



County of Santa Barbara

BOARD OF SUPERVISORS

Minute Order

June 7, 2016

Present: 5 - Supervisor Carbajal, Supervisor Wolf, Supervisor Farr, Supervisor Adam, and Supervisor Lavagnino

COMMUNITY SERVICES

File Reference No. 16-00340

RE: HEARING - Consider recommendations regarding the HOME Loan for Property Acquisition and Rehabilitation and the draft Fiscal Year (FY) 2012-2013 and FY 2014-2015 Action Plan Substantial Amendments, as follows: (EST. TIME: 15 MIN.)

- a) Approve the sale of the Property by Life Steps Foundation;
- b) Consider the County's Right of First Refusal to purchase the Property at fair market value and determine that the County will not exercise its right to purchase the Property;
- c) Approve Good Samaritan as buyer of the Property;
- d) Receive and consider public comments on the draft FY 2014-2015 Action Plan Substantial Amendment received during a 30-day public comment period, which commenced on April 17, 2016 and concludes at the end of the May 17, 2016 public hearing on this item;
- e) Approve FY 2014-2015 Action Plan Substantial Amendment to be submitted to Housing and Urban Development (HUD) that includes the provision of HOME funds to Good Samaritan to acquire and rehabilitate the Property;
- f) Approve and authorize the Chair to execute a County HOME Loan Agreement, HOME Promissory Note and HOME Deed of Trust with Good Samaritan and provide \$475,000.00 in HOME funds, of which \$445,000.00 will be used to acquire the Property and \$30,000.00 will be used toward the costs to rehabilitate the Property;
- g) Approve and authorize the Chair to execute a new County Regulatory Agreement that will restrict one (1) of the six (6) bedrooms at the Property for low-income persons with annual incomes not to exceed sixty-percent (60%) of area median income (AMI) and restrict five (5) bedrooms for persons with annual incomes not to exceed fifty-percent (50%) AMI for a period of fifteen and one-half (15.5) years;
- h) Approve and authorize the Chair to execute an Assumption and Assignment Agreement of the Grant Agreement with Good Samaritan with the following modifications: 1) the six bedrooms will be income and rent restricted for households with annual incomes that shall not exceed sixty-percent (60%) of the area median income and 2) the restriction that occupancy is limited to persons with developmental disabilities is removed; and
- i) Determine that the recommended actions are not the acceptance and approval of a project that is subject to environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378(b)(4), finding that the project is a creation of government funding mechanisms or other government fiscal activities, which do not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment, and direct staff to file a Notice of Exemption.



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COUNTY EXECUTIVE OFFICER'S RECOMMENDATION: APPROVE

Received and filed staff presentation and conducted public hearing.

A motion was made by Supervisor Lavagnino, seconded by Supervisor Farr, that this matter be acted on as follows:

- a) through c) Approved;
- d) Received and considered; and
- e) through h) Approved; Chair to execute; and
- i) Approved.

Directed staff to return to the Board as appropriate with recommendations regarding potential modifications to the consolidation action plan to add occupancy preferences for veterans.

The motion carried by the following vote:

Ayes: 5 - Supervisor Carbajal, Supervisor Wolf, Supervisor Farr, Supervisor Adam, and Supervisor Lavagnino