



CITY OF SANTA BARBARA

FINANCE COMMITTEE AGENDA REPORT

AGENDA DATE: June 3, 2014

TO: Finance Committee

FROM: Administration, Housing and Human Services Division, Community Development Department

SUBJECT: Request To Amend Tenant-Based Rental Assistance Subrecipient Agreement With Housing Authority

RECOMMENDATION:

That the Finance Committee consider and recommend that Council approve:

- A. Allocating a \$50,000 increase to the 2012 Tenant Based Rental Assistance Subrecipient Grant Agreement #24,153 provided to the Housing Authority of the City of Santa Barbara (HASB) using Federal Home Investment Partnerships Program (HOME) funds;
- B. Expanding the geographic area covered by the Agreement;
- C. Extending the Agreement's term two years to expire in 2017; and
- D. Authorizing the Community Development Director to execute such Agreements and Related Documents, subject to approval as to form by the City Attorney, as necessary.

DISCUSSION:

Background

The City provided HASB a \$300,000 HOME grant in Fiscal Year 2012 to provide tenant based rental assistance to house approximately 20 chronically homeless persons while they are on the Section 8 Program waiting list. The 2012 agreement expires next year.

Tenant Based Rental Assistance (TBRA) Program

The TBRA support provided is nearly identical to Section 8 assistance in that participants receive a rental subsidy that is used to rent apartments they select that meet specified requirements. The HASB helps participants find suitable apartments, inspects the apartments to ensure that they are decent and appropriately sized, and determines a reasonable amount for the rent in conjunction with the landlord. Participants are very low income persons with adjusted gross income not exceeding fifty percent (50%) of Area Median Income as determined annually by the Department of Housing and Urban

Development (HUD). Participants contribute 30 percent of their income toward rent, and HOME funds make up the difference, with payments going directly to the landlord.

Currently, the HASB is participating in a collaborative pilot program with other providers and constituents within the City of Santa Barbara in an effort to bring about a much-needed Housing First model to the South Coast. The additional funds requested today will provide rental assistance for up to two (2) years to an additional five (5) TBRA participants -- those experiencing chronic homelessness with a need for intensive wraparound services. The actual number of assisted persons will depend on actual figures for individual participant's income, rent, and how long rental assistance is needed. Although HOME TBRA grant funds may not be utilized for case management, these services are provided to TBRA clients by the HASB through their Supportive Services program. HASB recognizes the important connection between case management services and successful housing placements.

Expansion of Geographic Area

Santa Barbara has one of the most expensive housing markets in the country. The median rent for studios is approximately \$1,160 per month and \$1,500 per month for one-bedroom apartments. High rents exacerbate efforts to move homeless people back into housing and to retain housing for residents who are at risk of becoming homeless. Expanding the geographic area for this project will allow housing units to be located throughout the South Coast region of Santa Barbara County (from Gaviota to the Ventura County line) and could facilitate participants leasing more affordable units and sustaining their housing after assistance has ended.

BUDGET/FINANCIAL INFORMATION:

There are sufficient existing appropriations in the HOME Fund to cover the proposed grant increase. In accordance with HUD regulations, the City must commit \$47,930 before the end of the City's fiscal year, which ends June 30, 2014. Committing the funds requested here will satisfy this commitment deadline and address critical housing needs.

ATTACHMENT(S): March 27, 2014, Housing Authority Request

PREPARED BY: Deirdre Randolph, Community Development Programs
Supervisor/SLG

SUBMITTED BY: Betty Weiss, Acting Community Development Director

APPROVED BY: City Administrator's Office



HOUSING

AUTHORITY OF THE
CITY OF SANTA BARBARA808 Laguna Street / Santa Barbara
California / 93101Tel (805) 965-1071
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March 27, 2014

Sue Gray
Community Development Business Manager
City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101

Subject: REQUEST TO AMEND AGREEMENT #24,153 (HOME TBRA II)

Dear Sue:

This letter is to request an amendment to the Housing Authority of the City of Santa Barbara's current TBRA agreement (#24,153) with the City of Santa Barbara.

