\$ 114,801.00

Narrative: The recommended funding amount is part of the County's FY 2019-120 federal HOME allocation. Staff time required to administer and monitor the Housing Authority's and other TBRA programs are included in the HCD HOME program budget.

Key Contract Risks:

HUD could require the County to repay HOME funds expended for ineligible expenses with non-federal funds. The subrecipient agreement specifies HUD eligible expenses, and County staff will review each payment request submitted by the Housing Authority to ensure that expenses incurred were for eligible costs. HOME funds will be provided to the Housing Authority on a reimbursement basis. County staff will conduct annual monitoring to assure that the program is being administered in accordance with HOME regulatory requirements.

Staffing Impacts:

Current HCD staff will administer the subrecipient agreement.

Special Instructions:

1. Please have the Board Chair sign two copies of Attachment A. Retain one copy with original signatures for COB records.
2. Please call Ted Teyber at ext. 3513 when the documents listed below are available.
 - a. One executed copy of Attachment A with original signatures; and
 - b. One copy of the Minute Order.

Attachments:

- A) Subrecipient Agreement Amendment
- B) Subrecipient Agreement between the County and the Housing Authority
- C) Lompoc City Council Resolution