

**FY 2024 COMMUNITY PROJECT FUNDING  
GRANT AGREEMENT NO. B-24-CP-CA-0121**

**Grantee Name:** County of Santa Barbara  
**Grantee Address:** 123 E. Anapamu Street,santa barbara, CA 93101  
**Grantee's Unique Entity Identifier (UEI):** HN6PNVJ8K8Y6  
**Grantee's Employer Identification Number (EIN):** 956002833  
**Federal Award Identification Number (FAIN):** B-24-CP-CA-0121  
**Assistance Listing Number and Name:** 14.251 Economic Development Initiative, Community Project Funding, and Miscellaneous Grants  
**Period of Performance/Budget Period Start Date:** 08/13/2024  
**Period of Performance/Budget Period End Date:** 08/31/2032

This Grant Agreement between the U.S. Department of Housing and Urban Development (HUD) and County of Santa Barbara (the Grantee) is made pursuant to the authority of the Consolidated Appropriations Act, 2024 (Public Law 118-42) and the Explanatory Statement for Division L of that Act, which was printed in the Senate section of the Congressional Record on March 5, 2024 (Explanatory Statement) as deemed to be amended by the Further Consolidated Appropriations Act, 2024 (Public Laws 118-47).

In reliance upon and in consideration of the mutual representations and obligations under this Grant Agreement, HUD and the Grantee agree as follows:

**ARTICLE I. Definitions**

The definitions at 2 CFR 200.1 apply to this Grant Agreement, except where this Grant Agreement specifically states otherwise.

Budget period is defined in 2 CFR 200.1 and begins and ends on the dates specified above for the Period of Performance/Budget Period Start Date and Period of Performance/Budget Period End Date.

Period of Performance is defined in 2 CFR 200.1 and begins and ends on the dates specified above for the Period of Performance/Budget Period Start Date and Period of Performance/Budget Period End Date.

**ARTICLE II. Total Grant Amount**

Subject to the provisions of the Grant Agreement, HUD will make grant funds in the amount of \$1,000,000.00 available to the Grantee.

**ARTICLE III. Award-Specific Requirements**

A. Federal Award Description. The Grantee must use the Federal funds provided under this Grant Agreement (Grant Funds) to carry out the Grantee's "Project." Unless changed in accordance with Article III, section C of this Grant Agreement, the Grantee's Project shall be as

described in the Project Narrative that is approved by HUD as of the date that HUD signs this Grant Agreement. For reference, HUD will attach this approved Project Narrative as Appendix 1 to the Grant Agreement on the date that HUD signs this Grant Agreement.

B. Approved Budget. The Grantee must use the Grant Funds as provided by the Approved Budget. Unless changed in accordance with Article III, section C of this Grant Agreement, the Approved Budget shall be the line-item budget that is approved by HUD as of the date that HUD signs this Grant Agreement. For reference, HUD will attach this approved line-item budget as Appendix 2 to this Grant Agreement on the date that HUD signs this Grant Agreement.

C. Project and Budget Changes. All changes to the Grantee's Project or Approved Budget must be made in accordance with 2 CFR 200.308 and this Grant Agreement. To request HUD's approval for a change in the approved Project Narrative and/or Budget, the Grantee must submit a formal letter to HUD's Office of Economic Development - Congressional Grants Division (CGD) Director through the assigned Grant Officer in accordance with HUD's instructions for amending the Project Narrative and/or Project Budget found in the document titled "FY2024 Economic Development Initiative - Community Project Funding Grant Guide" that accompanies the Grant Agreement. The Grantee is prohibited from making project or budget changes that would conflict with the Applicable Appropriations Act Conditions described in Article III, section D of this Grant Agreement. The assigned Grant Officer for this grant is provided in the Award Letter for this grant and found on HUD's website. The CGD will notify the Grantee of whether HUD approves or disapproves of the change. Before the Grantee expends Grant Funds in accordance with any change approved by HUD or otherwise allowed by 2 CFR 200.308, the Grantee must update its grant information in HUD's Disaster Recovery Grant Reporting (DRGR) to reflect that change.

D. Applicable Appropriations Act Conditions. The conditions that apply to the Grant Funds under the Consolidated Appropriations Act, 2024, and the Explanatory Statement, as modified by the Further Consolidated Appropriations Act, 2024 or a later act, are incorporated by this reference and made part of this Grant Agreement. The Grant Funds are not subject to the Community Development Block Grants regulations at 24 CFR part 570 or Title I of the Housing and Community Development Act of 1974.

E. In accordance with 2 CFR 200.307, costs incidental to the generation of program income may be deducted from gross income to determine program income, provided these costs have not been charged to the grant. As authorized under 2 CFR 200.307, program income may be treated as an addition to the Federal award, provided that the Grantee uses that income for allowable costs under this Grant Agreement. Any program income that cannot be expended on allowable costs under this Grant Agreement must be reported and paid to HUD within 120 days after the period of performance, unless otherwise specified by an applicable Federal statute.

F. The Grantee must use the Grant Funds only for costs (including indirect costs) that meet the applicable requirements in 2 CFR part 200 (including appendices). The Grantee's indirect cost rate information is as provided in Appendix 3 to this Grant Agreement. Unless the Grantee is an Institution of Higher Education, the Grantee must immediately notify HUD upon any change in the Grantee's indirect cost rate during the Period of Performance, so that HUD can

amend the Grant Agreement to reflect the change if necessary. Consistent with 2 CFR Part 200, Appendix III (C.7), if the Grantee is an Institution of Higher Education and has a negotiated rate in effect on the date this Grant Agreement is signed by HUD, the Grantee may use only that rate for its indirect costs during the Period of Performance.

G. The Grantee must comply with any specific conditions that HUD may apply to this Grant Agreement as provided by 2 CFR 200.208. If applicable, these conditions will be listed or added as Appendix 5 to this Grant Agreement.

H. The Grantee is responsible for managing the Project and ensuring the proper use of the Grant Funds. The Grantee is also responsible for ensuring the completion of the Project, the grant closeout, and compliance with all applicable federal requirements. All subawards made with funding under this Grant Agreement are subject to the subaward requirements under 2 CFR Part 200, including 2 CFR 200.332, and other requirements provided by this Grant Agreement. The Grantee is responsible for ensuring each subrecipient complies with all requirements under this Grant Agreement, including the general federal requirements in Article IV. A subaward may be made to a for-profit entity only if HUD expressly approves that subaward and the for-profit entity is made subject to the same Federal requirements that apply to all other subrecipients, including all requirements 2 CFR part 200 provides with respect to a subaward, except the audit requirements in 2 CFR part 200, subpart F.

#### **ARTICLE IV. General Federal Requirements**

A. If the Grantee is a unit of general local government, a State, an Indian Tribe, or an Alaskan Native Village, the Grantee is the Responsible Entity (as defined in 24 CFR part 58) and agrees to assume all of the responsibilities for environmental review and decision-making and action, as specified and required in regulations issued by the Secretary pursuant to section 305(c) of the Multifamily Housing Property Disposition Reform Act of 1994 and published in 24 CFR Part 58.

B. If the Grantee is a housing authority, redevelopment agency, academic institution, hospital or other non-profit organization, the Grantee shall request the unit of general local government, Indian Tribe or Alaskan Native Village, within which the Project is located and which exercises land use responsibility, to act as Responsible Entity and assume all of the responsibilities for environmental review and decision-making and action as specified in paragraph A above, and the Grantee shall carry out all of the responsibilities of a grantee under 24 CFR Part 58.

C. After March 9, 2024, neither the Grantee nor any of its contractors, subrecipients, and other funding and development partners may undertake, or commit or expend Grant Funds or local funds for, project activities (other than for planning, management, development and administration activities), unless a contract requiring those activities was already executed on or before March 9, 2024, until one of the following occurs:

(i) the Responsible Entity has completed the environmental review procedures required by 24 CFR part 58, and HUD has approved the environmental certification and given a release of funds;

(ii) the Responsible Entity has determined and documented in its environmental review record that the activities are exempt under 24 CFR 58.34 or are categorically excluded and not subject to compliance with environmental laws under 24 CFR 58.35(b); or

(iii) HUD has performed an environmental review under 24 CFR part 50 and has notified Grantee in writing of environmental approval of the activities.

D. Following completion of the environmental review process, the Grantee shall exercise oversight, monitoring, and enforcement as necessary to assure that decisions and mitigation measures adopted through the environmental review process are carried out during project development and implementation.

E. The Grantee must comply with the generally applicable HUD and CPD requirements in 24 CFR Part 5, subpart A, including all applicable fair housing, and civil rights requirements. The Grantee must report data on the race, color, religion, sex, national origin, age, disability, and family characteristics of persons and households who are applicants for, participants in, or beneficiaries or potential beneficiaries of the Grantee's Project, consistent with the instructions and forms provided by HUD in order to carry out its responsibilities under the Fair Housing Act, Executive Order 11063, Title VI of the Civil Rights Act of 1964, and Section 562 of the Housing and Community Development Act of 1987 (e.g. HUD-27061).

