



**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:** Housing and  
Community  
Development  
**Department No.:** 055  
**For Agenda Of:** 7/10/07  
**Placement:** Administrative  
**Estimated Tme:**  
**Continued Item:** No  
**If Yes, date from:**  
**Vote Required:** Majority

**TO:** Board of Supervisors  
**FROM:** Department Name & Phone  
Director(s) John Torell, Housing and Community Development Director x 3520  
Contact Info: Name & Phone  
Patricia Gabel, Housing Finance Manager x 3522  
**SUBJECT: Accessibility/Rehabilitation/Retrofit Program**

**County Counsel Concurrence**

As to form: Yes

**Other Concurrence:** Yes

As to form: Risk Manager

**Recommended Actions:**

That the Board of Supervisors:

- A) Execute a Subrecipient Agreement between Santa Barbara County and CHANCE, Inc., for program implementation and services associated with the Disabled Accessibility, Rehabilitation and Retrofit Housing Rehabilitation Program (Attachment 1).
- B) Adopt the Disabled Accessibility, Rehabilitation, and Retrofit Program Guidelines (Attachment 2)
- C) Authorize the HCD Director to execute administrative documents pursuant to program implementation and administration, such as Environmental Review, escrow, recordkeeping and reporting requirements.
- D) Authorize the HCD Director to approve loans within the parameters set forth in the attached Guidelines

**Summary Text:**

Prior to becoming an entitlement Urban County, in April, 2005 Santa Barbara County applied to the State of California Housing and Community Development Department for state Community Development Block Grant (CDBG), funds to implement a housing rehabilitation grant and loan program to improve housing choice options for disabled individuals and households. In collaboration with the Coalition for Housing, Accessibility, Needs, Choices and Equality, Inc., (CHANCE, Inc.), the county is

now seeking to implement to program. The attached Subrecipient Agreement and Program Guidelines serve as authorizing and implementing documents for program operation and administration. In addition, the establishment of a loan review committee to review and approve loan requests will also be incorporated into the program design.

**Background:**

In April 2005 Santa Barbara County's Housing and Community Development Department submitted a CDBG grant application request in the amount of \$750,000 to the State of California Housing and Community Development Department. The application included requests for funding for two project proposals, a \$500,000 request for modifications to an existing county-owned building for use as a facility for at-risk youth aging out of the foster care system—the La Morada Project, and \$250,000 for implementation of the Access/Rehabilitation/Retrofit program. In July, 2005, County HCD was notified of having been awarded the grant funds; however, the \$500,000 for the La Morada Project was awarded for the 2005-06 grant funding cycle, while the \$250,000 request for the Accessibility/Rehab/Retrofit was reserved for the 2007-08 funding allocation.

The application to the State of California Housing and Community Development Department was made in partnership with CHANCE, Inc., and their expertise was one of the strong competitive factors in the application. CHANCE, Inc. has been implementing an access/rehab/retrofit program providing assistance to disabled residents to expand their housing choices options utilizing other forms of funding. The \$250,000 state CDBG grant would permit the program to continue as well as to expand. In preparation for this, HCD staff has completed a Subrecipient Agreement as well as having modified its existing Rehabilitation Loan Guidelines to accommodate the specific nature and specialized property modifications CHANCE's program design presupposes. It is anticipated that the program may conceivably provide loans between \$5,000 and \$55,000 to assist from 5 to 10 program participants depending on the extent of property modifications required by the individual/household.

**Performance Measure:**

Safe and Healthy Families: Housing for all Segments of the Population.

**Fiscal and Facilities Impacts:**

Budgeted: Yes **Fiscal Analysis:**

The County Accessibility/Rehab/Retrofit Housing Rehabilitation Program will provide grants and/or loans to qualified applicants; any loan(s) will be paid in full according to the terms of the promissory note recorded against the property through a deed of trust. Loan payments will be considered as CDBG Program Income for use in future CDBG-eligible activities under the county's CDBG Program Income Recycling and Reuse Plan.

**Staffing Impacts:** None

**Special Instructions:**

Execute three (3) original copies of the Subrecipient Agreement and contact Miriam Gallardo at ext. 3529 to pick up two (2) copies.

**Attachments:**

Attachment 1 - Subrecipient Agreement between Santa Barbara County and CHANCE, Inc. (3 copies)

Attachment 2 – Access/Rehab/Retrofit Housing Rehabilitation Program Guidelines (1 copy)

**Authored by:**

Carlos Jimenez, Senior Housing Program Specialist

**cc:**