



# The Residences at Depot St. 201 and 205 North Depot St. Santa Maria

## County of Santa Barbara

Community Services Department, Housing & Community Development Division

# Public Hearing to Consider Draft FY 2017-18 Action Plan Amendment

Board of Supervisors  
August 14, 2018



# Summary of Recommended Actions

- Consider public comments on the draft FY 2017-18 Action Plan Substantial Amendment
- Approve the Action Plan Substantial Amendment to be submitted to HUD that includes the provision of HOME funds to develop The Residences at Depot St. a project in the City of Santa Maria
- Approve a loan of \$1,994,459 in HOME Funds and \$1,178,978 in Inclusionary Housing Ordinance (IHO) In-Lieu Funds for a total of \$3,173,437 to The Residences at Depot Street, L.P.



# Public Hearing

As required by HUD:

- Board to hear and consider public comments
- 30-day public comment period:  
July 13, 2018 – August 14, 2018
- Comment period closes after public hearing on this item
- No public comments received prior to today



# Property Description



- 80 rental units in Santa Maria, including 2 manager's units
- Comprised of 2 separate buildings
- Housing for homeless households

# Project Funding Sources

## Construction Funding Sources

Construction Loan	21,617,678
Deferred Developer Fee	4,478,807
MHSA loan	2,405,000
HOME/In-Lieu loan	3,173,437
Seller Carryback Note	1,000,000
General Partner loan	1,150,000
Tax Credit Equity - LIHTC	2,169,172
Tax Credit Equity – Solar	18,479
GP Equity	49,421
Deferred costs	656,293
Accrued interest on soft loans	346,167
<b>Total Funding Sources</b>	<b>\$37,064,455</b>

## Permanent Funding Sources

Permanent Loan	11,900,000
Deferred Developer Fee	2,456,088
MHSA loan	2,405,000
HOME/In-Lieu loan	3,173,437
Seller Carryback Note	1,000,000
General Partner loan	1,150,000
Tax Credit Equity - LIHTC	14,461,147
Tax Credit Equity – Solar	123,195
GP Equity	49,421
Accrued interest on soft loans	346,167
<b>Total Funding Sources</b>	<b>\$37,064,455</b>



# HOME Loan

- 11 HOME-Assisted Units and 7 County-Assisted Units will be subject to the income eligibility terms
- Will Return to Board of Supervisors on 08/28/18 with County Loan documents:
  - Loan will bear simple interest at the rate of 3% per annum;
  - Loan payments will be made from residual receipts; and
  - The balance of the principal, and all accrued interest, will be due and payable on the earlier of 55 years or the date the property is sold or transferred.



# All County Loans

- The County HOME loan will provide \$3,173,437 in HOME and Inclusionary Housing Ordinance (IHO) funds
- The Board will also consider a loan to this project by the Department of Behavioral Wellness on 08/28/18, for an estimated \$2,405,000 in Mental Health Services Act (MHSA) funds
- Total funding from all County sources (MHSA, HOME and In-lieu) is required to complete the project.



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- Approve a loan of \$1,994,459 in HOME Funds and \$1,178,978 in Inclusionary Housing Ordinance (IHO) In-Lieu Funds for a total of \$3,173,437 to The Residences at Depot Street, L.P.