F. The Grantee must comply with the Uniform Administrative Requirements, Cost Principles, and Audit Requirements in 2 CFR part 200, as may be amended from time to time. If 2 CFR part 200 is amended to replace or renumber sections of part 200 that are cited specifically in this Grant Agreement, the part 200 requirements as renumbered or replaced by the amendments will govern the obligations of HUD and the Grantee after those amendments become effective.

G. The Grantee must comply with the Award Term in Appendix A to 2 CFR Part 25 ("System for Award Management and Universal Identifier Requirements") and the Award Term in Appendix A to 2 CFR Part 170 ("Reporting Subawards and Executive Compensation"), which by this reference are incorporated into and made part of this Grant Agreement.

H. If the Total Grant Amount, as provided in Article II of this Grant Agreement, is greater than \$500,000, the Grantee must comply with the Award Term and Condition for Grantee Integrity and Performance Matters in Appendix 4 to this Grant Agreement.

I. Unless the Grantee is exempt from the Byrd Amendment as explained below, the Grantee must comply with the provisions of Section 319 of Public Law 101-121, 31 U.S.C. 1352, (the Byrd Amendment) and 24 CFR Part 87, which prohibit recipients of Federal contracts, grants, or loans from using appropriated funds for lobbying the executive or legislative branches of the Federal Government in connection with a specific contract, grant, loan, or cooperative agreement. The Grantee must sign the corresponding certification in Appendix 8 to this Grant Agreement and return it to HUD with this Grant Agreement. The Grantee must include in its award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements), the requirements for the certification required by Appendix A to 24 CFR Part 87 and for disclosure using the *Disclosure of Lobbying Activities*

(SF-LLL) form. In addition, the Grantee must obtain the executed certification required by Appendix A and an SF-LLL from all covered persons. “Person” is as defined by 24 CFR Part 87. Federally recognized Indian tribes and TDHEs established by Federally recognized Indian tribes as a result of the exercise of the tribe’s sovereign power are excluded from coverage of the Byrd Amendment. State-recognized Indian tribes and TDHEs established only under state law must comply with this requirement.

J. The Grantee must comply with drug-free workplace requirements in Subpart B of 2 CFR Part 2429, which adopts the governmentwide implementation (2 CFR Part 182) of sections 5152-5158 of the Drug-Free Workplace Act of 1988, Pub. L. 100-690, Title V, Subtitle D (41 U.S.C. 701-707).

K. Unless the Grantee is a Federally recognized Tribe, the Grantee must comply with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA) as implemented by regulations at 49 CFR Part 24. The URA applies to acquisitions of real property and relocation occurring as a direct result of the acquisition, rehabilitation, or demolition of real property for Federal or Federally funded programs or projects. Real property acquisition that receives Federal financial assistance for a program or project, as defined in 49 CFR 24.2, must comply with the acquisition requirements contained in 49 CFR part 24, subpart B. Unless otherwise specified in law, the relocation requirements of the URA and its implementing regulations at 49 CFR part 24, cover any displaced person who moves from real property or moves personal property from real property as a direct result of acquisition, rehabilitation, or demolition for a program or project receiving HUD financial assistance.

L. If Grant Funds are used for purchase, lease, support services, operation, or work that may disturb painted surfaces, of pre-1978 housing, you must comply with the lead-based paint evaluation and hazard reduction requirements of HUD's lead-based paint rules (Lead Disclosure; and Lead Safe Housing (24 CFR part 35)), and EPA's lead-based paint rules (e.g., Repair, Renovation and Painting; Pre-Renovation Education; and Lead Training and Certification (40 CFR part 745)).

M. The Grantee must comply with Section 3 of the Housing and Urban Development Act of 1968 (Section 3), 12 U.S.C. 1701u, and HUD’s regulations at 24 CFR part 75, as applicable, including the reporting requirements in 24 CFR 75.25. Grants made to Tribes and TDHEs are subject to Indian Preference requirements in Section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 5307(b)). As stated in 24 CFR 75.3(c), grants to Tribes and TDHEs are subject to Indian Preference requirements in lieu of Section 3. Grantees that are not exempt from Section 3 must submit annual reports of Section 3 accomplishment Performance Measures in DRGR in January of the calendar year. This report reflects Section 3 accomplishments for the previous calendar year.

N. The Grantee must not use any Grant Funds to support any Federal, state, or local project that seeks to use the power of eminent domain, unless eminent domain is employed only for a public use. Public use includes use of funds for mass transit, railroad, airport, seaport, or highway projects, and utility projects which benefit or serve the general public (including energy-related, communication-related, water-related, and waste water-related infrastructure), other structures designated for use by the general public or with other common-carrier or public-utility

functions that serve the general public and are subject to regulation and oversight by the government, and projects for the removal of an immediate threat to public health and safety or brownfields, as defined in the Small Business Liability Relief and Brownfields Revitalization Act (Pub. L. 107-118). Public use does not include economic development that primarily benefits private entities.

O. The Grantee must not use any Grant Funds to maintain or establish a computer network that does not block the viewing, downloading, and exchanging of pornography. This requirement does not limit the use of funds necessary for any Federal, State, tribal, or local law enforcement agency or any other entity carrying out criminal investigations, prosecution, or adjudication activities.

P. The Grantee must administer its Grant Funds in accordance with the Conflict-of-Interest requirements set forth in Appendix 6 of this Grant Agreement.

Q. The Grantee must comply with the governmentwide debarment and suspension requirements in 2 CFR part 180 as incorporated and supplemented by HUD's regulations at 2 CFR part 2424.

R. The Grantee must comply with the award term regarding trafficking in persons in Appendix 7 of this Grant Agreement.

S. The assurances and certifications the Grantee has made and submitted to HUD are incorporated by this reference and made part of this Grant Agreement.

T. Any person who becomes aware of the existence or apparent existence of fraud, waste or abuse of any HUD award must report such incidents to both the HUD official responsible for the award and to HUD's Office of Inspector General (OIG). HUD OIG is available to receive allegations of fraud, waste, and abuse related to HUD programs via its hotline number (1-800-347-3735) and its online hotline form. The Grantee must comply with 41 U.S.C. § 4712, which includes informing employees in writing of their rights and remedies, in the predominant native language of the workforce. Under 41 U.S.C. § 4712, an employee of the Grantee or a subrecipient—as well as a personal services contractor—who makes a protected disclosure about a Federal grant or contract cannot be discharged, demoted, or otherwise discriminated against as long as they reasonably believe the information they disclose is evidence of:

1. Gross mismanagement of a Federal contract or grant;
2. Waste of Federal funds;
3. Abuse of authority relating to a Federal contract or grant;
4. Substantial and specific danger to public health and safety; or
5. Violations of law, rule, or regulation related to a Federal contract or grant.

U. The Grantee must comply with the requirements of the Build America, Buy America (BABA) Act, 41 USC 8301 note, and all applicable rules and notices, as may be amended, if applicable to the Grantee's infrastructure project. Pursuant to HUD's Notice, "Public Interest Phased Implementation Waiver for FY 2022 and 2023 of Build America, Buy America Provisions as Applied to Recipients of HUD Federal Financial Assistance" (88 FR 17001), any funds

obligated by HUD on or after the applicable listed effective dates, are subject to BABA requirements, unless excepted by a waiver.

## **ARTICLE V. Drawdown Requirements**

A. The Grantee may not draw down Grant Funds until HUD has received and approved any certifications and disclosures required by 24 CFR 87.100 concerning lobbying, if applicable.

B. The Grantee must use DRGR to draw down Grant Funds and report to HUD on activities.

C. The Grantee must enter activity and budget information in DRGR that is consistent with the Grantee's Approved Project Narrative and Approved Budget as described in Article III, sections A and B of this Grant Agreement and complies with HUD's instructions for entering information in DRGR found in the document titled "Grant Award Instructions" that accompanies the Grant Agreement.

D. The Grantee must only enter activities in DRGR that are described in the Approved Budget.

E. The Grantee must expend all Grant Funds in accordance with the activity and budget information in DRGR.

F. Each drawdown of Grant Funds constitutes a representation by the Grantee that the funds will be used in accordance with this Grant Agreement.

G. The Grantee must use DRGR to track the use of program income and must report the receipt and use of program income in the reports the Grantee submits to HUD under Article VI of this Grant Agreement. The Grantee must expend program income before drawing down Grant Funds through DRGR.

H. Notwithstanding any other provision of this grant agreement, HUD will not be responsible for payment of any Grant Funds after the date Treasury closes the account in accordance with 31 U.S.C. § 1552. Because Treasury may close the account up to one week before the September 30 date specified by 31 U.S.C. § 1552, the Grantee is advised to make its final request for payment under the grant no later than September 15, 2032.

## **ARTICLE VI. Program-Specific Reporting Requirements**

In addition to the general reporting requirements that apply under other provisions of this Agreement, the following program-specific reporting requirements apply to the Grantee:

A. The Grantee must submit a performance report in DRGR on a semi-annual basis and must include a completed Federal financial report as an attachment to each performance report in DRGR. Performance reports shall consist of a narrative of work accomplished during the reporting period. During the Period of Performance, the Grantee must submit these reports in DRGR no later than 30 calendar days after the end of the 6-month reporting period. The first of these

reporting periods begins on the first of January or June (whichever occurs first) after the date this Grant Agreement is signed by HUD.

