



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 Nos.:** 057  
**For Agenda Of:** August 22, 2023  
**Placement:** Administrative  
**Estimated Tme:** N/A  
**Continued Item:** No  
**If Yes, date from:** N/A  
**Vote Required:** Majority

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**TO:** Board of Supervisors  
**FROM:** Department  
Director: George Chapjian, Community Services Director (805) 568-2467  
Contact Info: Kimberlee Albers, Programs Manager, (805) 568-6333  
**SUBJECT:** Approve and execute the First Amendment to Subrecipient Agreement with Good Samaritan Shelter for an additional \$500,000 using American Rescue Plan Act of 2021 (ARPA) funding for additional client services assistance

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**County Counsel Concurrence**

As to form: Yes

**Auditor-Controller Concurrence**

As to form: Yes

**Other 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 a First Amendment to the Subrecipient Agreement between the County and Good Samaritan Shelter, to add federal American Rescue Plan Act (ARPA) funding in the amount of \$500,000 for Prevention, Shelter Diversion and Re-Housing programs for persons who are at risk of losing housing or have recently lost housing.
- b) Determine that the above recommended actions are exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15378(b)(4) as the actions involve the creation of government funding mechanisms or other government fiscal activities which do not involve a commitment to any specific project which may result in a potentially significant physical impact on the environment.

**Summary Text:**

County Community Services Department, Housing and Community Development Division (CSD/HCD) is recommending approval of a First Amendment (Attachment A) to the Subrecipient Agreement between the County and Good Samaritan Shelter (Attachment B), adding \$500,000 for new tenant relocation assistance client services. The Board of Supervisors allocated this \$500,000 as an expansion during the

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FY 23-24 budget process to address housing instability in the unincorporated county areas. These funds will support the Health and Human Services COVID-19 Recovery and Resilience Plan Housing and Homelessness strategy to serve up to 80 households with expedited relocation assistance (security deposits and/or first month's rent) to secure new units for displaced residents. The purpose is to prevent further housing instability for residents that have been served a Notice to Vacate (not due to violation of lease terms) and are unable to relocate without assistance. The First Amendment to the Subrecipient Agreement with Good Samaritan Shelter (GSS) for Prevention, Shelter Diversion and Re-Housing services will bring the total amount of funding payable under the amended Subrecipient Agreement to \$1,400,000.

Re-Housing supports are a critical part of recovering from economic impacts of the COVID-19 pandemic and preventing households from falling into homelessness. The current Subrecipient Agreement provides funding for staff, housing navigation services, and rental assistance to prevent housing loss and re-house persons newly homeless as quickly as possible. This request adds \$500,000 for relocation assistance to displaced residents in unincorporated areas. The funding period is October 1, 2022 – September 30, 2024, by which date all funds must be expended.

### **Background:**

The growing housing crisis accelerated by the COVID-19 pandemic has led to soaring rents and very low vacancy rates. Tenants throughout Santa Barbara County are being served Notices to Vacate by property owners in order to renovate units and charge higher rents. The largest challenge for tenants is identifying a relocation unit at a comparable rent.

Recognizing this crisis, the Board of Supervisors called a special hearing on April 6, 2023, to consider – and adopt as Ordinance No. 5175 – recommendations regarding Just Cause for Residential Evictions. In alignment with this Board action, additional ARPA funding of \$500,000 was requested from the County Executive Office by CSD/HCD to serve up to 80 new eligible households with expedited relocation assistance as part of the FY 23-24 budget process.

Eligibility for relocation assistance includes those who:

- Currently reside in the unincorporated areas of Santa Barbara County, and
- Have been served a Notice to Vacate not related to violation of lease terms, and
- Have certified an annual household income below 80% of median family income, and
- Do not have the means to relocate without assistance, and
- If the tenant is eligible for relocation assistance from their current landlord, proof of acceptance is necessary before using relocation assistance.

These relocation applicants will be encouraged to engage in services to promote long term housing stability. CSD/HCD currently contracts ARPA funding for re-housing services from GSS, including providing security deposits and rental assistance for relocating persons. The current Subrecipient Agreement is for \$900,000, including \$365,322 in financial assistance. This request adds \$500,000 for relocation assistance to displaced residents in unincorporated areas.

On October 5, 2021, the Board of Supervisors approved a Homeless Housing Assistance and Prevention program sub-recipient agreement with GSS for \$250,000 to create a shelter diversion model consistent with best practices for preventing homelessness. This action aligned with the implementation of the Community Action Plan to Address Homelessness system level goal to create a culture of prevention and diversion from homelessness. GSS was chosen to create the model after a local Notice of Funding

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Availability (NOFA) process through the Santa Maria/Santa Barbara County Continuum of Care Review and Rank process. On September 20, 2022, the Board of Supervisors approved \$900,000 in housing supports allocated from ARPA funds for a Prevention, Shelter Diversion, and Re-Housing program, including relocation assistance, building on GSS’s diversion and re-housing model.

**Performance Measures:**

First Amendment to Subrecipient Agreement (Attachment A) includes updates to the Scope of Work, Payment and Budget provisions of the Subrecipient Agreement. CSD meets with Good Samaritan Shelter staff every two weeks to review project progress. The number served, currently 150 unduplicated persons who are homeless or at risk of homelessness, will increase by 80 households due to the additional relocation assistance.

**Fiscal and Facilities Fiscal and Facilities Impacts:**

Budgeted: Yes \*

**Fiscal Analysis:**

<b><u>Funding Sources</u></b>	<b><u>Current FY Cost:</u></b>	<b><u>Annualized On-going Cost:</u></b>	<b><u>Total One-Time Project Cost</u></b>
General Fund			
State			
Federal			\$ 500,000.00
Fees			
Other:			
Total		\$ -	\$ 500,000.00

**Narrative:** All costs are included in the CSD/HCD budget approved by the Board of Supervisors on June 16, 2023.

**Key Contract Risks:**

The County assumes responsibility for the administration of ARPA funds in accordance with all federal requirements governing the use of these funds. In addition, the County would be held liable if it, or any provider to which it grants funds, is found to be non-compliant with applicable requirements. GSS has successfully operated federally-funded projects in the past which have had similar regulatory and administrative requirements.

The Subrecipient Agreement is on a cost-reimbursement basis. This allows CSD/HCD to disburse funds only for eligible incurred costs -- costs that are eligible under the agreement and adequately documented. CSD/HCD staff will assess performance to determine if the services provided are adequate and as outlined in the agreement.

**Special Instructions:**

After Board action, please distribute as follows to Kimberlee Albers, Homelessness Assistance Programs Manager, Community Services Department kalbers@countyofsb.org:

1. Minute Order
2. First Amendment to Subrecipient Agreement with Good Samaritan Shelter for Prevention, Shelter Diversion and Re-Housing programs (two originals)

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**Attachments:**

Attachment A: First Amendment to Subrecipient Agreement for Prevention, Shelter Diversion and Re-Housing programs

Attachment B: Subrecipient Agreement (original) between the County and Good Samaritan Shelter for Prevention, Shelter Diversion and Re-Housing programs

**Authored by:** Matthew Rector, Housing Assistance Program Specialist II, Community Services Department, Housing and Community Development Division