

# **Attachment E**

## **CA State HCD Change in Circumstance Letter**

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF STATE FINANCIAL ASSISTANCE**

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October 20, 2025

Robert P. Havlicek, Jr, Chief Executive Officer  
Surf Development Company  
815 West Ocean Avenue  
Lompoc, CA 93436

Robert P. Havlicek, Jr.  
Executive Director  
Housing Authority of the County of Santa Barbara  
P.O. Box 32146  
Lompoc, CA 93436

**RE: Unit Mix and Tax Credit Change – Hollister Lofts  
Contract #: 20-NPLH-14582**

Dear Robert P. Havlicek:

The Department of Housing and Community Development (Department) issued an award announcement for the Hollister Lofts project on June 25, 2020. On September 24, 2025, you notified the Department of changes to the project's tax credits and the unit mix of the No Place Like Home (NPLH) assisted units. As a result, the per-unit loan amounts were reassessed, and the Department determined that the maximum capital loan amount will be \$4,565,305, representing a reduction of \$257,683 from the original award amount of \$4,822,998.

The Department confirms that the project will assist 17 NPLH units, consisting of 14 zero-bedroom units and 3 one-bedroom units, all restricted at 15% of the Area Median Income (AMI), serving the target population of Chronically Homeless individuals.

Additionally, the project will contain a total of 35 units and complies with the NPLH 49% integration rule, ensuring that no more than 49% of the total units will be NPLH-assisted.

Maximum NPLH Loan Amount and Unit Mix													10/15/21		
Project Tax Credits Applied For? (Must make selection)		9%	A. Loan Amount Requested for NPLH Competitive NOFA				\$4,565,305	B. COSR (from UA, 'NPLH COSR Calculation worksheet)				\$0			
Maximum NPLH Capital Loan Amount Chart - click here for 2021 NPLH loan limits - (beginning on page 161)															
A	Efficiency Units			1 Bedroom Units			2 Bedroom Units			3 Bedroom Units			4+ Bedroom Units		
AMI Level	9% PU Loan limit amount	# of NPLH assisted units	Total Allowed (BxC)	9% PU Loan limit amount	# of NPLH assisted units	Total Allowed (E x F)	9% PU Loan limit amount	# of NPLH assisted units	Total Allowed (H x I)	9% PU Loan limit amount	# of NPLH assisted units	Total Allowed (K x L)	9% PU Loan limit amount	# of NPLH assisted units	Total Allowed (N x O)
30%	\$219,496		\$0	\$226,265		\$0	\$246,576		\$0	\$265,302		\$0	\$281,579		\$0
25%	\$235,340		\$0	\$243,263		\$0	\$266,743		\$0	\$288,782		\$0	\$307,652		\$0
20%	\$251,041		\$0	\$260,116		\$0	\$287,053		\$0	\$312,117		\$0	\$333,725		\$0
15%	\$266,743	14	\$3,734,396	\$276,970	3	\$830,910	\$307,364		\$0	\$335,453		\$0	\$359,797		\$0
	Efficiency	14	\$3,734,396	1 Bdrm	3	\$830,910	2 Bdrm	0	\$0	3 Bdrm	0	\$0	4+ Bdrm	0	\$0

Santa Barbara

C. Shared Cost Calculation §200(d)		
1. Total residential development cost (from the UA - Dev Budget worksheet, cell C115)		\$14,868,744
2a. Gross square footage of <b>NPLH Assisted</b> Units (refer to the UA - Site & Unit worksheet rows 41 - 52)		5,702
2b. Gross square footage of <b>manager</b> Units (refer to the UA - Site & Unit worksheet rows 41 - 52)		810
2c. Gross square footage of <b>Non-NPLH Assisted</b> Units (refer to the UA - Site & Unit worksheet rows 41 - 52)		6,755
2d. Total residential gross square feet (C2a + C2b + C2c)		13,267
2e. Residential gross square feet without managers units (C2a + C2c)		12,457
3. Assisted proration % of costs based on square feet (C2a / C2e)	45.77%	<b>NPLH Assisted Units share of costs (C1 x C3)*</b> \$6,805,939
<b>NPLH Maximum Loan Amount</b>		
D. Maximum capital loan §200(l)(5)(A) or (B) & (7) (from chart above)		\$4,565,305
E. Maximum capital loan amount per NOFA - \$20,000,000 less COSR (from B above)		\$20,000,000
F. Maximum capital loan per Shared Cost Calculation (from C* above)		\$6,805,939
G. Maximum capital loan amount (lesser of D, E or F above)		\$4,565,305
H. Maximum <b>Competitive</b> capital loan amount (G minus K)		\$4,565,305
I. Competitive loan amount requested by Applicant (from A above)		\$4,565,305
<b>J. Competitive capital loan amount (lesser of H and I)</b>		<b>\$4,565,305</b>
<b>K. Noncompetitive capital loan amount requested for this project (see cell comments)</b>		<b>\$0</b>
<b>L. Capital Operating Subsidy Reserve - COSR (from B above)</b>		<b>\$0</b>
<b>M. Max Loan Amount = Noncompetitive + Competitive Capital Loan + COSR (J + K + L)</b>		<b>\$4,565,305</b>

Sincerely,



Tanya Danna  
 Manager, Tribal and Special Projects