



County of Santa Barbara

BOARD OF SUPERVISORS

Minute Order

February 25, 2025

Present: 5 - Supervisor Lee, Supervisor Capps, Supervisor Hartmann, Supervisor Nelson, and Supervisor Lavagnino

BEHAVIORAL WELLNESS DEPARTMENT

File Reference No. 25-00135

RE: Consider recommendations regarding the California Department of Housing and Community Development (State HCD) Standard Agreement with Cypress and 7th, L.P., Surf Development Company, and the County of Santa Barbara for the No Place Like Home (NPLH) program non-competitive allocation round 4 loan funds, First Amended and Restated Memorandum of Understanding (MOU) and Mental Health (MH) Supportive Services Agreement with Cypress and 7th, L.P. and the Housing Authority of the County of Santa Barbara (HASBARCO) in connection with an award of NPLH funds for the Cypress and 7th permanent supportive housing project, Fourth District, as follows:

a) Approve, ratify, and authorize the Director of the Department of Behavioral Wellness to execute, on behalf of the County, State HCD Standard Agreement No. 21-NPLH-17345 with Cypress and 7th, L.P. and Surf Development Company as joint applicants for NPLH Non-competitive Allocation Round 4 loan funds for the Cypress and 7th permanent supportive housing project, located at 1401 E. Cypress Avenue, Lompoc, California (APN 085-150-089) (Project), in an amount of \$632,696.00 for a term of 30 years from the effective date of the State HCD Standard Agreement:

i) Approve and authorize the Director of the Department of Behavioral Wellness or designee to execute any amendments to State HCD Standard Agreement No. 21-NPLH-17345 and any and all other documents required or deemed necessary to secure these funds and participate in the NPLH program without having to return to the Board for approval, subject to the Board's authority to rescind this delegated authority at any time; and

ii) Direct the Director of the Department of Behavioral Wellness or designee to obtain concurrence from Risk Management, Auditor-Controller, and County Counsel before exercising the delegated authority under Resolution 23-39, adopted March 14, 2023, and the above recommended action a;

b) Approve, ratify, and authorize the Director of the Department of Behavioral Wellness or designee to execute, on behalf of the County, a First Amended and Restated MOU with Cypress and 7th, L.P. and HASBARCO that identifies the roles and responsibilities of the County, the project owner, and the property manager and commits the County's provision of mental health supportive services to eligible NPLH tenants residing at the Project for a period of 20 years and amends the original MOU;



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c) Approve and authorize the Chair to execute a MH Supportive Services Agreement with Cypress and 7th, L.P. and HASBARCO for the County's provision of MH supportive services to eligible NPLH tenants residing at the Project for an estimated contract amount of \$84,000.00 annually, subject to 3% annual increases thereafter, for a period of 20 years;

d) Delegate to the Director of the Department of Behavioral Wellness the authority to make immaterial changes to the MOU per section VII.B and the MH Supportive Services Agreement per section 25, without requiring the Board of Supervisor's approval of an amendment of the MOU or MH Supportive Services Agreement, subject to the Board of Supervisor's ability to rescind this delegated authority at any time; and

e) Determine that the above recommended actions are not a project subject to California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15378(b)(4), finding that the actions are the creation of a governmental funding mechanism or other government fiscal activity, which does not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment; and Public Resources Code Section 21163.1, which states that a decision by a public agency to seek funding from the NPLH Program does not constitute a project.

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

a) i) and ii) Approved, ratified and authorized;

b) Approved, ratified and authorized;

c) Approved and authorized; Chair to execute;

d) Delegated; and

e) Approved.

The motion carried by the following vote:

Ayes: 5 - Supervisor Lee, Supervisor Capps, Supervisor Hartmann, Supervisor Nelson, and Supervisor Lavagnino