



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:** Treasurer-Tax Collector  
**Department No.:** 065  
**For Agenda Of:** 6/27/2023  
**Placement:** Departmental  
**Estimated Time:** 5 minutes  
**Continued Item:** No  
**If Yes, date from:**  
**Vote Required:** Majority

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**TO:** Board of Supervisors  
**FROM:** Department Harry E. Hagen, CPA, CPFA, CPFO, CFIP, CGIP, ACPFIM  
Director(s): Treasurer – Tax Collector  
(805) 568 – 2490  
Contact Info: LeAnne Hagerty, CPA, CPFO  
Treasury Finance Chief  
(805) 568 – 2498  
**SUBJECT:** Housing Authority of the County of Santa Barbara Issuance of Tax-Exempt  
Multifamily Housing Revenue Obligations for the Benefit of Perkins Place  
Apartments

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**County Counsel Concurrence**

As to form: Yes

Other Concurrence: Debt Advisory Committee

As to form: Yes

**Auditor-Controller Concurrence**

As to form: Yes

**Recommended Actions:** That the Board of Supervisors:

- A) Hold a public hearing in compliance with the Tax Equity and Fiscal Responsibility Act of 1982 (TEFRA) regarding the issuance by the Housing Authority of the County of Santa Barbara of tax-exempt multifamily housing revenue obligations, for the benefit of Perkins Place, L.P., and consider public comment; and
- B) Adopt a resolution of the Board of Supervisors of the County of Santa Barbara approving the issuance by the Housing Authority of the County of Santa Barbara of its multifamily housing revenue obligations for the benefit of Perkins Place, L.P. in an aggregate principal amount not to exceed \$13,000,000, to finance the acquisition and construction of a 33-unit multifamily rental housing facility to be located in the unincorporated area of the County located at 60-70 Perkins Road, New Cuyama, California; and
- C) Determine that the above actions involve government funding mechanisms and/or fiscal activities and are not a project under the California Environmental Quality Act (CEQA), pursuant to Section 15378(b)(4) of the CEQA Guidelines.

**Summary Text:** Perkins Place, L.P., a limited partnership (Borrower), has requested that the Housing Authority of the County of Santa Barbara (HACSB) adopt a plan of financing providing for the issuance of multifamily housing revenue notes or bonds (Obligations) in one or more series issued from time to time, including Obligations issued to refund such Obligations in one or more series from time to time, and at no time to exceed \$13,000,000 in outstanding aggregate principal amount, to finance the acquisition and construction of a 33-unit multifamily rental housing facility to be located in the unincorporated area of the County of Santa Barbara (County) at 60-70 Perkins Road, New Cuyama, California, generally to be known as Perkins Place Apartments (Project).

This item was considered by the Santa Barbara County Debt Advisory Committee on May 30, 2023 and was approved for recommendation to the County Board of Supervisors.

**Background:**

Perkins Place, L.P. provided the following information:

The Housing Authority of the County of Santa Barbara proposes to issue \$13,000,000.00 of tax-exempt debt, with the Housing Authority of the County of Santa Barbara as the Issuer and Pacific Western Bank as a privately-placed bond buyer. The full amount of the bonds, \$13,000,000.00, will be issued and utilized to construct the 33-unit apartment development, and held for at least one year after sustaining occupancy, at which time the permanent loan balance is proposed to be reduced to \$4,760,000.00 fully amortized over 360 months at an interest rate of 6.15%.

The development will receive zoning and land use approvals in August, 2023. The development holds a commitment for 17 Project-Based rental vouchers. The development holds a commitment of \$2,075,000.00 of SERNA capital funds from the State Department of Housing and Community Development. The development holds commitments for solar and energy efficiency incentives for approximately \$375,000.00. The development seeks an allocation of \$13,000,000.00 in private activity bond authority from the California Debt Limit Allocation Committee, and an allocation of \$8,291,548.00 of 4% low income housing tax credits from the California Tax Credit Allocation Committee.

The Housing Authority proposes to construct 33 new apartments, which is the first significant residential construction in New Cuyama in over 60 years. The development is proposed to include 15 units for farmworkers at 30% of area median income, and an additional 17 units for other low-income households earning up to 60% of area median income. There are two buildings, proposed to include 16 one-bedroom units and a significant community center, with 16 family units with two and three bedrooms in the northern side of the parcel. The development also includes 1100 square feet of commercial space fronting Perkins Street, consistent with the “general commercial” zoning of the site.

The Housing Authority has made modifications to the original plans after 18 months working with the community to prepare a market study and obtain additional information on the proposed project site. The development will not be able to start construction until a new water well currently under construction, has been approved to replace an older well of the Cuyama Community Services District.

The development will offer 15 units of family housing to farmworker households at basic rents of \$786.00, \$943.00 and \$1,089.00 respectively for one, two and three-bedroom units per month, including all utilities. The development will offer 17 units of family and other low-income households. These 17 units will include one, two, and three-bedroom units (with rents set at very low-income levels: 50% of area median

income), encouraging family housing, consistent with neighborhood input. The development includes space for an after-school program. Section 8 tenant-based subsidies will be accepted in all units.

The following are the estimated Project sources and uses:

**Perkins Pace**

	Construction	Permanent
<b>Sources</b>		
Tax Exempt Loan	11,000,000	4,760,000
SERNA Loan (California)	0	2,075,000
County HOME Loan	0	1,500,000
Energy Equipment Loan	0	453,500
Tax credit Equity	3,647,916	7,295,833
Developer Equity	2,018,148	581,731
<b>Total Sources</b>	<b>16,666,064</b>	<b>16,666,064</b>
<b>Uses</b>		
Land	120,000	120,000
Soft Costs (Design, Permits, Res.)	4,040,799	4,040,799
Construction Costs	12,029,200	12,029,200
Financing	476,065	476,065
<b>Total Uses</b>	<b>16,666,064</b>	<b>16,666,064</b>

**Fiscal and Facilities Impacts:** The Obligations and the responsibility to pay principal of and interest thereon and any redemption premium with respect thereto will not constitute an indebtedness or an obligation of the HACSB, the County, the State of California or any political subdivision thereof, within the meaning of any constitutional or statutory debt limitation, or a charge against the general credit or taxing powers of any of them, but will be payable solely from certain revenues duly pledged therefor and generally representing amounts paid by the Borrower.

**Special Instructions:**

Please return one signed original resolution to the Treasurer Tax-Collector’s office, Attention: LeAnne Hagerty.

**Attachments:**

A Resolution of the Board of Supervisors of the County of Santa Barbara Approving the Issuance of Multifamily Housing Revenue Obligations for Perkins Place Apartments by the Housing Authority of the County of Santa Barbara.

**Authored by:**

LeAnne Hagerty, CPA, CPFO, Treasury Finance Chief