



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** June 10, 2014

**TO:** Mayor and Councilmembers

**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 Council approve and authorize the Community Development Director to execute a First Amendment to Agreement No. 20,153 Subrecipient Agreement Between the City of Santa Barbara and the Housing Authority of the City of Santa Barbara to increase the federal Home Investment Partnerships Program funds ("HOME") by \$50,000, expand the geographic area within which Housing Authority may use the HOME funds to provide rental assistance and extend the term of the Agreement an additional two years.

### **DISCUSSION:**

#### Background

In 2012, the City provided the Housing Authority with a \$300,000 HOME grant in to provide tenant based rental assistance to house approximately 20 chronically homeless persons while those persons are on the Section 8 program waiting list. The 2012 agreement expires in 2015.

#### Tenant Based Rental Assistance Program (TBRA)

The TBRA support provided is nearly identical to Section 8 assistance in that participants receive a rental subsidy that is used to rent apartments participants select that meet specified requirements. The Housing Authority 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 Housing Authority is participating in a collaborative pilot program with other housing providers 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 Housing Authority through their Supportive Services program. Housing Authority 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 on June 30, 2014. Committing the funds requested here would help meet this commitment deadline and address critical housing needs.

The City's Finance Committee approved the proposed Amendment at its meeting of June 3, 2014.

**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  
Fax (805) 564-7041  
TDD (805) 965-2521

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