



# County of Santa Barbara

## BOARD OF SUPERVISORS

### Minute Order

July 19, 2023

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**Present:** 4 - Supervisor Williams, Supervisor Capps, Supervisor Hartmann, and Supervisor Nelson  
Absent 1 - Supervisor Lavagnino

COMMUNITY SERVICES DEPARTMENT

File Reference No. 23-00742

**RE:** Consider recommendations regarding the 2023 Homekey Program Application, First District, as follows:

- a) Approve a no-interest loan to The Turner Foundation - Since 1958 (The Turner Foundation) in the amount of \$90,000.00 from the First District, 990 Fund 0001 (Loan) for use as an earnest money deposit for the acquisition of that certain real property located at 2011 Oak Avenue, Santa Barbara, CA 93101 (Project) using Round 3 Homekey Program grant funding from the State of California Department of Housing and Community Development (Homekey Funding), which Loan is to be memorialized, and subject to terms and conditions set forth, in a Promissory Note (Promissory Note), and subject to immediate repayment in the event that (i) The Turner Foundation's application for such Homekey Funding is not granted by the State of California Department of Housing and Community Development, or (ii) The Turner Foundation fails to duly execute and record, as appropriate, loan documents approved by the Board of Supervisors memorializing a loan by the County to The Turner Foundation of Homekey matching funds, including a loan agreement, promissory note, deed of trust, and regulatory agreement (Homekey Matching Loan Documents) within 30 days of The Turner Foundation's application for such Homekey Funding being granted by the State of California Department of Housing and Community Development, and which Homekey Matching Loan Documents include the Loan as amended to be subject to the terms and conditions of such Homekey Matching Loan Documents;
- b) Find that the foregoing recommended action constitutes the financing or assisting in the financing of the acquisition of real property to be owned and operated by a nonprofit corporation to carry out a program deemed by the Board of Supervisors to be necessary to meet the social needs of the population of the County pursuant to Government Code Section 26227; and
- c) Determine that the recommended actions are exempt from the California Environmental Quality Act (CEQA) pursuant to California Health and Safety Code Section 50675.1.4, finding that the proposed Project is to provide housing for individuals and families who are experiencing homelessness, and that the Project satisfies the requirements described more fully in Section 50675.1.4.



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Alternatively, that the Board of Supervisors:

d) Approve a no-interest loan to The Turner Foundation - Since 1958 (The Turner Foundation) in the amount of \$90,000.00 from the First District, 990 Fund 0001 (Loan) for use as an earnest money deposit for the acquisition of that certain real property located at 2011 Oak Avenue, Santa Barbara, CA 93101 (Project) using Round 3 Homekey Program grant funding from the State of California Department of Housing and Community Development (Homekey Funding), which Loan is to be memorialized, and subject to terms and conditions set forth, in a loan agreement and promissory note in forms approved by each of the Community Services Director, County Counsel, County Risk Management, and the County Auditor-Controller (Loan Documents). This Loan is subject to immediate repayment in the event that (i) The Turner Foundation's application for such Homekey Funding is not granted by the State of California Department of Housing and Community Development, or (ii) The Turner Foundation fails to duly execute such Loan Documents by August 18, 2023, and (iii) authorize the Community Services Director to execute such Loan Documents;

e) Find that the foregoing recommended action constitutes the financing or assisting in the financing of the acquisition of real property to be owned and operated by a nonprofit corporation to carry out a program deemed by the Board of Supervisors to be necessary to meet the social needs of the population of the County pursuant to Government Code Section 26227; and

f) Determine that the recommended actions are exempt from the California Environmental Quality Act (CEQA) pursuant to California Health and Safety Code Section 50675.1.4, finding that the proposed Project is to provide housing for individuals and families who are experiencing homelessness, and that the Project satisfies the requirements described more fully in Section 50675.1.4.

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

**a) through c) Approved as revised at the Tuesday, July 19, 2023 Board of Supervisors meeting to strike the following language at the end of recommended action a), as follows:**

**"and which Homekey Matching Loan Documents include the Loan as amended to be subject to the terms and conditions of such Homekey Matching Loan Documents."**

**d) through f) No action taken.**

**The motion carried by the following vote:**

**Ayes:** 4 - Supervisor Williams, Supervisor Capps, Supervisor Hartmann, and Supervisor Nelson



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**Absent:** 1 - Supervisor Lavagnino