



JESUS AMIAS, 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

sbccsd.org

May 19, 2025

Ken Trigueiro, CEO & President
People's Self-Help Housing
1060 Kendall Rd.
San Luis Obispo, CA 93401

RE: Commitment of County Affordable Housing Funds: Heritage View (Project)

Dear Mr. Trigueiro:

Based on information provided by People's Self-Help Housing (PSHH) in February 2025, both the Permanent Local Housing Allocation (PLHA) Consortium and the County's Capital Loan Committee (CLC) recommended a commitment of \$453,700 in funding to be used by PSHH for the development of the Project. This funding commitment is reserved beginning June 1, 2025, and is effective until May 31, 2026. On May 13, 2025, the Santa Barbara County Board of Supervisors (Board) concurred with the recommendation and authorized the Director of the Community Services Department to execute this Commitment Letter.

Project Description and Scope of Work:

Heritage View will be an affordable housing complex located at 124 S. College Dr., Santa Maria, CA, 93454 (Property).

The scope of work for Heritage View encompasses the demolition of existing structures and the development of a new 119-unit affordable housing complex in Santa Maria, including Heritage View I (APN 125-044-023 with 40 units) or Heritage View II (APN 125-044-024 with 79 units). The project site, consisting of 2.8 acres across three parcels, requires significant preparatory work before construction can begin. PSHH conducted a detailed evaluation of the demolition requirements, determining a cost for existing structure removal, including concrete removal, structural demolition, and disposal. A critical component of the scope involves the removal of an underground tank and potential environmental remediation.

Following Project due diligence, staff will return to the Board requesting authorization of a Permanent Local Housing Allocation (PLHA) Loan Agreement, PLHA Regulatory Agreement, Promissory Note, and Deed of Trust; standard County requirements must be met as conditions precedent to County approval of the agreement. In addition, to the extent 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 PLHA program. The County of Santa Barbara shall make the PLHA assistance in the form of a low-interest, deferred loan to the PSHH. The loan shall be evidenced through a Promissory Note secured by a Deed of Trust, and a Regulatory Agreement shall restrict occupancy and rents in accordance with the Local government-approved underwriting of the Project for a term of at least 55 years.

Requirements that must be met as conditions precedent to County approval of any County Loan Documents, substantiated by documentation submitted by the Developer in form satisfactory to the County, include:

- All funding, other than this Commitment, has been formally committed in sufficient amounts to complete the Project;
- All Project planning and zoning approvals have been acquired;
- County has received documents necessary to complete Project due diligence review and underwriting, including, but not limited to, copies of final Project development budget, sources and uses, and cash-flow proforma;

- County staff has preliminarily determined Developer capacity and fiscal soundness, and has examined neighborhood market conditions to ensure adequate need for the Project.
- In addition, if State funds are used, the following conditions must be completed prior to County approval of any County Loan Documents or Subrecipient Agreements:
 - Agency may not commence or enter into agreement to undertake any activity (except for predevelopment expenses for construction projects) 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 ground disturbance such as moving dirt) until twelve months prior to County approval and execution;
 - If Project includes Affordable Owner-Occupied Workforce Housing (AOWH), PSHH will provide Project loan documents for State review;

Please submit documentation reflecting the aforementioned conditions to Lucille Boss, Housing Programs Manager, and work with Lucille in preparing the documents for Board approval. Please keep Ms. Boss updated on any changes to the Project as described above. Ms. Boss may be contacted by email at lboss@countyofsb.org or by phone at (805) 568-3533.

PSHH serves as an essential component of Santa Barbara County's affordable housing and community development goals. Thank you for your consideration to help expand affordable housing in the County of Santa Barbara. Heritage View will undoubtedly assist Santa Barbara County in its efforts to address and prevent homelessness in our community.

Sincerely,

DocuSigned by:

Jesús Armas

E33B804A6E03475...

Jesús Armas, Director

Community Services Department