B. The performance report must contain the information required for reporting program performance under 2 CFR 200.329(c)(2) and (d), including a comparison of actual accomplishments to the objectives of the Project as described in Article III, section A of this Grant Agreement, the reasons why established goals were not met, if appropriate, and additional pertinent information including, when appropriate, analysis and explanation of cost overruns or high unit costs.

C. Financial reports must be submitted using DRGR or such future collections HUD may require and as approved by OMB and listed on the Grants.gov website (<https://www.grants.gov/web/grants/forms/post-award-reporting-forms.html>).

D. The performance and financial reports will undergo review and approval by HUD. If a report submission is insufficient, HUD will reject the report in DRGR and identify the corrections the Grantee must make.

E. No drawdown of funds will be allowed through DRGR while the Grantee has an overdue performance or financial report.

F. The Grantee must report and account for all property acquired or improved with Grant Funds as provided by 2 CFR part 200 using the applicable common forms approved by OMB and provided on the Grants.gov website (<https://www.grants.gov/web/grants/forms/post-award-reporting-forms.html>). This reporting obligation includes submitting status reports on real property at least annually as provided by 2 CFR 200.330, accounting for real and personal property acquired or improved with Grant Funds as part of Project Closeout, and promptly submitting requests for disposition instructions as provided by 2 CFR 200.311, 200.31, and 200.314.

## **ARTICLE VII. Project Closeout**

A. The grant will be closed out in accordance with 2 CFR part 200, as may be amended from time to time, except as otherwise specified in this Grant Agreement.

B. The Grantee must submit to HUD a written request to close out the grant no later than 30 calendar days after the Grantee has drawn down all Grant Funds and completed the Project as described in Article III, section A of this Grant Agreement. HUD will then send the Closeout Agreement and Closeout Certification to the Grantee.

C. At HUD's option, the Grantee may delay initiation of project closeout until the resolution of any findings as a result of the review of semi-annual activity reports in DRGR. If HUD exercises this option, the Grantee must promptly resolve the findings.

D. The Grantee recognizes that the closeout process may entail a review by HUD to determine compliance with the Grant Agreement by the Grantee and all participating parties. The

Grantee agrees to cooperate with any HUD review, including reasonable requests for on-site inspection of property acquired or improved with grant funds.

E. No later than 120 calendar days after the Period of Performance, Grantees shall provide to HUD the following documentation:

1. A Certification of Project Completion.
2. A Grant Closeout Agreement.
3. A final financial report giving:
  - i) the amount and types of project costs charged to the grant (that meet the allowability and allocability requirements of 2 CFR part 200, subpart E);
  - ii) a certification of the costs; and
  - iii) the amounts and sources of other project funds.
4. A final performance report providing a comparison of actual accomplishments with the objectives of the Project, the reasons for slippage if established objectives were not met and additional pertinent information including explanation of significant cost overruns.
5. A final property report, if specifically requested by HUD at the time of closeout.

#### **ARTICLE VIII. Default**

A default under this Grant Agreement shall consist of any use of Grant Funds for a purpose other than as authorized by this Grant Agreement, any noncompliance with statutory, regulatory, or other requirements applicable to the Grant Funds, any other material breach of this Grant Agreement, or any material misrepresentation in the Grantee's submissions to HUD in anticipation of this award. If the Grantee fails to comply with the terms and conditions of the Grant Agreement, HUD may adjust specific conditions of this Grant Agreement as described in 2 CFR part 200, as may be amended from time to time. If HUD determines that noncompliance cannot be remedied by imposing additional conditions, HUD may take one or more of the remedies for noncompliance described in 2 CFR part 200, as may be amended from time to time. HUD may also terminate all or a part of this award as provided by 2 CFR 200.340 and other applicable provisions of 2 CFR part 200, as may be amended from time to time. Nothing in this Grant Agreement shall be construed as creating or justifying any claim against the Federal government or the Grantee by any third party.

#### **ARTICLE IX. HUD Contact Information**

Except where this Grant Agreement specifically states otherwise, all requests, submissions,

and reports the Grantee is required to make to HUD under this Grant Agreement must be made in accordance with HUD's grant instructions found in the document titled "FY2024 Economic Development Initiative - Community Project Funding Grant Guide" that accompanies the Grant Agreement.

**This agreement is hereby executed on behalf of the Grantee and HUD as follows:**

**GRANTEE**

County of Santa Barbara

(Name of Organization)

BY: Jesús Armas

(Signature of Authorized Official)

Jesús Armas,

(Typed Name and Title of Authorized Official)

06/30/2025

(Date)

**HUD**

BY: Ester Dela

(Signature of HUD Authorized Official)

Acting CPD Field Office Director

(Title of HUD Authorized Official)

07/17/2025

(Date)

**APPENDIX 1 – Project Narrative**

The approved narrative has been appended to the end of the grant agreement.

**APPENDIX 2 – Approved Budget**

The approved budget has been appended to the end of the grant agreement.

### APPENDIX 3 – Grantee’s Indirect Cost Rate Information

As the duly authorized representative of the Grantee, I certify that the Grantee:

- Will not use an indirect cost rate to calculate and charge indirect costs under the grant.
- Will calculate and charge indirect costs under the grant by applying a *de minimis* rate as provided by 2 CFR 200.414(f), as may be amended from time to time.
- Will calculate and charge indirect costs under the grant using the indirect cost rate(s) listed below, and each rate listed is included in an indirect cost rate proposal developed in accordance with the applicable appendix to 2 CFR part 200 and, *if required*, was approved by the cognizant agency for indirect costs.

Agency/Dept./Major Function	Indirect cost rate	Direct Cost Base
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BY: Jesús Armas  
(Signature of Authorized Official)

Jesús Armas,  
(Typed Name and Title of Authorized Official)

06/30/2025  
(Date)

#### Instructions for the Grantee’s Authorized Representative:

You must mark the one (and only one) checkbox above that best reflects how the Grantee’s indirect costs will be calculated and charged under the grant. Do not include indirect cost rate information for subrecipients.

The table following the third box must be completed only if that box is checked. When listing a rate in the table, enter both the percentage amount (e.g., 10%) and the type of direct cost base to be used. For example, if the direct cost base used for calculating indirect costs is Modified Total Direct Costs, then enter “MTDC” in the “Type of Direct Cost Base” column.

If using the Simplified Allocation Method for indirect costs, enter the applicable indirect cost rate and type of direct cost base in the first row of the table.

If using the Multiple Allocation Base Method, enter each major function of the organization for which a rate was developed and will be used under the grant, the indirect cost rate applicable to that major function, and the type of direct cost base to which the rate will be applied.

If the Grantee is a government and more than one agency or department will carry out activities under the grant, enter each agency or department that will carry out activities under the grant, the indirect cost rate(s) for that agency or department, and the type of direct cost base to which each rate will be applied.

FY 2024 COMMUNITY PROJECT FUNDING  
GRANT AGREEMENT NO. B-24-CP-CA-0121

To learn more about the indirect cost requirements, see 2 CFR part 200, subpart E; Appendix III to Part 200 (for Institutions of Higher Education); Appendix IV to Part 200 (for nonprofit organizations); Appendix VII to Part 200 (for state and local governments and Indian Tribes); and Appendix IX to Part 200 (for hospitals).

**APPENDIX 4 –  
Award Term and Condition for Grantee Integrity and Performance Matters**

Reporting of Matters Related to Grantee Integrity and Performance

(a) General Reporting Requirement.

(1) If the total value of your active grants, cooperative agreements, and procurement contracts from all Federal agencies exceeds \$10,000,000 for any period of time during the period of performance of this Federal award, then you as the grantee must ensure the information available in the responsibility/qualification records through the System for Award Management (SAM.gov), about civil, criminal, or administrative proceedings described in paragraph (b) of this award term is current and complete. This is a statutory requirement under section 872 of Public Law 110-417, as amended (41 U.S.C. 2313). As required by section 3010 of Public Law 111-212, all information posted in responsibility/qualification records in SAM.gov on or after April 15, 2011 (except past performance reviews required for Federal procurement contracts) will be publicly available.

(b) Proceedings About Which You Must Report.

(1) You must submit the required information about each proceeding that—

(i) Is in connection with the award or performance of a grant, cooperative agreement, or procurement contract from the Federal Government;

(ii) Reached its final disposition during the most recent five-year period; and

(iii) Is one of the following—

(A) A criminal proceeding that resulted in a conviction;

(B) A civil proceeding that resulted in a finding of fault and liability and payment of a monetary fine, penalty, reimbursement, restitution, or damages of \$5,000 or more;

(C) An administrative proceeding that resulted in a finding of fault and liability and your payment of either a monetary fine or penalty of \$5,000 or more or reimbursement, restitution, or damages in excess of \$100,000; or

(D) Any other criminal, civil, or administrative proceeding if—

(1) It could have led to an outcome described in paragraph (b)(1)(iii)(A) through (C);(2) It had a different disposition arrived at by consent or compromise with an acknowledgment of fault on your part; and

(3) The requirement in this award term to disclose information about the proceeding does not conflict with applicable laws and regulations.

