



BOARD OF SUPERVISORS
AGENDA LETTER

Agenda Number:

Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Department Name: Community Services
Department
Department No.: 057
For Agenda Of: December 6, 2011
Placement: Administrative
Estimated Tme:
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: Department Herman Parker
Director(s) Director, Community Services Department
Contact Info: Sharon Friedrichsen, 568-2068
Deputy Director, Community Services Department
SUBJECT: Los Adobes de Maria II Partial Reconveyance

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: N/A

Other Concurrence: N/A

Recommended Actions:

That the Board of Supervisors:

- A. Approve and authorize the Director of Community Services Department to sign one Substitution of Trustee [Attachment A] and one Request for Partial Reconveyance [Attachment B]
- B. Approve and authorize the Director of Community Services Department to sign one Substitution of Trustee [Attachment C]
- C. Find that the above actions are exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guideline Section 15301 and approve the Notice of Exemption [Attachment D]

Summary Text:

On June 4, 2002, the Board of Supervisors entered into a \$423,288 HOME Commitment Agreement with Peoples' Self Help Housing Corporation (PSHHC) for the Los Adobes de Maria II affordable housing project. Since that time, PSHHC granted a small separate legal parcel in 2010 to another entity. As a result, the legal description has changed and requires a partial reconveyance to release this parcel from the legal description. This action requires County involvement since the County is the Beneficiary on the HOME loan documents due to its role in providing HOME funds. The proposed Substitution of Trustee [Attachment A] will temporarily substitute the County as trustee and enable the Department Director to execute the Request for Partial Reconveyance [Attachment B] which will then amend the present legal description. After the recording of the initial Substitution of Trustee and subsequent Request for Partial Reconveyance, the second Substitution of Trustee [Attachment C] will be

recorded, which will return the role of Trustee back to Chicago Title Company. This is the most common and efficient method of expediting the transaction.

Background:

Los Adobes de Maria II (LADMII) located at 616 and 700 S. Blosser Road in Santa Maria is a fifty-two unit farmworker rental complex that includes a Community and Health Center, a day care facility, and on-site laundry facilities. The 12 two-bedroom units, 34 three-bedroom units and 5 four-bedroom units are targeted to families at 50% of area median income or below.

A negative declaration for this project was prepared and adopted by the City of Santa Maria and subsequently approved and adopted by the Board on June 4, 2002. As set forth in the attached Notice of Exemption [Attachment D], this transaction is exempt under CEQA.

Performance Measure: N/A

Fiscal and Facilities Impacts:

Budgeted: Yes

Fiscal Analysis:

Narrative: The partial reconveyance of this small legal parcel will have no affect on the County's security interest or the value of the existing parcels on which the County has a lien.

Staffing Impacts: N/A

Special Instructions:

Provide a copy of the minute order reflecting Board action to Margo Wagner.

Attachments:

- Attachment A: Substitution of Trustee
- Attachment B: Request for Partial Reconveyance
- Attachment C: Substitution of Trustee
- Attachment D: Notice of Exemption
- Attachment E: Board of Supervisors Minute Order dated June 4, 2002

Authored by:

Margo Wagner, Housing Program Specialist II

cc:

Mark Wilson, Peoples' Self Help Housing Corporation