



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 25, 2022
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 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 the Chair of the Board of Supervisors to execute an original and duplicate original of a Subrecipient Agreement (Attachment A) 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 (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 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 Tenant-Based Rental Assistance (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 April 6, 2021, 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 Investment Partnerships Program (HOME) funds to assist low-income individuals attain affordable rental housing. On April 20, 2021 the Board approved for submission to HUD the FY 2021-22 Annual Action Plan which included the City of Santa Maria TBRA program recommended for funding in this Board Letter.

Performance Measure:

The \$150,000 in funds will serve approximately 60 low-income households. These households might not otherwise be able to afford decent, safe, affordable housing. The TBRA subrecipient agreement with the City of Santa Maria 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.

Fiscal and Facilities Impacts:

Budgeted: Yes

Fiscal Analysis:

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

Narrative: The FY 2020-21 Action Plan approved by the Board on April 20, 2021 included \$150,000 for Santa Maria’s TBRA program. Staff time required to administer and monitor 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 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.

Special Instructions:

1. Please return one copy of the Minute Order to Ted Teyber at teyber@countyofsb.org.
2. Please return one executed copy of the Agreement to Ted Teyber at teyber@countyofsb.org, ext. 83513.
3. Please retain the executed original of the Agreement for COB records.

Attachments:

- A: Agreement
- B: City Council Resolution