(c) Reporting Procedures.

Enter the required information in SAM.gov for each proceeding described in paragraph (b) of this award term. You do not need to submit the information a second time under grants and cooperative agreements that you received if you already provided the information in SAM.gov because you were required to do so under Federal procurement contracts that you were awarded.

(d) Reporting Frequency.

During any period of time when you are subject to the requirement in paragraph (a) of this award term, you must report proceedings information in SAM.gov for the most recent five-year period, either to report new information about a proceeding that you have not reported previously or affirm that there is no new information to report. If you have Federal contract, grant, and cooperative agreement awards with a cumulative total value greater than \$10,000,000, you must disclose semiannually any information about the criminal, civil, and administrative proceedings.

(e) Definitions.

For purposes of this award term—

Administrative proceeding means a non-judicial process that is adjudicatory in nature to make a determination of fault or liability (for example, Securities and Exchange Commission Administrative proceedings, Civilian Board of Contract Appeals proceedings, and Armed Services Board of Contract Appeals proceedings). This includes proceedings at the Federal and State level but only in connection with the performance of a Federal contract or grant. It does not include audits, site visits, corrective plans, or inspection of deliverables.

Conviction means a judgment or conviction of a criminal offense by any court of competent jurisdiction, whether entered upon a verdict or a plea, and includes a conviction entered upon a plea of nolo contendere.

Total value of currently active grants, cooperative agreements, and procurement contracts includes the value of the Federal share already received plus any anticipated Federal share under those awards (such as continuation funding).

**APPENDIX 5 – Specific Award Conditions**  
NONE.

## **APPENDIX 6 – Conflict of Interest Requirements**

1. *Conflicts Subject to Procurement Regulations.* When procuring property or services, the grantee and its subrecipients shall comply with the applicable conflict-of-interest rules in 2 CFR 200.317 and 2 CFR 200.318(c). In all cases not governed by 2 CFR 200.317 and 2 CFR 200.318(c), the Grantee and its subrecipients must follow the requirements contained in paragraphs 2-5 below.

2. *General prohibition.* No person who is an employee, agent, consultant, officer, or elected or appointed official of the Grantee or subrecipient and who exercises or has exercised any functions or responsibilities with respect to assisted activities, or who is in a position to participate in a decision making process or gain inside information with regard to such activities, may obtain a financial interest or benefit from the activity, or have a financial interest in any contract, subcontract, or agreement with respect thereto, or the proceeds thereunder, either for himself or herself or for those with whom he or she has immediate family or business ties, during his or her tenure or for one year thereafter. Immediate family ties include (whether by blood, marriage, or adoption) the spouse, parent (including a stepparent), child (including a stepchild), sibling (including a stepsibling), grandparent, grandchild, and in-laws of a covered person.

3. *Exceptions.* HUD may grant an exception to the general prohibition in paragraph (ii) upon the Grantee's written request and satisfaction of the threshold requirements in paragraph (iv), if HUD determines the exception will further the Federal purpose of the award and the effective and efficient administration of the Grantee's Project, considering the cumulative effects of the factors in paragraph (v).

4. *Threshold requirements for exceptions.* HUD will consider an exception only after the Grantee has provided the following documentation:

- a. A disclosure of the nature of the conflict, accompanied by an assurance that there has been public disclosure of the conflict and a description of how that disclosure was made; and
- b. An opinion of the Grantee's attorney that the interest for which the exception is sought would not violate state or local law.

5. *Factors to be considered for exceptions.* In determining whether to grant a requested exception after the Grantee has satisfactorily met the threshold requirements in paragraph (iii), HUD will consider the cumulative effect of the following factors, where applicable:

- a. Whether the exception would provide a significant cost benefit or an essential degree of expertise to the program or project that would otherwise not be available;
- b. Whether an opportunity was provided for open competitive bidding or negotiation;
- c. Whether the person affected is a member of a group or class of low- or moderate-income persons intended to be the beneficiaries of the assisted activity, and the exception

will permit such person to receive generally the same interests or benefits as are being made available or provided to the group or class;

*d.* Whether the affected person has withdrawn from his or her functions or responsibilities, or the decision-making process regarding the assisted activity in question;

*e.* Whether the interest or benefit was present before the affected person was in a position as described in paragraph (ii);

*f.* Whether undue hardship will result either to the Grantee or the person affected when weighed against the public interest served by avoiding the prohibited conflict; and

*g.* Any other relevant considerations.

6. *Disclosure of potential conflicts of interest.* The Grantee must disclose in writing to HUD any potential conflict of interest.

## **APPENDIX 7 – Award Term and Condition Regarding Trafficking in Persons**

The following award term and condition, which is required by 2 CFR part 175, applies as written:

(a) *Provisions applicable to a grantee that is a private entity.*

(1) Under this award, the grantee, its employees, subrecipients under this award, and subrecipient's employees must not engage in:

(i) Severe forms of trafficking in persons;

(ii) The procurement of a commercial sex act during the period of time that this award or any subaward is in effect;

(iii) The use of forced labor in the performance of this award or any subaward; or

(iv) Acts that directly support or advance trafficking in persons, including the following acts:

(A) Destroying, concealing, removing, confiscating, or otherwise denying an employee access to that employee's identity or immigration documents;

(B) Failing to provide return transportation or pay for return transportation costs to an employee from a country outside the United States to the country from which the employee was recruited upon the end of employment if requested by the employee, unless:

(1) Exempted from the requirement to provide or pay for such return transportation by the Federal department or agency providing or entering into the grant or cooperative agreement; or

(2) The employee is a victim of human trafficking seeking victim services or legal redress in the country of employment or a witness in a human trafficking enforcement action;

(C) Soliciting a person for the purpose of employment, or offering employment, by means of materially false or fraudulent pretenses, representations, or promises regarding that employment;

(D) Charging recruited employees a placement or recruitment fee; or

(E) Providing or arranging housing that fails to meet the host country's housing and safety standards.

(2) The Federal agency may unilaterally terminate this award or take any remedial actions authorized by 22 U.S.C. 7104b(c), without penalty, if any private entity under this award:

(i) Is determined to have violated a prohibition in paragraph (a)(1) of this appendix; or

(ii) Has an employee that is determined to have violated a prohibition in paragraph (a)(1) of this this appendix through conduct that is either:

(A) Associated with the performance under this award; or

(B) Imputed to the grantee or the subrecipient using the standards and due process for imputing the conduct of an individual to an organization that are provided in 2 CFR part 180, “OMB Guidelines to Agencies on Government-wide Debarment and Suspension (Nonprocurement),” as implemented by HUD at 2 CFR part 2424.

(b) *Provision applicable to a grantee other than a private entity.*

(1) The Federal agency may unilaterally terminate this award or take any remedial actions authorized by 22 U.S.C. 7104b(c), without penalty, if a subrecipient that is a private entity under this award:

(i) Is determined to have violated a prohibition in paragraph (a)(1) of this appendix; or

(ii) Has an employee that is determined to have violated a prohibition in paragraph (a)(1) of this appendix through conduct that is either:

(A) Associated with the performance under this award; or

(B) Imputed to the subrecipient using the standards and due process for imputing the conduct of an individual to an organization that are provided in 2 CFR part 180, “OMB Guidelines to Agencies on Government-wide Debarment and Suspension (Nonprocurement),” as implemented by HUD at 2 CFR part 2424.

(c) *Provisions applicable to any grantee.*

(1) The grantee must inform the Federal agency and the Inspector General of the Federal agency immediately of any information you receive from any source alleging a violation of a prohibition in paragraph (a)(1) of this appendix.

(2) The Federal agency's right to unilaterally terminate this award as described in paragraphs (a)(2) or (b)(1) of this appendix:

(i) Implements the requirements of 22 U.S.C. 78, and

(ii) Is in addition to all other remedies for noncompliance that are available to the Federal agency under this award.

(3) The grantee must include the requirements of paragraph (a)(1) of this award term in any subaward it makes to a private entity.

(4) If applicable, the grantee must also comply with the compliance plan and certification requirements in 2 CFR 175.105(b).

(d) *Definitions. For purposes of this award term:*

“Employee” means either:

(1) An individual employed by the grantee or a subrecipient who is engaged in the performance of the project or program under this award; or

(2) Another person engaged in the performance of the project or program under this award and not compensated by the grantee including, but not limited to, a volunteer or individual whose services are contributed by a third party as an in-kind contribution toward cost sharing requirements.

“Private Entity” means any entity, including for-profit organizations, nonprofit organizations, institutions of higher education, and hospitals. The term does not include foreign public entities, Indian Tribes, local governments, or states as defined in 2 CFR 200.1.

