



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: January 10, 2023
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: Approval and Execution of HOME-ARP Tenant Based Rental Assistance
Subrecipient Agreements with the Housing Authority of Santa Barbara County
and the Housing Authority of the City 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 originals and duplicate originals of HOME-ARP Tenant-Based Rental Assistance (“TBRA”) Subrecipient Agreements that provide federal HOME-ARP funding in the aggregate amount of \$840,000 to administer Tenant Based Rental Assistance (TBRA) between the County of Santa Barbara (County) and,
 - i. the Housing Authority of the County of Santa Barbara (“HASBARCO Housing Authority”), in the amount of \$504,000 (Attachment A); and
 - ii. the Housing Authority of the City of Santa Barbara (“HACSB Housing Authority”), in the amount of \$336,000 (Attachment B).
- B. 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:

Both the HASBARCO Housing Authority and the HACSB Housing Authority are eligible HOME Consortium subrecipients pursuant to 24 CFR 92.2. New American Rescue Plan (“ARP”) funds are administered through the HOME Consortium for TBRA for Qualifying Populations, as defined by HOME-ARP, and certified, identified, and referred by the local continuum of care coordinated entry system. The \$840,000 in funds for HOME-ARP TBRA under the aforementioned Subrecipient Agreements (the “HOME-ARP TBRA Funds”) will serve approximately 25 households from the Qualifying Populations for 24 months. Each Housing Authority’s share of such funds is determined by most recent annual Point-In-Time count data from their participating jurisdiction.

Background:

On March 11, 2021, the American Rescue Plan Act of 2021 (ARPA) was signed into law, which works to address the need for homelessness assistance and supportive services. ARP funds are administered through HOME consortia. HOME American Rescue Plan, or HOME-ARP, carries out four activities that must primarily benefit qualifying individuals and families who are homeless, at risk of homelessness, or in other vulnerable populations: (1) development and support of affordable housing, (2) tenant-based rental assistance (TBRA), (3) provision of supportive services, and (4) acquisition and development of non-congregate shelter units. On January 22, 2022, the County approved the FY 2021-22 Action Plan, which included use of HOME-ARP funds for TBRA to assist low income persons with rental assistance and/or security deposit payments. HOME-ARP Notice CPD-21-10, establishes requirements for funds appropriated under section 3205 of ARPA (P.L. 117-2) for the HOME Program to provide homelessness assistance and supportive services.

Performance Measure:

The HOME-ARP TBRA Funds will serve approximately 25 households from the Qualifying Populations as defined by HOME-ARP – approximately nine (9) by HACSB Housing Authority in south county; and sixteen (16) countywide by HASBARCO Housing Authority – for 24 months. These households might not otherwise be able to afford decent, safe, affordable housing. The TBRA Subrecipient Agreements with HASBARCO and HASBC provide that such agencies are responsible for ensuring that the HUD HOME-ARP TBRA regulations are followed in accordance with HOME-ARP implementation notice CPD-21-10; and where not conflicting, 24 CFR Part 92. These regulations govern 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. The agencies will distribute TBRA in their service areas in accordance with HOME-ARP program requirements and policies.

Fiscal and Facilities Impacts:

Budgeted: Yes

Fiscal Analysis:

HOME-ARP TBRA Subrecipient Agreements

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Funding Sources	Current FY Cost:	Annualized On-going Cost:	Total One-Time Project Cost
General Fund			
State			
Federal			\$ 840,000.00
Fees			
Other:			
Total	\$ -	\$ -	\$ 840,000.00

Narrative: The FY 2021-22 Action Plan approved by the Board on January 22, 2022, included \$840,000 for the HOME-ARP TBRA program. The County’s HUD approved HOME-ARP funding allocation is shown in the table below:

HOME-ARP Eligible Activity	Description	Amount
Administration and Planning		\$697,126
Tenant-Based Rental Assistance	<i>25 Households for 24 months</i>	\$840,000
Development of Affordable Rental Housing	<i>New construction or acquisition / Homekey Match</i>	\$2,430,383
Supportive Services	<i>i.e. housing counseling, homelessness prevention services</i>	\$680,000
	TOTAL	\$4,647,509

Key Contract Risks:

HUD could require the County to repay HOME-ARP funds expended for ineligible expenses with non-federal funds. The Subrecipient Agreements specify HUD eligible expenses, and County staff will review each payment request submitted by the Housing Authorities to ensure that expenses incurred were for eligible costs. HOME-ARP funds will be provided to the Housing Authorities on a reimbursement basis.

Staffing Impacts:

Current HCD staff will administer the Subrecipient Agreements.

Special Instructions:

1. Please return one copy of the Minute Order to Dinah Lockhart at dlockhart@countyofsb.org.
2. Please return one executed copy of the Agreements to Dinah Lockhart at dlockhart@countyofsb.org.
3. Please retain the executed original of the Agreements for COB records.

Attachments:

- A: Agreement, Housing Authority of the County of Santa Barbara
- B: Agreement, Housing Authority of the City of Santa Barbara

Staff report prepared by: Matthew Rector, Housing Programs Specialist II