

FORM APPROVED COUNTY COUNSEL
 BY: ANITA C. WILLIS
 DATE: 7-1-15

**SUBMITTAL TO THE BOARD OF COMMISSIONERS
 HOUSING AUTHORITY
 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

528
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FROM: Housing Authority

SUBMITTAL DATE:
 July 9, 2015

SUBJECT: Sub-Recipient Agreement for the Use of HOME Funds for Tenant Based Rental Assistance Program, All Districts, [\$1,100,000], HOME Investment Partnerships Act Funds 100%, Project is CEQA Exempt

RECOMMENDED MOTION: That the Board of Commissioners:

1. Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061 (b)(3);
2. Find that the project is determined to be a categorically excluded activity from the National Environmental Policy Act of 1969 pursuant to Title 24 Code of Federal Regulations section 58.35 (b)(1) since the activity is tenant based rental assistance;

(Continued)

[Signature]
 Robert Field
 Executive Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 1,100,000	\$ 0	\$ 1,100,000	\$	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$	
SOURCE OF FUNDS: HOME Investment Partnerships Act Funds 100%				Budget Adjustment: No	
				For Fiscal Year: 2015/16	

C.E.O. RECOMMENDATION:

APPROVE
 BY: *[Signature]*
 Rohini Dasika

County Executive Office Signature

MINUTES OF THE HOUSING AUTHORITY BOARD OF COMMISSIONERS

- A-30
- 4/5 Vote
- Positions Added
- Change Order

Prev. Agn. Ref.:

District: All

Agenda Number:

10-2

FISCAL PROCEDURES APPROVED
 PAUL ANGULO CPA AUDITOR-CONTROLLER
 BY: *[Signature]*
 Esteban Hernandez

Departmental Concurrence

SUBMITTAL TO THE BOARD OF COMMISSIONERS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

Housing Authority

FORM 11: Sub-Recipient Agreement for the Use of HOME Funds for Tenant Based Rental Assistance Program, All Districts, [\$1,100,000], HOME Investment Partnerships Act Funds 100%, Project is CEQA Exempt

DATE: July 9, 2015

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RECOMMENDED MOTION: (Continued)

3. Approve the attached Sub-Recipient Agreement for the Use of HOME Funds for the Tenant Based Rental Assistance Program (Sub-Recipient Agreement) in an amount not to exceed \$1,100,000 between the County of Riverside and Housing Authority of the County of Riverside as sub-recipient, with a 24 month term;
4. Authorize the Chairman of the Board of Commissioners to execute the attached Sub-recipient Agreement; and
5. Authorize the Executive Director, or designee, to take all necessary steps to implement the agreement including, but not limited to signing subsequent essential and relevant documents, subject to approval by County Counsel.

BACKGROUND:

Summary

The Housing Authority of the County of Riverside (Housing Authority) has requested a grant of HOME Investment Partnerships Act Funds (HOME) funds from the County of Riverside in the amount of \$1,100,000 to fund the Housing Authority's Tenant Based Rental Assistance (TBRA) Program in an effort to address chronic homelessness in Riverside County. The goal of the TBRA program is to remove the initial barrier that homeless individuals and families encounter as they attempt to find and secure a suitable, decent housing unit to rent. The TBRA program is designed to provide extremely low-income individuals and families earning no more than 30% of the area median income a one-time grant to pay for the utility and/or security deposit and 12 months of rental assistance using Section 8 subsidy calculation standards. The proposed terms and conditions of the grant of HOME funds from the County to the Housing Authority are set forth in the attached Sub-Recipient Agreement for the Use of HOME Funds for the Tenant Based Rental Assistance Program (Sub-Recipient Agreement).

The Housing Authority will be entitled to delivery costs to help defray costs directly related with carrying out the TBRA program (Delivery Fee) not to exceed 10% (\$110,000), as allowed under 24 CFR Section 92.209. The Delivery Fee will be limited to pay costs of inspecting units and determining the eligibility of the TBRA participants. The proposed terms and conditions of the grant of HOME funds from the County to the Housing Authority are set forth in the attached Sub-Recipient Agreement for the Use of HOME Funds for the Tenant Based Rental Assistance Program (Sub-Recipient Agreement).

The objectives of the TBRA Program are to: rapidly re-house homeless residents; provide one year of rental assistance; support recovery and self-sufficiency; promote housing stability; and reduce the number of homeless population in Riverside County by helping them become self-sufficient.

The TBRA Program will have the following eligibility requirements:

1. Household must be homeless or at risk of becoming homeless and residing in unincorporated areas of the County Riverside in the following cities: Banning, Beaumont, Blythe, Canyon Lake, Coachella, Desert Hot Springs, Eastvale, Indian Wells, La Quinta, Murrieta, Norco, San Jacinto, Wildomar, and City of Jurupa Valley.
2. Household income cannot exceed 30% median income as defined by HUD;
3. Rental units must be located within the County of Riverside and meet HOME TBRA guidelines;

(Continued)

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BACKGROUND:

Summary (Continued)

4. No significant criminal background issues that pose a threat to the community (Megan's Law registrants will be denied admission); and
5. A minimum payment of 10 percent of the tenant's monthly "annual (gross) income" is required as the tenants rent contribution.

It is anticipated that the TBRA Program will benefit approximately 109 households at an average cost of \$10,091 per household. The Housing Authority will provide in-kind leveraging in the form of staff support, program supplies, and transportation costs. The Housing Authority will seek additional grant funding to be able to expand the TBRA Program.

County Counsel has reviewed and approved the Sub-Recipient Agreement for Use of HOME funds as to form. Staff recommends that the Board of Commissioners approve the Sub-Recipient Agreement.

Pursuant to the California Environmental Quality Act (CEQA), the proposed Sub-Recipient Agreement (Project) was reviewed and determined to be categorical exempt from CEQA under State CEQA Guideline Section 15061(b)(3), "General Rule" or "Common Sense" exemption. It can be seen with certainty that there is no possibility that the Project may have a significant effect on the environment since it's an allocation of HOME funds to fund, operate and administer the TBRA program to benefit chronically homeless individuals and families and will only have financial effects. In addition, the proposed Project has been determined to be categorically excluded from the National Environmental Policy Act of 1969 pursuant to Title 24 Code of Federal Regulations Section 58.35 (b)(1) since the activity is tenant based rental assistance. A notice of exemption will be filed by County staff with the County Clerk within 5 days of approval of the proposed Sub-Recipient Agreement.

County Counsel has reviewed and approved the attached Sub-Recipient Agreement as to form. Staff recommends that the Board of Commissioners approve the attached Sub-Recipient Agreement.

Impact on Residents and Businesses

Approving this item will have a positive impact on the citizens and businesses of Riverside County. The objectives of the program are to: rapidly re-house homeless residents; provide one year of rental assistance; promote housing stability; and reduce the number of homeless population in Riverside County by providing housing and promoting self-sufficiency.

SUPPLEMENTAL:

Additional Fiscal Information

No impact upon the County's General Fund; the County's contribution to the TBRA Program will be fully funded with HOME Investment Partnerships Act funds from the U.S. Department of Housing and Urban Development.