The terms “severe forms of trafficking in persons,” “commercial sex act,” “sex trafficking,” “Abuse or threatened abuse of law or legal process,” “coercion,” “debt bondage,” and “involuntary servitude” have the meanings given at section 103 of the TVPA, as amended (22 U.S.C. 7102).

**APPENDIX 8 – Certification Regarding Lobbying**

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, “Disclosure Form to Report Lobbying,” in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

BY: Jesús Armas  
(Signature of Authorized Official)

Jesús Armas,  
(Typed Name and Title of Authorized Official)

06/30/2025  
(Date)

**NOTE:** This certification is not required for Federally recognized Indian tribes and Tribally Designated Housing Entities (TDHEs) established by a federally recognized Indian tribe through the tribe’s sovereign power. However, this exemption does not apply to State-recognized Indian tribes and TDHEs established under State law.

## **NARRATIVE**

Hollister II Apartments consists of construction of a new 59-foot, five-story mixed-use building located on a 0.25-acre infill lot in downtown Santa Barbara. The building will provide 34 studio apartments for a resident population including adults with mental illness and substance abuse disorders, veterans with post-traumatic stress disorders, and persons being discharged from correctional facilities. Hollister II also incorporates approximately 6,600 square feet of nonresidential floor area for a medical and dental clinic and a co-occurring disorders center. Residential spaces will be located on the second through fifth floors, while the disorders center and the clinics will be located on the ground and basement levels, respectively. CPF funds will be used for a portion of Hollister II's construction hard costs. The related Budget specifies the construction costs to be reimbursed from the CPF grant as well as identify the other sources of funding. The balance of hard costs, as well as all project soft costs, will be paid using other funding sources.

Hollister II Apartments is a five-story, mixed-use development project which will provide 34 new affordable permanent supportive housing studio apartments, as well as clinical facilities. The project will primarily serve veterans and other adults with mental illness. The project will be carried out through the project's owner and developer, Sanctuary Centers of Santa Barbara, Inc., as a subrecipient. The subrecipient's address is 220 West Valerio Street, Santa Barbara, CA 93101-2930, and its Unique Entity Identifier (UEI) Number is J91LT8NM6QS6. Subrecipient was founded as a 501(c)3 non-profit in 1976. Its mission is: "To provide our clients with powerful, comprehensive transformative mental health care. Our compassionate and experienced clinical team provides each and every client with a diverse array of proven treatment services designed to ensure success. At Sanctuary Centers, mental illness is not a roadblock that makes progress impossible. We are here to provide the stepping stones needed to overcome them." Subrecipient's role is to serve as the project owner and developer. Subrecipient has conducted all predevelopment work and acquired all plans and entitlements for zoning, land use, and building permit issuance from the City of Santa Barbara Planning and Building Department. It has also conducted procurement of technical professionals, including planners; architects; mechanical, electrical, plumbing, structural and civil engineers; legal counsel; and general contractor. Subrecipient has also secured all financing necessary for project completion as well as required project insurance. During the construction phase, subrecipient manages and administers the construction process, provides construction budget monitoring and controlling, and submits compliance reporting to the County. Following completion of construction, subrecipient will be responsible for project operations and management. Santa Barbara County's Community Services Department (CSD) will serve as direct recipient of Community Project Funds for Hollister II. In this role, CSD will interface with the HUD's DRGR system, transmit subrecipient reporting to HUD, review and approve requests for reimbursement, monitor project progress, and ensure that the subrecipient complies with all applicable HUD administrative, regulatory, and programmatic requirements. The total anticipated project cost is \$27,730,072, including both hard and soft costs. Project funding sources and uses are listed as follows: Funding Source / Amount First Republic Bank – commercial construction loan / 8,900,000 State Dep't of

Social Services – Community Care Expansion Program / 7,291,666 Subrecipient CCE Cash Match / 700,000 State Behavioral Health Dep’t – Behavioral Health Continuum Infrastructure Program / 2,914,224 Subrecipient BHCIP Cash Match / 291,425 Santa Barbara County Probation Dep’t – Community Corrections Partnership Act / 1,500,000 California Permanent Local Housing Allocation Program – via Santa Barbara County / 1,400,000 Developer Equity – cash donations / 3,532,117 Community Project Funds / 1,000,000 Total / 27,529,432 Funding Use / Amount Design / 873,200 Legal / 150,000 Temporary Relocation / 240,000 Construction Budget – detailed separately / 21,730,072\* CPF Portion - \$1,000,000 Other Funding Sources - \$20,730,072 Insurance During Construction / 485,000 Furniture and Related Costs / 350,000 Other Hard Costs / 26,792 Hard Cost Contingency / 1,320,438 Operating Reserves / 310,667 Permits and Fees / 414,665 All Other Soft Costs / 1,628,598 Total / 27,529,432 \* Listed as \$21.2m in the expenditure categories spreadsheet provided by Frank and \$21.7m in the prime contractor’s budget. The \$0.5m discrepancy has been applied to developer equity under funding sources. CPF funds will be used for costs under the construction budget, which is provided as an attachment. Specifically, the anticipated construction line items to be paid with CPF are “8.000 - Openings” and “9.000 – Finishes.” The CPF-funded construction line items will be part of the vertical construction phase (below) and, furthermore, will be for second-through fifth- floor residential units. Project phasing is as follows: • Predevelopment: Project design; securing of entitlements. • Demolition: Demolition of two existing single-story structures on the project site which previously served as medical and dental clinics. • Site Preparation: Removal and disposal of asphalt from existing parking lot; site grading and preparation; site excavation to a depth of 20 feet. • Infrastructure Construction: Tie-in of existing public utilities, including electrical, gas, water, and wastewater lines, as well as low-voltage communications and related infrastructure (i.e., cable, Internet, etc.). • Below-Grade Construction: Construction of the basement-level clinic space, including an elevator serving all floors of the building structure, pouring of concrete walls, and preparation of structural sub-floor. • Vertical Construction: Construction of first-floor clinic space and second- through fifth-floor residential units. • Post-Construction: Issue Notice of Completion and Certificate of Occupancy. A NEPA Environmental Assessment for the project has been completed, and the Authority to Use Grant Funds (AUGF) was issued by HUD effective December 21, 2023. Project construction began on January 12, 2024, with a projected completion date of April 30, 2026. As of May 2025, construction is approximately 31% complete, and approximately 28% of expenditures have been incurred. The project will achieve the following community benefits: • Provide affordable permanent supportive housing to 34 low-income households, including formerly homeless individuals. This will contribute to reducing homelessness in a community where housing costs are extremely high. • Increase the capacity of the subrecipient’s on-site Integrated Care Clinic from one doctor and one dentist to three each. Expand the capacity of group and individual therapy rooms and improve the quality of services provided. This will reduce the frequency of residents’ hospital visits and will improve residents’ physical and mental well-being. • Provide community space for meetings and resident socialization. • Expand community partnerships with organizations including the Santa Barbara County Department of Behavioral Wellness, the Santa Barbara County Sheriff and Probation Departments, Santa Barbara County Department of Public Health, Santa Barbara Neighborhood Clinics, Santa Barbara Cottage Hospital, Holman/CenCal (MediCal provider), the City and County

Housing Authorities, mental health courts, and local and regional homeless shelters and sober living facilities. The project aims to comply with Section 3 requirements by meeting HUD's "safe harbor" thresholds of 25% Section 3 Worker hours and 5% Targeted Section 3 Worker hours. Compliance data is collected from the contractor and subcontractors. As of May 2025, the project is in compliance with the Section 3 Worker threshold but not the Targeted Section 3 Worker threshold. As it is possible that the "safe harbor" thresholds will not be met, the subrecipient is concurrently conducting qualitative efforts in keeping with HUD's guidelines and the County's Section 3 implementation plan. The project will comply with Build America, Buy America requirements by documenting the country of origin of all iron and steel products. As of May 2025, the estimated cost of iron and steel products is \$1,324,435, equal to 6.1% of the construction budget cost or 4.8% of the total project cost. Of that amount, \$1,254,435 can be shown to be manufactured in the United States. The remaining \$70,000 is below the de minimis waiver threshold of 5% of the project's total iron, steel, manufactured product, and construction material cost.

Project Address : 115 West Anapamu Street, Santa Barbara, CA 93101

The total anticipated project cost is \$27,730,072, including both hard and soft costs. Project funding sources and uses are listed as follows: Funding Source / Amount First Republic Bank – commercial construction loan / 8,900,000 State Dep't of Social Services – Community Care Expansion Program / 7,291,666 Subrecipient CCE Cash Match / 700,000 State Behavioral Health Dep't – Behavioral Health Continuum Infrastructure Program / 2,914,224 Subrecipient BHCIP Cash Match / 291,425 Santa Barbara County Probation Dep't – Community Corrections Partnership Act / 1,500,000 California Permanent Local Housing Allocation Program – via Santa Barbara County / 1,400,000 Developer Equity – cash donations / 3,532,117 Community Project Funds / 1,000,000 Total / 27,529,432 Funding Use / Amount Design / 873,200 Legal / 150,000 Temporary Relocation / 240,000 Construction Budget – detailed separately / 21,730,072\* CPF Portion - \$1,000,000 Other Funding Sources - \$20,730,072 Insurance During Construction / 485,000 Furniture and Related Costs / 350,000 Other Hard Costs / 26,792 Hard Cost Contingency / 1,320,438 Operating Reserves / 310,667 Permits and Fees / 414,665 All Other Soft Costs / 1,628,598 Total / 27,529,432 \* Listed as \$21.2m in the expenditure categories spreadsheet provided by Frank and \$21.7m in the prime contractor's budget. The \$0.5m discrepancy has been applied to developer equity under funding sources. CPF funds will be used for costs under the construction budget, which is provided as an attachment. Specifically, the anticipated construction line items to be paid with CPF are "8.000 - Openings" and "9.000 – Finishes." The CPF-funded construction line items will be part of the vertical construction phase (below) and, furthermore, will be for second- through fifth- floor residential units.