Under the amended agreement the Housing Authority proposes to increase the amount of our TBRA funding by \$50,000, allowing us to serve an additional 5 clients. Additionally, we would like to extend the term of the agreement to 2017, as well as expand the geographic area for this project to allow housing units to be located throughout the South Coast region of Santa Barbara County (specifically from Gaviota to the Ventura County line). We feel this will facilitate the successful lease-up of TBRA voucher holders.

As you know, the Housing Authority currently operates a Supportive Services program which makes case management services available to all clients of the Authority requiring additional services, including TBRA clients. These services will continue to be provided to TBRA clients under the amended grant agreement, as we recognize the important connection between services and successful housing placements.

Lastly, the Housing Authority is currently participating in a collaborative pilot program with other providers and constituents within the City of Santa Barbara in an effort to bring about a much-needed Housing First model to the South Coast. This multi-agency collaborative will involve generating new housing stock (from the existing rental market) in order to house an underserved segment of our community—namely those experiencing chronic homelessness with a need for intensive wraparound services.

Please feel free to contact me at (805) 897-1051 should you have any questions concerning our request.

Sincerely,

HOUSING AUTHORITY OF THE
CITY OF SANTA BARBARAROB FREDERICKS
Deputy Executive Director/CAO



CITY OF SANTA BARBARA



FISCAL YEAR 2015
RECOMMENDED BUDGET
June 2, 2014 Budget Hearing

BUDGET DELIBERATIONS

Presentation Outline

- I. Background**
- II. Finance Committee Review and Recommendations**
- III. Council Direction on Recommended Budget, Including Staff Recommended Adjustments**
- IV. Consideration of Other Funding**
- V. Other Direction**

BACKGROUND

- ◆ FY 2015 Recommended Budget filed on April 22, 2014
- ◆ Eight public hearings/budget work sessions
 - Each City department presented their respective budgets
 - City Council received public comment
- ◆ Finance Committee concurrently reviewed certain elements of budget in more detail

FINANCE COMMITTEE REVIEW

Topics/Items Reviewed

- ◆ Action Items:
 - General Fund Revenue Assumptions
 - Proposed Fee Changes - Citywide
 - Staff-Recommended Adjustments

- ◆ Informational Items:
 - Compensation to City Employees
 - Potential legislation that may provide revenues to local government
 - SBCAG Funding

FINANCE COMMITTEE REVIEW

Recommendations

- ◆ Unanimous vote to recommended Council approval of staff proposed:
 - General Fund Revenue Assumptions
 - Proposed Fee Changes - Citywide
 - Committee member White abstained on proposed increases to slip fee (Waterfront)
 - Final Adjustments to Recommended Budget (Attachment 1)



COUNCIL DIRECTION ON RECOMMENDED BUDGET

FINAL DIRECTION FROM COUNCIL

Contents of Recommended Budget

- ◆ Overall recommended budget
- ◆ Staff recommended adjustments
 - Net General Fund impact = -\$ 32,537
- ◆ Proposed fees (non-utility)
 - Prop 218 hearing on utility rates on June 10th
 - Water, Wastewater and Trash



COUNCIL DIRECTION ON ADDITIONAL FUNDING CONSIDERATIONS

FINAL DIRECTION FROM COUNCIL

Additional Funding Considerations

1. Service enhancement options heard from Council during initial budget work sessions
2. Other funding considerations raised by Council during budget hearings
3. Requests from outside organizations

FINAL DIRECTION FROM COUNCIL

Service Enhancement Options

- ◆ List distributed to Council on April 28
- ◆ Categories
 - At-Risk Youth
 - Increased Parks Maintenance
 - Public Safety
 - Urban Forest Management Plan Implementation
 - Increased Capital Support

FINAL DIRECTION FROM COUNCIL

Other Funding Considerations

- ◆ Primarily raised by Council in connection with budget hearings
- ◆ Improving Plan Check Turnaround
 - Information provided via email to Council on Thursday, May 29

FINAL DIRECTION FROM COUNCIL

Requests from Outside Organ.

