



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: April 6, 2021
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 and Execution of HOME Tenant Based Rental Assistance Subrecipient Agreement with the Housing Authority of Santa Barbara County

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 an original and duplicate original of a HOME Tenant Based Rental Assistance Agreement (Attachment A) between the County of Santa Barbara (County) and the Housing Authority of the County of Santa Barbara (“Housing Authority”) that provides federal HOME funding in the amount of \$34,502 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 Goleta (“City”) 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 continue to use a portion of HOME funds for a Tenant-Based Rental Assistance (TBRA) program to provide for qualifying

City of Goleta residents experiencing a loss of income or employment due to the Coronavirus. The City has selected the Housing Authority to administer this TBRA program.

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 June 16, 2020 the Board of Supervisors approved a Substantial Action Plan Amendment and TBRA Agreement with the Housing Authority to provide \$152,622 of HOME funds for a tenant based rental assistance program to provide qualifying City of Goleta residents who experienced a loss of income due to the Coronavirus with emergency rental assistance payments. The 2020 TBRA Agreement relied on certain HUD waivers to streamline the establishment of tenant based rental assistance programs in light of the social and economic impacts of Coronavirus, which were set to expire on December 30, 2020. Accordingly, the 2020 TBRA Agreement expired by its own terms on December 30, 2020. HUD subsequently extended the waivers through September 30, 2021, as detailed in Exhibit G to the City of Goleta TBRA Agreement. At the time the Agreement expired, the Housing Authority had incurred \$118,120 under the Goleta TBRA Agreement leaving \$34,502 in unexpended funds. The TBRA Agreement recommended for approval by this Board Letter therefore utilizes this remaining \$34,502 for the same purpose of providing tenant based rental assistance to qualifying City of Goleta residents affected by the Coronavirus, through September 30, 2021.

Performance Measure:

The Housing Authority will income-qualify persons served and document that those served by this HOME grant have household incomes at or below 60% of AMI, as determined and published by HUD annually. The Housing Authority will report on the number of persons or households served and must retain documentation to indicate that the program was operated in accordance with the HOME program, as applicable. Assuming an average monthly rent of \$2,000, it is estimated that 6 households will benefit from 3-months of emergency rental assistance payments in the City of Goleta.

Fiscal and Facilities Impacts:

Budgeted: Yes

Fiscal Analysis:

General Fund					
State					
Federal					\$34,502
Fees					
Other:					
Total	\$	-	\$	-	\$ 34,502.00

Narrative: While this is a new TBRA Subrecipient Agreement with the Housing Authority, these federal HOME funds are being carried over from the prior 2020 TBRA Subrecipient Agreement with the Housing Authority which were unspent at the time the Agreement expired on December 30, 2020. 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 City 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 return one copy of the Minute Order to Sarah Brasel at sbrasel@co.santa-barbara.ca.us.
2. Please return one executed copy of the Agreement to Sarah Brasel at sbrasel@co.santa-barbara.ca.us, ext. 82468.
3. Please retain the executed original of the Agreement for COB records.

Attachments:

A: Agreement