**APPROVED BUDGET**

**SF424 – ESTIMATED FUNDING**

<b>Funding Name</b>	<b>Amount</b>
Federal Estimated Funding	\$1,000,000.00
Applicant Estimated Funding	\$3,532,117.00
State Estimated Funding	\$14,097,315.00
Local Estimated Funding	\$0.00
Other Estimated Funding	\$8,900,000.00
Program Income Estimated Funding	\$0.00
<b>Total</b>	<b>\$27,529,432.00</b>

**CPF – ESTIMATED FUNDING**

<b>Funding Source</b>	<b>Estimated Funding</b>
Openings	\$400,000.00
Finishes	\$600,000.00
<b>Total</b>	<b>\$1,000,000.00</b>

Grant Package

TABLE OF CONTENTS



- [1. Grant Contacts Information](#)
  - [Grantee Information](#)
  - [Project Manager](#)
  - [Additional Contact 1](#)
  - [Additional Contact 2](#)
  - [Environmental Review Contact](#)
  - [Congressional Districts](#)
- [2. Subrecipient Information](#)
  - [Subrecipient Applicability](#)
  - [Subrecipients](#)
- [3. Scope of Work Information](#)
  - [Project Scope](#)
  - [Project Description](#)
  - [Project Location](#)
  - [Project Address](#)
  - [Geographic Location](#)
  - [Project Map - Image 1](#)
  - [Project Map - Image 2](#)
  - [Project Map - Image 3](#)
  - [Project Map - Image 4](#)
  - [Project Map - Image 5](#)
  - [CPF Funding Description](#)
  - [Activities Applicability](#)
- [4. Budget Information](#)
  - [Reporting Period](#)
  - [SF-424 Budget](#)
  - [CPF Cost Budget](#)
  - [Indirect Cost Rate Information](#)
  - [Financial Disclosures](#)
- [5. HUD Environmental Review Information](#)
  - [HUD Environmental Review Information](#)
- [6. Disclosure of Lobbying Activities](#)
  - [Lobbying Registrant Contact](#)
  - [Individual Performing Services Contact](#)
- [SF424 - Assurances](#)
- [SF-1199A Direct Deposit Form](#)
- [Single Audit Threshold](#)
- [Miscellaneous](#)

1. Grant Contacts Information

**Grantee Information**

<b>Grantee Legal Name</b>	County of Santa Barbara
<b>Address 1</b>	105 East Anapamu St
<b>Address 2</b>	Engineering Building, 2nd Floor of 123 W Anapamu
<b>Address 3</b>	Community Services Department
<b>City</b>	Santa Barbara
<b>State</b>	CA
<b>Zip Code</b>	93101-3195
<b>Telephone Number</b>	
<b>URL</b>	
<b>Unique Entity Identifier (UEI)</b>	HN6PNVJ8K8Y6
<b>Employer Identifier Number (EIN)</b>	95-6002833

**Contact Information**

<b>Prefix</b>	Select One..
<b>First Name</b>	Mona
<b>Middle Name</b>	
<b>Last Name</b>	Miyasato
<b>Title</b>	County Executive Officer
<b>Address 1</b>	105 East Anapamu Street
<b>Address 2</b>	
<b>Address 3</b>	
<b>City</b>	Santa Barbara
<b>State</b>	CA
<b>Zip Code</b>	93101-2000
<b>Telephone Number</b>	805-568-3400
<b>Email</b>	mmyasato@countyofsb.org

**Contact Information**

<b>Prefix</b>	Select One..
<b>First Name</b>	Lucille
<b>Middle Name</b>	
<b>Last Name</b>	Boss
<b>Title</b>	Housing Programs Manager
<b>Address 1</b>	123 East Anapamu Street
<b>Address 2</b>	Community Services Department   Engineering Building, 2nd Floor
<b>Address 3</b>	
<b>City</b>	Santa Barbara
<b>State</b>	CA
<b>Zip Code</b>	93101-2000
<b>Telephone Number</b>	805-568-3533
<b>Email</b>	lboss@countyofsb.org

**Contact Information**

No data entered.

**Contact Information**

<b>Prefix</b>	Select One..
<b>First Name</b>	James
<b>Middle Name</b>	
<b>Last Name</b>	Francis
<b>Title</b>	Housing Program Specialist, Sr.
<b>Address 1</b>	123 E. Anapamu St.
<b>Address 2</b>	Community Services Department
<b>Address 3</b>	Engineering Building, 2nd Floor
<b>City</b>	Santa Barbara
<b>State</b>	CA
<b>Zip Code</b>	93101-2025
<b>Telephone Number</b>	805-568-3549
<b>Email</b>	jfrancis@countyofsb.org

**Congressional Districts**

<b>Applicant:</b>	Rep. Salud Carbajal
<b>Program/Project</b>	CA-24

**2.Subrecipient Information**

**Subrecipient Information**

<b>Will you be using a subrecipient to implement any part of this project?</b>	Yes
--	-----

### Subrecipients

Subrecipient Name	UEI	Contact Name	Phone	Email
Sanctuary Centers of Santa Barbara Inc.	J91LT8NM6QS6	Barry Schoer	(805) 569-2785 x220	bschoer@sanctuarycenters.org

### 3.Scope of Work Information

Hollister II Apartments consists of construction of a new 59-foot, five-story mixed-use building located on a 0.25-acre infill lot in downtown Santa Barbara. The building will provide 34 studio apartments for a resident population including adults with mental illness and substance abuse disorders, veterans with post-traumatic stress disorders, and persons being discharged from correctional facilities. Hollister II also incorporates approximately 6,600 square feet of nonresidential floor area for a medical and dental clinic and a co-occurring disorders center. Residential spaces will be located on the second through fifth floors, while the disorders center and the clinics will be located on the ground and basement levels, respectively. CPF funds will be used for a portion of Hollister II's construction hard costs. The related Budget specifies the construction costs to be reimbursed from the CPF grant as well as identify the other sources of funding. The balance of hard costs, as well as all project soft costs, will be paid using other funding sources.

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Project Location

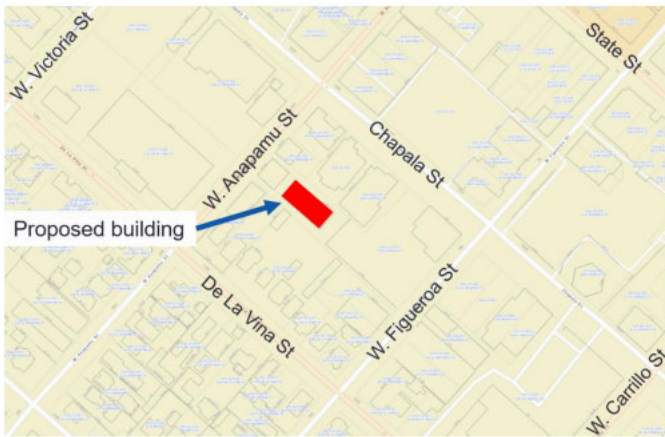
- **Project Address:** 115 West Anapamu Street, Santa Barbara, CA 93101
- **Assessor Parcel Number (APN):** 039-222-002
- **Site Longitude:** 34.42187
- **Site Latitude:** 119.20586

Project Address

**Address 1** 115 West Anapamu Street, Santa Barbara, CA 93101

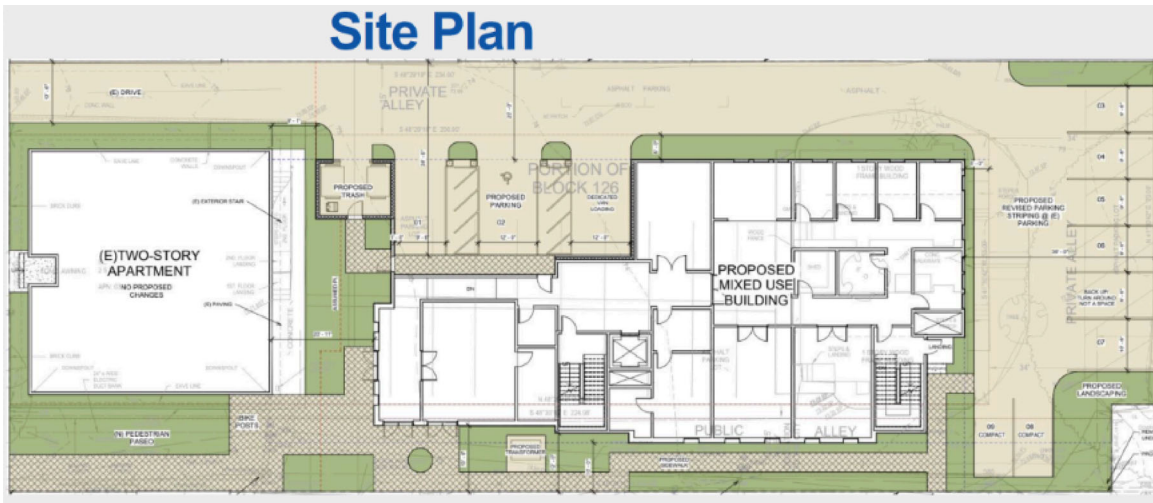
Geographic Coordinates

- Site Longitude: 34.42187
- Site Latitude: 119.20586
- Assessor Parcel Number (APN): 039-222-002



