



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 No.: 057
For Agenda Of: June 28, 2022
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
SUBJECT: Execution of State of California Permanent Local Housing Allocation (PLHA)
Sub-recipient Agreement with Good Samaritan Shelter

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 a sub-recipient agreement with Good Samaritan Shelter for the distribution of \$408,000 in State of California Permanent Local Housing Allocation (PLHA) grant funds for delivery of supportive services at Residences at Depot Street, HomeKey Studios, and West Cox Cottages, subject to annual appropriations and budget approval.
- B) Determine that the above recommended actions are not the approval of a project that is subject to environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378(b)(4), finding that the recommended actions consist of the creation of government funding mechanisms or other government fiscal activities which do not involve any commitment to any specific project which may result in potentially significant physical impact on the environment.

Summary Text:

The County and the Cities of Goleta and Santa Maria (Consortium) entered into a Consortium agreement that authorizes the County to act as the Administering Jurisdiction for the Consortium to apply for and administer PLHA funds on the Consortium's behalf. This consortium determined thirty percent (30%)

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of the PLHA funds will be used for assisting persons who are experiencing or are at risk of homelessness, including, but not limited to, providing rapid rehousing, rental assistance, and supportive/case management services that allow people to obtain and retain housing.

Staff is requesting that the Board of Supervisors approve and authorize the Chair to execute a State of California Permanent Local Housing Allocation (PLHA) sub-recipient agreement (Attachment A) with Good Samaritan Shelter for the provision of supportive services at three permanent supportive housing projects. The \$408,000 in funding over a two-year period for a term that begins July 1, 2022, and ends June 30, 2024, is divided as shown below:

- \$150,000 for delivery of supportive services at the Residences at Depot Street;
- \$150,000 for delivery of supportive services at the West Cox Cottages; and
- \$108,000 for delivery of supportive services at the HomeKey Studios.

Good Samaritan will provide supportive services in collaboration with the County and other service providers. This scope of services shall include, but is not limited to, the following:

1. Case management;
2. Basic housing retention skills;
3. Peer support activities;
4. Mental health care;
5. Substance use services;
6. Physical health care, including routine and preventive health and dental care, medication management, and wellness services; and
7. Benefits counseling and advocacy.

Background:

Chapter 364, Statutes of 2017 (SB 2, Atkins) adding Health and Safety Code sections 50470 et seq., was part of a 15-bill housing package aimed at addressing the state's housing shortage and high housing costs. SB2 created the Building Homes and Jobs Trust Fund and the PLHA Program. Specifically, it establishes a permanent source of funding intended to increase the affordable housing stock in California. The revenue from SB 2 will vary from year to year, as revenue is dependent on certain real estate recordation transactions with fluctuating activity. The legislation directs the California Department of Housing and Community Development (Department) to use seventy (70) percent of the revenue collected, beginning in calendar year 2019, to provide financial assistance to local governments for eligible housing-related projects and programs to assist in addressing the unmet housing needs of their local communities.

On July 7, 2020 the County of Santa Barbara's Board of Supervisors passed and adopted Resolution No. 20-127 allowing the Director of the Community Services Department to apply for, receive, and administer the PLHA funds for the Santa Barbara County PLHA Consortium, which includes the County of Santa Barbara, and the Cities of Goleta and Santa Maria. Residents at three Permanent Supportive Housing projects will benefit from the supportive services provided by Good Samaritan Shelter. All projects are owned and managed by the Housing Authority of the County of Santa Barbara. The Housing Authority of the County of Santa Barbara recommended Good Samaritan Shelter to provide supportive services for each project. A brief description of each project appears below.

Residences at Depot Street

The Residences at Depot Street is a rental housing complex located in the

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City of Santa Maria. The project provides eighty (80) rental units divided between two separate buildings and contains 6 studios, 32 1-bedroom units, 36 2-bedroom units, and 6 3-bedroom units. Two of the 2-bedroom units are managers' units without income or rent restrictions. The funding provided by this Agreement will serve a case load of approximately 15 households at any given time.

West Cox Cottages

West Cox Cottages is a rental housing complex located in the City of Santa Maria. The project provides 30 rental units (29 studio units with one manager's unit) for persons who previously experienced homelessness and persons with a serious mental illness diagnosis. Seniors and Veterans were also prioritized for residency at the project. The funding provided by this Agreement will serve a case load of approximately 15 households at any given time.

