



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 No.: 057
For Agenda Of: March 11, 2014
Placement: Administrative
Estimated Time: N/A
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: Department Herman Parker, Community Services Director (805) 568-2467
Director:
Contact Info: Laurie Baker, Senior Housing Program Specialist (805) 568-3521
SUBJECT: Revised Legal Description for HOME Loan for Casas de las Flores Affordable Housing Project; First Supervisorial District.

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Risk Management

As to form: Yes

Recommended Actions:

That the Board of Supervisors:

- A. Approve a revised Exhibit A "Legal Description" (Attachment A) for the HOME Loan and related Agreements for the Casa de las Flores project originally approved by the Board on February 11, 2014 (Attachment B) and authorize the Chair of the Board of Supervisors to execute the duly updated County HOME Loan Agreement, Regulatory Agreement and two Subordination Agreements; and
- B. Find that pursuant to CEQA Section 15162, no substantial changes are proposed, and no new information of substantial importance has come to light regarding environmental effects of the project or of the sufficiency or feasibility of mitigation measures, and therefore the recommended actions for the Casas de las Flores Affordable Housing Project are within the scope of the project covered by Final Mitigated Negative Declaration for the Casa de las Flores (Project No. 10-1543-DP/CDP) approved on December 6, 2010 by the City of Carpinteria Planning Commission, and that therefore no new environmental document is required. The Final Mitigated Negative Declaration is provided in the Attachments listed at the end of this document (Attachment C). A hard copy of the document is available for review at the County Administration building, 105 E. Anapamu St., Room 105 and by request. A hard copy also will be available at the March 11, 2014 Board meeting.

Summary Text:

The recommended action is for the Board to approve a revised Exhibit A “Legal Description” for the County loan of \$1,209,957 in federal HOME Investment Partnership (HOME) funds to Casas de las Flores L.P., for the development of a 43-unit rental housing project (including 42 units restricted to low and very low income households plus one unrestricted manager’s unit) located in Carpinteria. Of the project’s 42 affordable units, seven (7) will be designated as HOME-assisted units.

Background:

On February 11, 2014 the Board of Supervisors approved a \$1,209,957 loan of federal HOME funds to Casa de las Flores L.P. for development of the Casa de las Flores affordable housing project at 4096 Via Real, Carpinteria located in District 1. The Board approved the related agreements and authorized the Chair of the Board of Supervisors to execute the County HOME Loan Agreement, Regulatory Agreement and two Subordination Agreements. Originally, the project was to be built on two separate lots that consisted of a former camper park and a single family home. On February 27, 2014 Casa de las Flores L.P. recorded a new legal description with the County merging these two lots that make up the development project. The recommended action revises the “Legal Description” that was included as an Exhibit A to the various HOME agreements (Attachment D).

Fiscal and Facilities Impacts: None.

<u>Funding Sources</u>	<u>Current FY Cost:</u>	<u>Annualized On-going Cost:</u>	<u>Total One-Time Project Cost</u>
General Fund			
State			
Federal			\$ 1,279,957.00
Fees			
Other:			
Total	\$ -	\$ -	\$ 1,279,957.00

Attachments:

- Attachment A: Revised Exhibit A “Legal Description”
- Attachment B: February 11, 2014 Community Services Department’s Administrative Board Letter
- Attachment C: CEQA Mitigated Negative Declaration
- Attachment D: Prior February 11, 2014 Exhibit A “Legal Description”