



County of Santa Barbara

Community Services Department
Division of Housing & Community
Development



Amendment to the FY 2016-17 Action Plan

To add the use of HOME* funds to the
Los Adobes de Maria III Apartments Project

November 8, 2016

*Federal HOME Investment Partnerships Program



Recommended Actions

- Consider public comments (including those in Attachment A) relating to the use of federal HOME Investment Partnerships (HOME) funds for Los Adobes de Maria III Apartments (Project) and Substantial Amendment to the FY 2016-17 Action Plan submitted during the 30-day public comment period, which began on October 8 and concludes at the end of the public hearing for the Project on November 8, 2016;
- Approve a Substantial Amendment to the FY 2016-17 Action Plan (Attachment B), which adds the use of \$948,852 in federal HOME funds for the Project and up to \$15,000 in Project-related soft costs incurred by the County, and direct staff to submit the Substantial Amendment to HUD;
- Determine that the approval of the amendment to the FY 2016-17 Action Plan is not 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 actions are not a project as they are the 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 impact on the environment, and direct staff to file a Notice of Exemption (Attachment D).

HOME Program Background

- The County HOME Consortium receives an annual allocation of HOME funds from U.S. Dept. of Housing and Urban Development (HUD).
- The County and each member city receives a sub-allocation of HOME funds to award to projects or programs in their own communities.
- HOME Consortium member jurisdictions are:

County	Goleta
Buellton	Solvang
Carpinteria	

- The County is lead entity for the HOME Consortium and is accountable to HUD for the uses of HOME funds.
- The Division of Housing and Community Development (HCD) administers the HOME program.



HOME Reservation

- On February 16, 2016, the County Board of Supervisors approved a preliminary HOME *Reservation* of funds, in the amount of \$948,852, for Los Adobes de Maria III Apartments in Santa Maria, in order for the developer to apply for low-income housing tax credits.
- The developer, Peoples' Self-Help Housing Corporation (PSHHC), applied to the State for an allocation of low-income housing tax credits and was approved for an allocation.
- The Action Plan amendment also will include the use of up to \$15,000 in HOME funds for “Project Soft Costs” that will be used to cover County staff costs to oversee the construction of the Project.
- Staff will return to the Board for approval and execution of the County HOME loan documents at a later date.



Los Adobes de Maria III Apartments

- The use of HOME funds must be included in the County's annual Action Plan and, if not included, then the annual Action Plan must be amended to include County HOME-funded projects and provide for a 30-day public comment period.
- An amendment to the FY 2016-17 Action Plan has been prepared to include the Los Adobes de Maria III Apartments Project.
- The 30-day public comment period began on October 8, 2016 and concludes at the end of the public hearing for this item.
- No public comments have been received to date.



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