- ◆ Letters attached to Agenda Report
- ◆ Late arrivals (letters emailed to Council)
 - Cielo Foundation (\$1,500) – Support for West Coast Symphony 4th of July Concert at the Courthouse
 - Spirit of '76 (\$5,000) – Safety Improvements to Memorial Day Flag Display at Lobero Theater
- ◆ Request from NAC – Street lights
 - Memo sent to Council on May 28th provides more information of needs and costs
 - Amount changed from \$126,000 to “TBD”

FINAL DIRECTION FROM COUNCIL

Recap of Funding Requests

- ◆ Total requests over \$2 million
- ◆ Ongoing amounts total \$1.5 million
- ◆ Total surplus = \$991,424



OTHER DIRECTION?

FINAL DECISIONS ON FY15 COUNCIL FUNDING CONSIDERATIONS

JUNE 2, 2014

ESTIMATED SURPLUS FUNDS AVAILABLE			\$ 991,424
TOTAL			\$ 2,033,389
SHORTFALL - REDUCE FROM APPROPRIATED RESERVES			\$ 1,446,457
TOTAL			\$ 1,019,947
SHORTFALL - REDUCE FROM APPROPRIATED RESERVES			\$ (28,523)
DESCRIPTION	FY15 REQUEST	ONGOING AMT	FUNDED
COUNCIL BUDGET CONSIDERATIONS			
At Risk Youth			
a.	Expand City Youth Jobs Program (50 youth)	\$ 90,574	\$ 90,574
b.	Expand Summer Fun Drop-in Prog. (breakfast)	15,824	15,824
c.	Restore Summer Camp Scholarships	10,000	10,000
d.	Westside Center Culinary Program	20,550	15,000
Increase Park Maintenance			
e.	Increase contract landscp maint-high priority prks	65,000	65,000
f.	Renovation of landscape beds to reduce water use	50,000	-
Public Safety			
g.	Additional Sworn Police Officer	145,807	132,725
h.	Additional Community Liaison Officer (1,000 hrs)	16,847	-
i.	Additional Park Ranger (includes Lead Park Ranger)	121,415	-
Urban Forest Management Plan Implementation			
j.	Compreh. Update to Street Tree Master Plan	85,000	-
k.	Community Outreach and Education	25,000	15,000
Increased Capital Support - Examples include:			
l.	More CIP Park Playground Repl (East Beach Prk)	100,000	n/a
m.	Park Irrigation System Renov. (\$100k to \$200k)	200,000	n/a
n.	More Street Pavement Support	TBD	n/a
o.	More City Facilities Maintenance Support	TBD	n/a
OTHER FUNDING CONSIDERATIONS			
Additional Requests Submitted Since Filing Recommended Budget			
a.	3rd Annual SB Family Day & Health Fair	\$ 5,000	\$ 5,000
b.	Bohnett Park Field Turf Plan	75,000	TBD
c.	Community Service Officers on State St. (Rowse)	150,000	150,000
d.	Design for Playground at Muni Tennis Facility	25,000	-
e.	Design Review Board Stipends (ABR, HLC, SFD)	35,000	35,000
f.	Improve Plan Check Turnaround Time w/Hourly	50,000	50,000
g.	Increase Human Services grant funding	TBD	TBD
h.	Living Wage Audits (Murillo Request)	3,500	3,500
Requests from Outside Organizations			
i.	4th of July Symphony	1,500	1,500
j.	Bici Centro, Community Cycling Center facility	50,000	-
k.	Casa Esperanza	570,640	570,640
l.	Central Coast Collaborative on Homelessness (C3H)	16,232	16,232
m.	Community Choice Aggregation Study (CEC)	5,000	-
n.	Film Festival	25,000	25,000
o.	Green Business Program - Santa Barbara County	1,500	1,500
p.	Neigh. Advisory Council (\$1,200/ea street light)	TBD	25,000
q.	SB211 Helpline Program	28,000	28,000
r.	Spirit of '76: Safety Impr. for Memorial Day Flag	5,000	-
s.	Summer Solstice Celebration	41,000	41,000