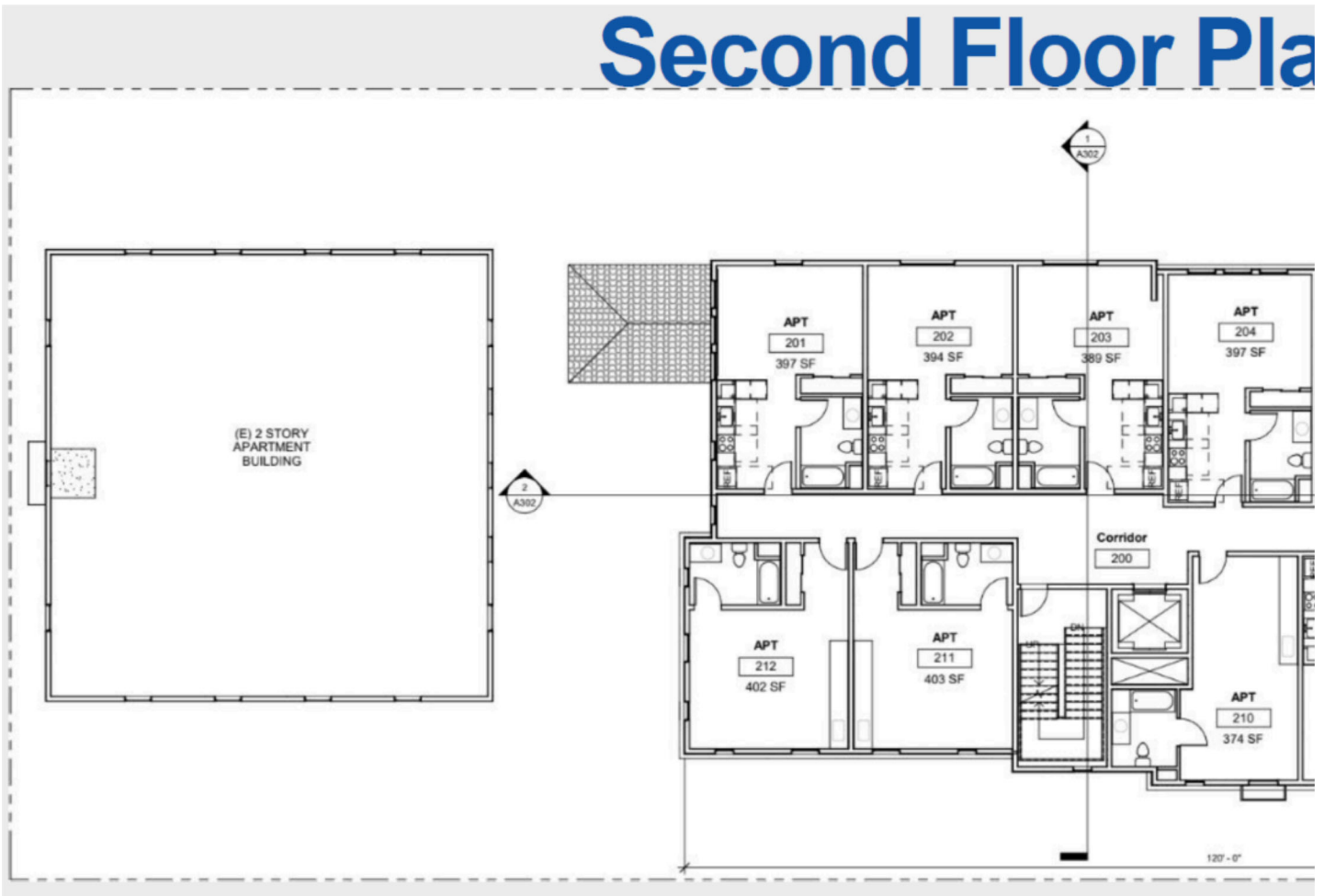
Project Map - Image 1

Vicinity Map 115 West Anapamu Street

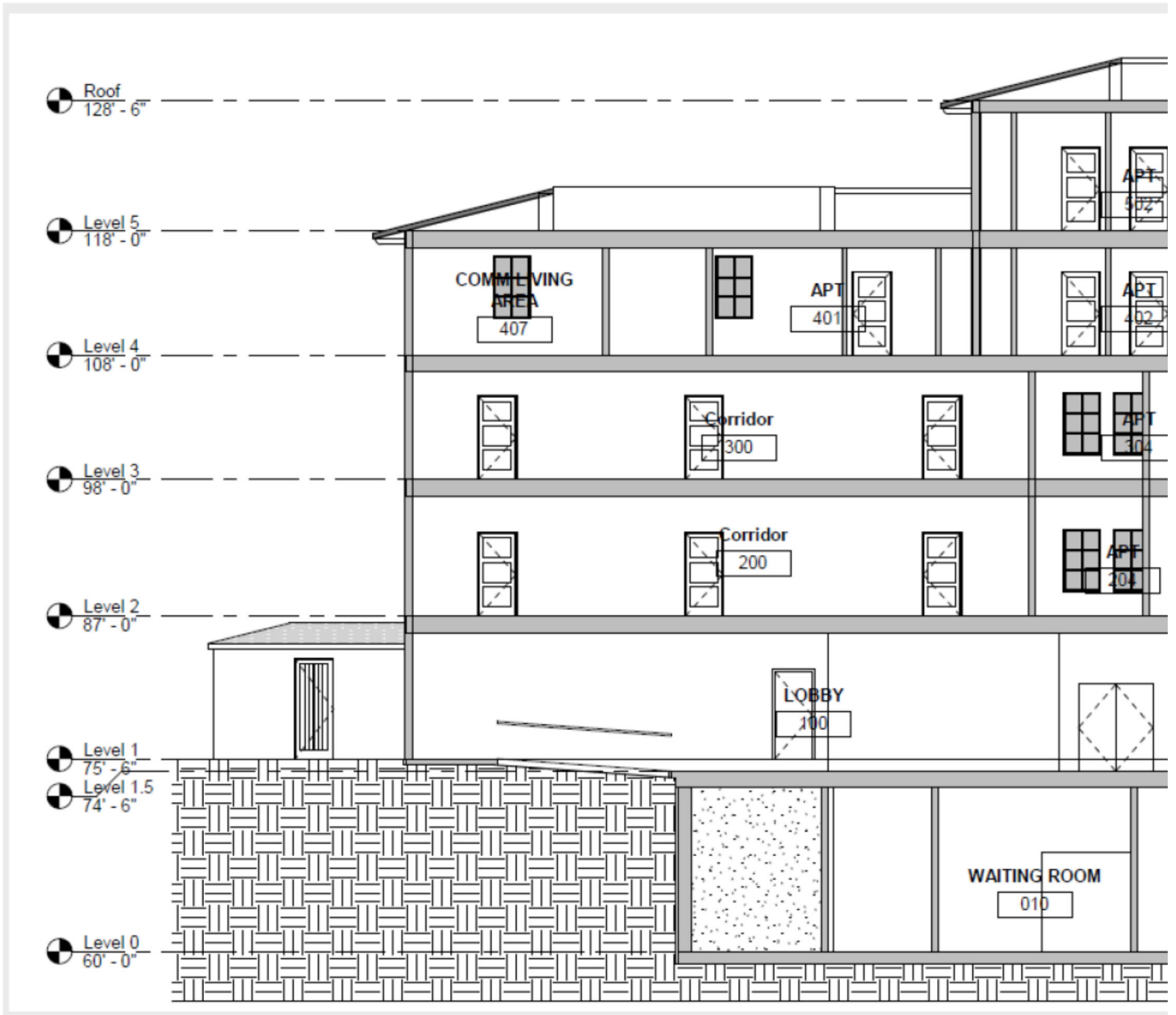


Project Map - Image 2

# Second Floor Plan



Project Map - Image 3



Project Map - Image 4



Project Map - Image 5

The total anticipated project cost is \$27,730,072, including both hard and soft costs. Project funding sources and uses are listed as follows: Funding Source / Amount First Republic Bank – commercial construction loan / 8,900,000 State Dep’t of Social Services – Community Care Expansion Program / 7,291,666 Subrecipient CCE Cash Match / 700,000 State Behavioral Health Dep’t – Behavioral Health Continuum Infrastructure Program / 2,914,224 Subrecipient BHCIP Cash Match / 291,425 Santa Barbara County Probation Dep’t – Community Corrections Partnership Act / 1,500,000 California Permanent Local Housing Allocation Program – via Santa Barbara County / 1,400,000 Developer Equity – cash donations / 3,532,117 Community Project Funds / 1,000,000 Total / 27,529,432 Funding Use / Amount Design / 873,200 Legal / 150,000 Temporary Relocation / 240,000 Construction Budget – detailed separately / 21,730,072\* CPF Portion - \$1,000,000 Other Funding Sources - \$20,730,072 Insurance During Construction / 485,000 Furniture and Related Costs / 350,000 Other Hard Costs / 26,792 Hard Cost Contingency / 1,320,438 Operating Reserves / 310,667 Permits and Fees / 414,665 All Other Soft Costs / 1,628,598 Total / 27,529,432 \* Listed as \$21.2m in the expenditure categories spreadsheet provided by Frank and \$21.7m in the prime contractor’s budget. The \$0.5m discrepancy has been applied to developer equity under funding sources. CPF funds will be used for costs under the construction budget, which is provided as an attachment. Specifically, the anticipated construction line items to be paid with CPF are “8.000 - Openings” and “9.000 – Finishes.” The CPF-funded construction line items will be part of the vertical construction phase (below) and, furthermore, will be for second- through fifth-floor residential units.

**CPF Funding Applicability**

Select activity(ies) for the entire project including non-HUD funded activities: [Pick all that apply.]

- Construction - New
- Construction - Rehabilitation of existing structure
- Construction - Repairs
- Construction - Infrastructure
- Site improvements (existing / proposed)
- Housing
- Services

**4. Budget Information**

**Reporting Period**

**Fiscal Year Reporting Period**

July 1 - June 30

**SF-424 Budget**

Field Name	Amount
Federal Estimated Funding	\$1,000,000.00
Applicant Estimated Funding	\$3,532,117.00
State Estimated Funding	\$14,097,315.00

Field Name	Amount
Local Estimated Funding	\$0.00
Other Estimated Funding	\$8,900,000.00
Program Income Estimated Funding	\$0.00
<b>Total</b>	<b>\$27,529,432.00</b>

Data Source(s): Sources & Uses Note that some State funding passes through local.

**CPF Cost Budget**

Budget Line Item	Funding Amount
Openings	\$400,000.00
Finishes	\$600,000.00
<b>Total</b>	<b>\$1,000,000.00</b>

Data Source(s): Schedule of values

**Grantee Indirect Cost Rate Information**

Select Indirect Cost Rate [Pick one that applies.]

- Will not use an indirect cost rate to calculate and charge indirect costs under the grant. Will calculate and charge indirect costs under the grant by applying a de minimis rate as provided by 2 CFR 200.414(f), as
- may be amended from time to time. Will calculate and charge indirect costs under the grant using the indirect cost rate(s) listed below, and each rate listed is included in an indirect cost rate proposal developed in accordance with the applicable appendix to 2 CFR part 200 and, if
- required, was approved by the cognizant agency for indirect costs.

Federally Negotiated Indirect Cost Rate

Indirect Cost Rate Percent

Dollar Amount:

Are you attaching Federal Negotiated Indirect Cost Rate [FNICR] documents?

**Financial Disclosures**

Is Application Subject to Review by State Under Executive Order 12372 Process [Pick one that applies.]

- Is the Application was made available to the State under the Executive Order
- 12372 process for review
  - Program is subject to Executive Order 12372 but has not been selected by the State for review
  - Program is not covered by Executive Order 12372

Select Review Date if the Application was made available to the state under Executive Order 12372:

Is the Applicant Delinquent on Any Federal Debt? If Yes, Provide description

**5. HUD Environmental Review Information**

**HUD Environmental Review Information**

- (1) What type of grantee are you? Local Government
- (2) Have you initiated a HUD environmental review? Yes
- (3) Are you aware of any known environmental issues, conditions, or permits associated with the project site? (ie, historic structure, contamination on site, project in floodplain, etc.) Yes
- (4) List known issues, conditions, and/or permits Condition: noise mitigation (standard COA)
- (5) Is there an existing environmental review for your project? Yes
- (6) Do you have existing permits for your project? Yes

