

Attachment A

Hollister Loft MOU First Amendment

**FIRST AMENDMENT TO THE
MEMORANDUM OF UNDERSTANDING**

AMONGST

**COUNTY OF SANTA BARBARA,
DEPARTMENT OF BEHAVIORAL WELLNESS**

HOLLISTER LOFTS, L.P.

HOUSING AUTHORITY OF THE COUNTY OF SANTA BARBARA

REGARDING

**NO PLACE LIKE HOME HOLLISTER LOFTS,
AN AFFORDABLE HOUSING DEVELOPMENT IN THE COUNTY OF SANTA BARBARA**

This First Amendment to the Memorandum of Understanding ("First Amended MOU") is entered into on the date executed by County, among the County of Santa Barbara, on behalf of its Department of Behavioral Wellness ("County"), a political subdivision of the State of California; Hollister Lofts, L.P., a California limited partnership ("Partnership"); and the Housing Authority of the County of Santa Barbara ("HASBARCO"), a public body, corporate and politic, (referred to as a "Party" or collectively as the "Parties") regarding No Place Like Home ("NPLH") Round 2, Competitive Allocation funds for the development of Hollister Lofts, a proposed affordable rental housing development at 4540 South Hollister Avenue, Santa Barbara, California (APN 061-040-030) (the "Project").

RECITALS

WHEREAS, on December 17, 2019, the County Board of Supervisors approved and authorized the Director of the Department of Behavioral Wellness, on behalf of the County, to submit a joint application with Housing Authority of Santa Barbara (HASBARCO), Limited Partnership (to be formed), and Surf Development Company, [to the California Department of Housing and Community Development ("State HCD") for NPLH Round 2, Competitive Allocation funds for the development of the Project; and

WHEREAS, on September 15, 2020, the County Board of Supervisors approved and authorized the Director of the Department of Behavioral Wellness, on behalf of the County, to apply for and accept NPLH Round 2, Competitive Allocation funds of \$4,822,998 to HASBARCO for the development of the Project; and

WHEREAS, the loan award will be made to HASBARCO to partially fund the NPLH permanent affordable residential housing development at 4540 South Hollister Avenue, Santa Barbara, California (APN 061-040-030); and

WHEREAS, the NPLH funds will reserve sixteen (16) of the newly constructed thirty-four (34)

housing units for homeless, chronically homeless, or persons at-risk of homelessness with a moderate to severe mental illness; and

WHEREAS, HASBARCO and County of Santa Barbara Department of Behavioral Wellness agreed to partner together with Behavioral Wellness providing supportive services for BWell clients who are residents of Hollister Loft development; and

WHEREAS, on December 10, 2024, the County Board of Supervisors approved and authorized the Director of the Department of Behavioral Wellness, on behalf of the County, to execute California Department of Housing and Community Development (State HCD) Standard Agreement No. 20-NPLH-14582 with Hollister Lofts, L.P. (Partnership), HASBARCO, and Surf Development Company as joint applicants for NPLH Round 2, Competitive Allocation funds of \$4,822,998 to HASBARCO for the development of the Project for a term of twenty (20) years from effective date; and

WHEREAS, on December 10, 2024, County, Hollister Lofts, L.P., and HASBARCO fully executed each of the NPLH Hollister Lofts original MOU (“MOU”), defining the roles and responsibilities of each of the Parties in the pursuit of development and operations of the Project with County as lead service provider, Hollister Lofts, L.P. as owner, and HASBARCO as property manager of the Project, and the NPLH Hollister Lofts Mental Health Supportive Services Agreement, specifying the County’s provision of mental health supportive services to eligible Project tenants for a period of 20 years consistent with NPLH requirements; and

WHEREAS, on February 5, 2025, County, Hollister Lofts, L.P., HASBARCO, Surf Development Company and State HCD fully executed State HCD Standard Agreement 20-NPLH-14582 for NPLH Round 2, Competitive Allocation funds; and

WHEREAS, on October 20, 2025, State HCD, Division of State Financial Assistance, Tribal and Special Projects Manager issued a “Changed Conditions” letter to HASBARCO and Surf Development Company with the subject line “RE: Unit Mix and Tax Credit Change – Hollister Lofts Contract #: 20-NPLH-14582,” acknowledging changes to the Project’s tax credits and unit mix. State HCD notified of a change in the maximum capital NPLH loan amount from the original award amount of \$4,822,998 to \$4,565,305, representing a reduction of \$257,683 following a reassessment of the per-unit loan amounts. State HCD confirmed an increase in the number of designated units for NPLH tenants from sixteen (16) to seventeen (17) designated units; and

WHEREAS, the executed contract 20-NPLH-14582 includes the statement “All written materials or alterations submitted as addenda to the original Application and the Project Report and which are approved in writing by a Division of Financial Assistance Program Manager or higher Department official, as appropriate, are part of the Application and are hereby incorporated as part of the Agreement”. Therefore, upon execution, this Amendment is hereby the County’s record of the change in loan amount and number of designated units; and

WHEREAS, the County, Hollister Lofts, L.P., and HASBARCO agree to this First Amendment to the MOU to update the amount of the NPLH loan awarded for the Project and the number of NPLH

designated units for the Project.

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, County, Hollister Lofts, L.P., and HASBARCO, agree as follows:

- I. In **Section I, Partnership Responsibilities As Owner, Subsection D** delete the number of housing units and replace it with:
seventeen (17) newly constructed housing units.
- II. In **Section IV, HASBARCO Responsibilities As Property Manager, Subsection C**, delete the number of housing units and replace it with:
seventeen (17) NPLH designated units.
- III. Delete **Section V, NPLH Housing and Program Fund Amount** in its entirety and replace it with the following:
 - V. NPLH Housing Program Fund Amount**
The amount of NPLH funding approved in the application is amended to **\$4,565,305** for development of seventeen (17) NPLH-dedicated units, including cost of operations.

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Signature Page Follows**

SIGNATURE PAGE

First Amendment to the Memorandum of Understanding for the No Place Like Home Hollister Lofts Housing Development between the **County of Santa Barbara, Hollister Lofts, L.P., and Housing Authority of the County of Santa Barbara.**

IN WITNESS WHEREOF, the Parties hereto have executed this First Amendment to be effective as of the date executed by County.

COUNTY OF SANTA BARBARA:

DocuSigned by:
By: Antonette "Toni" Navarro
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Antonette Navarro, LMFT, Director
Department of Behavioral Wellness

Date: 1/29/2026

HOUSING AUTHORITY OF THE COUNTY OF SANTA BARBARA:

Signed by:
By: Bob Havlicek
304E7A127B314FE...
Authorized Representative
Robert P. Havlicek, Jr., Executive Director

Date: 1/29/2026

HOLLISTER LOFTS, L.P.

Signed by:
By: Bob Havlicek
304E7A127B314FE...
Authorized Representative
Surf Development Company, Managing General Partner
Robert P. Havlicek, Jr., Chief Executive Officer

Date: 1/29/2026