



County of Santa Barbara

BOARD OF SUPERVISORS

Minute Order

December 17, 2024

Present: 5 - Supervisor Williams, Supervisor Capps, Supervisor Hartmann, Supervisor Nelson, and Supervisor Lavagnino

BEHAVIORAL WELLNESS DEPARTMENT

File Reference No. 24-01292

RE: Consider recommendations regarding the California Department of Housing and Community Development (State HCD) Standard Agreement with Hollister Lofts, L.P., Housing Authority of the County of Santa Barbara (HASBARCO), and Surf Development Company for No Place Like Home (NPLH) Competitive Allocation Round 2 Funds for the Hollister Lofts Project; and Memorandum of Understanding (MOU) and Mental Health Supportive Services Agreement with Hollister Lofts, L.P. and HASBARCO in connection with the award of NPLH funds for the Hollister Lofts Project, Second District, as follows:

- a) Approve and authorize the Director of the Department of Behavioral Wellness to execute, on behalf of the County, State HCD Standard Agreement No. 20-NPLH-14582 with Hollister Lofts, L.P. (Partnership), HASBARCO, and Surf Development Company as joint applicants for NPLH program Competitive Allocation Round 2 funds for the Hollister Lofts affordable housing project, located at 4540 South Hollister Avenue, Santa Barbara, California, APN 061-040-030 (Project), in an amount of \$4,822,998.00 for a term of thirty (30) years from the effective date of the State HCD Agreement;
- b) Approve and authorize the Director of the Department of Behavioral Wellness or designee to execute any amendments to Standard Agreement No. 20-NPLH-14582 and any and all other documents required or deemed necessary to secure NPLH Round 2 grant funds and participate in the NPLH Program without having to return to the Board for approval, subject to the Board's authority to rescind this delegated authority at any time;
- c) Direct the Director of the Department of Behavioral Wellness or designee to obtain concurrence from Risk Management, Auditor-Controller, and County Counsel before exercising the delegated authority under Resolution No. 24-70, adopted April 2, 2024, and the above recommended action "b";
- d) Approve and authorize the Director of the Department of Behavioral Wellness or designee to execute, on behalf of the County, a MOU with Partnership and HASBARCO that identifies the roles and responsibilities of the County, the project owner, and the property manager and commits the County's provision of mental health supportive services for a period of twenty (20) years to NPLH tenants residing at the Project:
- i) Delegate to the Director of the Department of Behavioral Wellness the authority to make



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immaterial changes to the MOU per section VII.B. of the MOU without requiring the Board's approval of an amendment of the MOU, subject to the Board's ability to rescind this delegated authority at any time;

e) Approve and authorize the Chair to execute a Mental Health (MH) Supportive Services Agreement with Partnership and HASBARCO for the County's provision of MH supportive services to eligible NPLH tenants residing at the Project, wherein County shall be compensated \$84,000.00 annually, subject to 3% annual increases thereafter, for a period of twenty years; and

f) Determine that the recommended actions are not a project subject to the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15378(b)(4), finding that the actions are the creation of a governmental funding mechanism or other government fiscal activity, which does not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment; and Public Resources Code Section 21163.1, which states that a decision by a public agency to seek funding from the NPLH Program does not constitute a "project."

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

- a) and b) **Approved and authorized;**
- c) **Directed;**
- d) i) **Approved and authorized;**
- e) **Approved and authorized; Chair to execute; and**
- f) **Approved.**

The motion carried by the following vote:

Ayes: 5 - Supervisor Williams, Supervisor Capps, Supervisor Hartmann, Supervisor Nelson, and Supervisor Lavagnino