HomeKey Studios

HomeKey Studios provides fourteen (14) Single Room Occupancy (SRO) units of permanent housing located in the City of Lompoc for persons who previously experienced homelessness and persons with a serious mental illness diagnosis. One unit is occupied by an on-site project manager. On site services are provided by Good Samaritan in partnership with County Behavioral Wellness (Be Well). The funding provided by this Agreement will serve all 14 households residing at the project.

Good Samaritan will provide supportive services in collaboration with the County and other service providers. This scope of services shall include, but is not limited to, the following:

1. Case management;
2. Basic housing retention skills;
3. Peer support activities;
4. Mental health care;
5. Substance use services;
6. Physical health care, including routine and preventive health and dental care, medication management, and wellness services; and
7. Benefits counseling and advocacy.

Performance Measure:

Good Samaritan Shelter will provide case management; engage with individuals in the community and in County Housing Authority facilities; connect clients with necessary supports and services, provide transportation; conduct initial assessments and intake procedures; and assist with connections to any other physical or behavioral services clients may need. Good Samaritan Shelter will provide quarterly reports to the County on services provided and the outcomes, or performance measures, which have been outlined in the Agreement's scope of work. Tables 1 summarize the services to be provided; performance measures shown are for the two year period cumulatively.

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Table 1: Goals – Individuals/Households Served in Permanent Supportive Housing funded by the Permanent Local Housing Allocation

GOALS: SUBRECIPIENT will provide the following levels of services during the term of the Agreement:

Services	Goal for Persons at Residences at Depot Street	Goal for Persons at West Cox Cottages	Goal for Persons at HomeKey Studios
Total unduplicated number of persons served	20	20	16
Total unduplicated number of households served	20	20	16
% of participants who retain permanent housing remaining housed for 1 year	85%	85%	85%

PERFORMANCE MEASURES: SUBRECIPIENT will provide the following performance measures during the term of the Agreement:

Services	Depot	West Cox	HomeKey
% of adult participants participating in regular Case Management	87%	87%	50%
% of adult participants receiving Employment assistance and job training	62%	62%	30%
% of adult participants engaged in Housing Counseling Services	87%	87%	50%
% of adult participants engaged in Life Skills Training	70%	70%	50%
% of adult participants participating in Mental Health Services	40%	40%	75%
% of adult participants receiving Outpatient Health Services	60%	60%	50%
% of adult participants receiving Substance Use Treatment Services	33%	33%	25%
% of adult participants accessing Transportation	66%	66%	50%
% of adult participants gaining or increasing existing earned income at 1-year mark	47%	47%	25%
% of adult participants will obtain cash/non-cash benefits at 1-year mark	33%	33%	50%

Fiscal and Facilities Impacts:

Budgeted: Yes

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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			\$ 408,000.00
Federal			
Fees			
Other:			
Total	\$ -	\$ -	\$ 408,000.00

Narrative:

Key Contract Risks:

The County assumes responsibility for the administration of PLHA funds in accordance with all state requirements governing their use. In addition, County would be held liable if it or any provider to which it sub-grants funds is found to be non-compliant with applicable requirements. Good Samaritan Shelter has successfully operated State and/or federally-funded homeless assistance projects in the past that have had similar regulatory and administrative requirements.

The PLHA sub-recipient agreement is a cost-reimbursement contract. This allows CSD/HCD to disburse funds to the PLHA sub-recipient for eligible incurred costs to the extent prescribed by the Agreement. The County will only reimburse the sub-recipient for costs that are eligible under the Agreement and documented in a manner that is acceptable to the CSD/HCD. CSD/HCD staff will assess the performance of the sub-recipient to determine if the services provided are adequate and as outlined in the Agreement.

Special Instructions:

- 1) Please email an electronic copy of the Minute Order to Kimberlee Albers at kalbers@countyofsb.org
- 2) Please execute two original copies of the sub-recipient agreement and send to Kimberlee Albers.

Attachments:

- A. PLHA Sub-recipient Agreement for \$408,000 with Good Samaritan Shelter for Supportive Services at Residences at Depot Street, West Cox Cottages, and HomeKey Studios

Authored by:

Sarah Brasel, Housing and Community Development Division (805-568-2468)