



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: March 21, 2023
Placement: Administrative
Estimated Time: N/A
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: **Approval of an Action Plan Amendment and Execution of Amendment to HOME Tenant Based Rental Assistance Subrecipient Agreement with the City of Santa Maria (Supervisorial District 5)**

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 a Substantial Amendment (“Amendment”) to the 2022-23 Action Plan for submittal to HUD (Attachment A), which adds \$150,000 in federal HOME Investment Partnerships Program (HOME) funds for a Tenant-Based Rental Assistance (TBRA) Security Deposit program to be administered by the City of Santa Maria; and
- B. Approve and authorize the Chair of the Board of Supervisors to execute an original and duplicate original of a Subrecipient Agreement (Attachment B) between the County and the City of Santa Maria (“City”) to provide federal HOME funding in the amount of \$150,000 to administer Tenant Based Rental Assistance (“Subrecipient Agreement”); and
- C. Determine that the proposed actions are exempt from the California Environmental Quality Act (CEQA) guidelines, pursuant to Section 15378(b)(4), finding that the actions are 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 Santa Maria is a member of the Santa Barbara County HOME Consortium and receives a sub-allocation of the County’s HOME funds to use in its community. The City will use a portion of its HOME funds for a TBRA program to provide security deposits. The funds are from the City’s 2021-22 HOME Consortium allocation.

Background:

The County of Santa Barbara serves as lead agency for the local HOME Consortium, which includes the County and the cities of Buellton, Carpinteria, Goleta, Solvang, Lompoc and Santa Maria. On February 21, 2023, the Santa Maria City Council authorized the County of Santa Barbara to use a portion of the City’s 2021-22 HOME funds for a TBRA program for area residents (Attachment B). The City of Santa Maria has operated a TBRA program since 2006 using HOME funds to assist low-income individuals attain affordable rental housing. On May 3, 2022, the Board approved for submission to HUD the FY 2022-23 Annual Action Plan which included the Board-approved HOME-funded activities. Staff did not have the city’s funding awards at the time of docketing of the 2022-23 Annual Action Plan on the Board’s calendar.

Staff recommends that the 2022-23 Action Plan be amended to add the TBRA program and \$150,000 in HOME funds, and authorize staff to submit the Amendment to HUD.

Performance Measure:

The \$150,000 in funds will serve approximately 60 low-income households. Such households might not otherwise be able to afford decent, safe, affordable housing. The Subrecipient Agreement provides that the City is responsible for ensuring that the HUD HOME TBRA regulations are followed in accordance with 24 CFR Part 92, including, but not limited to, qualifying tenant income, ensuring allowable rents and lease terms, inspections of units for Housing Quality Standards (HQS) 24 CFR 982.401, or the successor requirements as established by HUD for units under the TBRA program, and inspections for lead-based paint per 24 CFR Part 35.

Contract Renewals and Performance Outcomes:

N/A

Fiscal and Facilities Impacts:

Budgeted: Yes **Fiscal Analysis:**

Funding Sources	Current FY Cost:	Annualized On-going Cost:	Total One-Time Project Cost
General Fund			
State			
Federal			\$ 150,000.00
Fees			
Other:			
Total	\$ -	\$ -	\$ 150,000.00

Narrative:

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 City to ensure that expenses incurred were for eligible costs. HOME funds will be provided to the City 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.

Legal Positions:

FTEs:

Special Instructions:

1. Please execute two originals of the Agreement (Attachment B). Retain one original for COB records and return one original to Roberto Bojorquez. Call for pick up at 82469
2. Please return one copy of the Minute Order to Roberto Bojorquez at rbojorquez@countyofsb.org.

Attachments:

A: Amendment

B: Subrecipient Agreement

Authored by:

cc: