

SANTA BARBARA COUNTY BOARD AGENDA LETTER



Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Agenda Number:
Prepared on: 3/9/05
Department Name: Housing and Comm. Dev.
Department No.: 055
Agenda Date: 3/22/05
Placement: Administrative
Estimate Time:
Continued Item: NO
If Yes, date from:

TO: Board of Supervisors

FROM: Ed Moses, Director
Housing and Community Development

STAFF CONTACT: Tim Wong
x3523

SUBJECT: Application for 2005 CDBG funds for a Special Needs Rental Assistance and Access Rehabilitation/Retrofit Program

Recommendation(s):

That the Board of Supervisors:

1. Adopt the attached resolution (Attachment A) approving a \$500,000 CDBG grant application to the State Department of Housing and Community Development and authorizing the Director of the County Department of Housing and Community Development to submit the \$500,000 grant application to expand a Special Needs Rental Assistance and Access Rehabilitation/Retrofit Program (Attachment B).
2. Authorize the Director to sign all documents required for submittal of the CDBG application, execution of the grant agreement, drawdown of funds, submittal of minor amendment requests and grant administration.

Alignment with Board Strategic Plan:

The recommendation(s) are primarily aligned with Goals No. 7, Strengthen the Safety and Well-Being of Children and Their Families to Ensure a Strong Future for our Community, and Goal No. 5, Maintain and Enhance the Quality of Life for all Residents.

Executive Summary and Discussion:

Housing and Community Developing is applying on behalf of the CHANCE, Inc. (Coalition of Housing Accessibility, Needs Choices and Equality) to expand their existing Special Needs Rental Assistance/Access and Rehabilitation/Retrofit Program. CHANCE, Inc. is a non profit organization advocating the needs of the

disabled. In the past, CHANCE's program had only served developmentally disabled clients but with the CDBG funding, they will be able to serve a wider spectrum of disabled persons.

The Special Needs Rental Assistance Program (SNRAP) will provide grant funding on behalf of disabled residents to pay all or part of "move-in" related costs. Some of these costs may include first month's rent, security deposit, utility deposit, credit check fee, etc. The payment of move-in related costs will allow the low income residents with disabilities to access existing housing resources within Santa Barbara County. Many of the disabled clientele often live on state and federal disability payments. The payments may be sufficient to pay for rent however it does not allow them to save for the additional move in costs such as a security deposit. The maximum amount of assistance is \$10,000 per household for this program. In addition, because federal and state law "cap" individual savings, they may not be able to maintain adequate savings to pay for move in costs without being penalized by the state or federal government.

The existing Access Rehabilitation/Retrofit Program will also be expanded to a wider spectrum of disabled residents. The program will either grant or award a low interest loan to disabled residents to modify their residential unit to better accommodate their disability. Some modifications could include ramps, grab bars, lower peep holes, door widening, tub overflow monitor, electric door opener, etc. The grant/loan maximum would not exceed \$10,000 per unit.

A majority of the disabled services are located in the largest four cities of the County, those being Santa Barbara, Santa Maria, Goleta and Lompoc. They are also CDBG entitlement communities which means they receive their own share of CDBG funding. However since County disabled residents need to be near their services, County HCD staff has negotiated with the State CDBG program to be able to expend County CDBG funds in the entitlement jurisdictions if it is clearly documented that the disabled person is a County resident.

Under the 2005 cycle of State Community Development Block Grant (CDBG) funding, the County is competing with other eligible non-entitlement applicants throughout the State for approximately \$44.5 million in General Allocation project monies. This year is unique that the State CDBG program is allowing jurisdictions to apply for up to three years worth of funding. Therefore the County is submitting three \$500,000 General Allocation applications with the Rental Assistance and Access Rehabilitation/Retrofit program as one of the applications. The other two applications have been submitted as separate Board letters. The County is eligible to apply for up to \$800,000 in CDBG General Allocation and Economic Development Funds. For the past 5 years, Housing Finance has applied and received \$500,000 each year for housing programs. The remaining \$300,000 of the \$800,000 is available for Economic Development applications. Economic Development Division in Housing and Community Development recently received a \$300,000 CDBG Microenterprise grant.

As part of the County's Citizen Participation Plan, on October 27, 2004 and November 3, 2004 the County sponsored public hearings, during which the State CDBG program and the County activity selection criteria were discussed for a 2005 application. Staff explained that this project would best meet the County activity selection criteria and would be the most competitive in the State process. This hearing before the Board of Supervisors represents the second required public hearing on the 2005 CDBG application.

If the grant is received, the Department of Housing and Community Development, Housing Finance and Development staff will be responsible for its general administration. They will conduct all monitoring, recordkeeping and funding disbursement.

Mandates and Service Levels:

The Housing Finance and Development Program is not mandated; however, acceptance of funds to carry out affordable housing activities requires the County to comply with the conditions attached to those funds. The State will notify applicants for the year 2005 grant awards by June 30, 2005, however meeting state administrative requirements can take an additional six to eight months.

Fiscal and Facilities Impacts:

If the grant is awarded, the County will receive \$500,000 of CDBG funds for expanding the Special Needs Rental Assistance and Access Rehabilitation/Retrofit Program of which the Housing Finance Division of Housing and Community Development will receive \$37,500 in CDBG General Allocation funds for general administration, monitoring and reporting for the CDBG requirements. There is not a required cash match for this application however HCD has committed \$2,000 in in-kind staff costs as cash match to have a more competitive application.

Special Instructions:

Enclosed are two copies of the original resolution. Please return one original signed resolution to Lisa Snider.

Concurrence:

Auditor-Controller

RESOLUTION OF THE BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA

A RESOLUTION APPROVING AN APPLICATION FOR)
FUNDING FROM THE GENERAL ALLOCATION OF THE)
STATE CDBG PROGRAM AND AUTHORIZING THE)
EXECUTION OF A GRANT AGREEMENT AND ANY)
AMENDMENTS THERETO WITH THE STATE OF)
CALIFORNIA FOR THE PURPOSES OF THIS GRANT)
TO FUND THE EXPANSION OF A SPECIAL NEEDS)
RENTAL ASSISTANCE AND ACCESS REHABILITATION/)
RETROFIT PROGRAM)

WHEREAS:

- A. The County of Santa Barbara, a political subdivision of the State of California, wishes to apply for and receive an allocation of funds through the General Allocation of the 2005 State of California Community Development Block Grant Program; and
- B. The County has reviewed the citizen participation plan for compliance with federal statutes and has determined that this plan was followed for the development of this application.

IT IS NOW THEREFORE RESOLVED THAT:

- 1. The Board of Supervisors has reviewed and hereby approves an application for up to:
 - a. Expansion of a Special Needs Rental Assistance and Access Rehabilitation/Retrofit Program - \$462,500.
 - b. General Administration - \$37,500
- 2. Santa Barbara County will commit a total of \$2,000 of County funds for the expansion of the Special Needs Rental Assistance and Access Rehabilitation/Retrofit Program.
- 3. The \$462,500 will be allocated to the expansion of the Special Needs Rental Assistance/Access and Rehabilitation/Retrofit Program.
- 4. The Director of Housing and Community Development is hereby authorized and directed to act on the County's behalf in all matters pertaining to this application.
- 5. If the application is approved, the Director is authorized to enter into and sign the grant agreement *and any minor subsequent amendments* with the State of California for the purposes of this grant.

PASSED, APPROVED, AND ADOPTED, by the Board of Supervisors of the County of Santa Barbara, State of California, on _____ day of _____, 2005 by the following vote.

AYES:

NOES:

ABSENT:

Chair of the Board of Supervisors
County of Santa Barbara

ATTEST:

Michael Brown
Clerk of the Board of Supervisors

By: _____
Deputy Clerk

APPROVED AS TO FORM:
STEPHEN SHANE STARK
County Counsel

By: _____
County Counsel

APPROVED AS TO FORM
ROBERT W. GEIS
Auditor - Controller

By: _____