



County of Santa Barbara

BOARD OF SUPERVISORS

Minute Order

December 17, 2019

Present: 4 - Supervisor Williams, Supervisor Hart, Supervisor Hartmann, and Supervisor Lavagnino
Absent 1 - Supervisor Adam

COMMUNITY SERVICES, BEHAVIORAL WELLNESS

File Reference No. 19-01066

RE: Consider recommendations regarding execution of state Homeless Emergency Aid Program (HEAP) Loan Documents for \$1,350,000.00, approval for the County of Santa Barbara to join the Housing Authority to submit a State No Place Like Home (NPLH) non-competitive application, and approval of Behavioral Wellness Services Agreement and Memorandum of Understanding (MOU) for the West Cox Apartments Project as required by NPLH, Fifth District, as follows:

a) Approve and authorize the Chair to execute the following documents, which relate to a 15-year 0% forgivable loan of One Million Three Hundred and Fifty Thousand Dollars (\$1,350,000.00) of HEAP funds from the County to the Housing Authority of the County of Santa Barbara (Housing Authority) for the West Cox Apartments project at 1141 West Cox Lane, Santa Maria, APN 099-150-057:

- i) County HEAP Loan Agreement;
- ii) County HEAP Loan Promissory Note;
- iii) County Deed of Trust, Assignment of Rents, and Security Agreement; and
- iv) County Regulatory Agreement (together, the HEAP Loan Documents);

b) Adopt a Resolution that:

i) Authorizes and directs the County to submit a joint application with the Housing Authority as developer-borrower to the California Department of Housing and Community Development for NPLH non-competitive loan funds; and

ii) Authorizes and directs the Director of the Department of Behavioral Wellness to execute a "Standard Agreement" for an allocation of "Round 2" non-competitive NPLH funds;

c) Authorize the Director of the Department of Behavioral Wellness to execute a "Standard Agreement" between the County and the State in a form substantially similar to the "Round 1 Standard Agreement" and subject to the review of and concurrence by County Counsel, Risk Management and Auditor-Controller;

d) Approve and authorize the Director of the Department of Behavioral Wellness, on behalf of the



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County, to execute the Supportive Services Agreement with the Housing Authority to provide supportive services to NPLH tenants while they reside at the Project as required by NPLH for twenty (20) years;

e) Approve and authorize the Director of Department of Behavioral Wellness, on behalf of the County, to execute an MOU with the Housing Authority which identifies the roles and responsibilities of the County, the project owner, and the property manager, and commits the County to provide supportive services for a period of twenty (20) years to NPLH tenants while they reside at the Project; and

f) Consider the environmental effects of the project as shown in the Mitigated Negative Declaration adopted by the City of Santa Maria for the Project on March 20, 2019 and find that pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15162, no substantial changes are proposed, and there are no substantial changes in circumstances or new information of substantial importance regarding significant impacts or feasibility of mitigation measures and alternatives, and therefore approval of the recommended actions are within the scope of the Mitigated Negative Declaration adopted by the City of Santa Maria for the Project on March 20, 2019.

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

a) i) through iv) Approved and authorized; Chair to execute;

b) i) and ii) Adopted;

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c) Authorized;

d) and e) Approved and authorized; and

f) Approved.

The motion carried by the following vote:

Ayes: 4 - Supervisor Williams, Supervisor Hart, Supervisor Hartmann, and Supervisor Lavagnino

Absent: 1 - Supervisor Adam