- (7) If the project involves new construction, rehabilitation, or other ground disturbance work, are there any contracts already in place? Yes
  - (8) If so, what is the date the contract was signed? 6/14/2023
  - (9) List all anticipated related project activities that have or will be performed following the Federal Nexus, regardless of funding source 
    - Acquisition (including refinance) of real property
    - Leasing
    - Maintenance
    - Repair/Improvement/Rehabilitation
    - New construction/Reconstruction
    - Demolition
    - Disposition
    - Soft Costs or other non-physical activities (e.g. planning, services, administration, predevelopment
    - costs)
  - (10) Does the project involve more than 200 dwelling units? No
  - (11) What is the planned use of the affected property after completion of the project? 
    - Vacant land
    - Public facility
    - Nonresidential buildings (example commercial, senior centers, offices)
    - Single Family Residential buildings
    - Multifamily Residential buildings
    - Infrastructure
  - (12) Will this project involve ground disturbance activities beyond minimal soil boring for site assessment purposes? Yes
  - (13) Is this project one phase of a larger multi-phase project? Yes
  - (14) Will the project require or lead to a change in land use of the affected property (e.g. from non-residential to residential, commercial to industrial, or from one industrial use to another)? No
  - (15) Provide any costs incurred/activities performed prior to the date of legislative enactment? Yes
  - (16) Does the project consist solely of soft cost activities covered by HUD's Nationwide Environmental Review for CPF Soft Costs? No
  - (17) Provide any hard cost activities performed/completed prior to the federal nexus? Yes
  - (18) Provide any soft costs incurred after the date of legislative enactment that are NOT covered by HUD's Nationwide Environmental Review for CPF Soft Costs? No
  - (19) Provide any contractual obligations entered into prior to the federal nexus that involve hard cost activities to be performed after the federal nexus (e.g. construction, ground disturbance, rehabilitation, demolition, etc.)? Yes
  - (20) Provide any new contracts or commitments entered into, or Choice Limiting Actions taken, following the Federal Nexus (not including activities associated with pre-nexus contractual obligations)? See Environmental Review Supplement in the documents section for more information about Choice Limiting Actions No
- If you are a local government then skip questions 21 through 26
- (21) Have you contacted the unit of local government in which the project is located to request that they serve as Responsible Entity and conduct the environmental review for the project?
  - (22) Has the unit of local government Responsible Entity agreed to conduct the environmental review for the project?
  - (23) Provide unit of general local government Responsible Entity info: Name of local government (City, County, State)
  - (24) Provide unit of general local government Responsible Entity info: Name of environmental review contact
  - (25) Provide unit of general local government Responsible Entity info: Telephone Number
  - (26) Provide unit of general local government Responsible Entity info: Email
  - (27) Did your local or state government agree to conduct the environmental review? Yes
  - (28) Have you retained an Environmental Consultant (EC) to assist in preparing the environmental review for the project? Yes
  - (29) Provide Environmental Consultant (EC) Organization Partner Engineering & Science, Inc.
  - (30) Provide Environmental Consultant (EC) Name Katie Morgan
  - (31) Provide Environmental Consultant (EC) Email KMorgan@partneresi.com
  - (32) Provide HUD Environmental Review Online System (HEROS) ER ID 900000010205022

## 6. Disclosure of Lobbying Activities

### Contact Information

Prefix Select One..  
 First Name Don

**Middle Name**  
**Last Name** Gilchrest  
**Title** Senior Legislative Associate  
**Address 1** 1800 Diagonal Road  
**Address 2**  
**Address 3**  
**City** Alexandria  
**State** VA  
**Zip Code** 22314-2840  
**Telephone Number** 703-615-4775  
**Email** dgilchrest@twaltersinc.com

**Contact Information**

**Prefix** Select One..  
**First Name** Don  
**Middle Name**  
**Last Name** Gilchrest  
**Title** Senior Legislative Associate  
**Address 1** 1800 Diagonal Road  
**Address 2**  
**Address 3**  
**City** Alexandria  
**State** VA  
**Zip Code** 22314-2840  
**Telephone Number** 703-615-4775  
**Email** dgilchrest@twaltersinc.com

**SF424 Assurances**

- Select that applies**
- Assurances - Non Construction Programs
  - Assurances - Construction Programs

**SF-1199A: Direct Deposit Form**

**Have completed and attached the SF-1199A to the document section?** Yes  
**Have attached supporting documentation for the SF-1199A?** Yes

**Single Audit Threshold**

**Have you spent \$750,000 or more of all federal funds in a this fiscal year?** Yes  
**Have you completed a Single Audit??** Yes

Miscellaneous Information - Provide description on any attached documents