



JESUS ARMAS, DIRECTOR, COMMUNITY SERVICES

Joe DzvoniK, Assistant Director, Housing & Community Development

Jeff Lindgren, Assistant Director, Parks

Andrew Myung, Assistant Director, Administration & Finance

Sarah York Rubin, Executive Director, Office of Arts & Culture

Garrett Wong, Division Manager, Sustainability



Community Services Department
Connecting People to Opportunities

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June 23, 2026

Aaron Marshall, Executive Director
The Turner Foundation
360 S. Hope Ave., Ste. C-300
Santa Barbara, CA 93101

RE: Reservation of County Affordable Housing Funds: Westside Apartment Communities Window Replacement ("Project")

Dear Mr. Marshall:

Based on information provided by the Turner Foundation in March 2025, the County's Capital Loan Committee (CLC) recommended a commitment of \$310,240 in Community Development Block Grant ("CDBG") program funding (the "Reserved CDBG Funds") to be used by the Turner Foundation for the development of the Project. This funding is reserved beginning July 1, 2026, and expires on June 30, 2027. On June 9, 2026, the Santa Barbara County Board of Supervisors ("Board") concurred with the recommendation and approved Project funding under the County's Annual Action Plan.

Project Description and Scope of Work:

Westside Apartment Communities Window Replacement will be a capital project serving two sites located at 524 W. Canon Perdido St. and 924 San Pascual St. in the city of Santa Barbara ("Properties"). The Properties are owned by the Turner Foundation and used to provide affordable housing. The project will consist of replacement of aging and leaking windows at both sites.

Following Project due diligence, County staff will return to the Board requesting Board approval of a Subrecipient Agreement memorializing the commitment of such Reserved Funds to the Project, and terms and conditions of the use of such funds by the Turner Foundation as "Subrecipient" thereunder. Standard County requirements must be met as conditions precedent to County approval of such a Subrecipient Agreement. In addition, as Federal funds are involved, approval of County documents will be contingent on demonstrating compliance with Federal environmental review processes. The source of funds for the agreement, if approved, will be the Community Development Block Grant (CDBG) program. CDBG funding will likely come in the shape of a cost-reimbursement grant.

Requirements that must be met as conditions precedent to County approval of any Subrecipient Agreement include:

- The County has received its fiscal year 2026 funding award from HUD, which is anticipated to occur in November 2026;
- All Project funding, other than the Reserved Funds, has been formally committed in sufficient amounts to complete the Project;
- All Project planning and zoning approvals have been acquired;
- Environmental review required under the National Environmental Policy Act and receipt of Authority to Use Grant Funds (AUGF) by the U.S. Department of Housing and Urban Development (HUD) has been completed by County staff. Note that Good Samaritan may not undertake or enter into agreement to undertake any activity at the Project site that would adversely affect existing site conditions or would otherwise be a choice limiting action, including the acquisition, demolition, construction, or relocation of buildings or structures, or otherwise making a physical change to the Property (including moving dirt) until the AUGF has been issued by HUD.

Please submit documentation reflecting completion of the aforementioned conditions precedent to James Francis, Senior Housing Programs Specialist, and work with him in preparing the aforementioned Subrecipient Agreement and related documents for Board approval. Please keep Mr. Francis updated on any changes to the Project as described above. Mr. Francis may be contacted by email at jfrancis@countyofsb.org or by phone at (805) 568-3549.

The Turner Foundation serves as an essential component of Santa Barbara County's affordable housing and community development goals. Westside Apartment Communities Window Replacement will undoubtedly assist Santa Barbara County in its efforts to provide affordable housing to members of our community.

Sincerely,

DocuSigned by:

Jesús Armas

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Jesús Armas, Director

Community Services Department