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Legislation Details (With Text)

File #: 16-00340 **Version:** 3

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File created: **In control:** BOARD OF SUPERVISORS

On agenda: 6/7/2016 **Final action:** 6/7/2016

Title: HEARING - Consider recommendations regarding the HOME Loan for Property Acquisition and Rehabilitation and the draft Fiscal Year (FY) 2012-2013 and FY 2014-2015 Action Plan Substantial Amendments, as follows: (EST. TIME: 15 MIN.)

- a) Approve the sale of the Property by Life Steps Foundation;
- b) Consider the County's Right of First Refusal to purchase the Property at fair market value and determine that the County will not exercise its right to purchase the Property;
- c) Approve Good Samaritan as buyer of the Property;
- d) Receive and consider public comments on the draft FY 2014-2015 Action Plan Substantial Amendment received during a 30-day public comment period, which commenced on April 17, 2016 and concludes at the end of the May 17, 2016 public hearing on this item;
- e) Approve FY 2014-2015 Action Plan Substantial Amendment to be submitted to Housing and Urban Development (HUD) that includes the provision of HOME funds to Good Samaritan to acquire and rehabilitate the Property;
- f) Approve and authorize the Chair to execute a County HOME Loan Agreement, HOME Promissory Note and HOME Deed of Trust with Good Samaritan and provide \$475,000.00 in HOME funds, of which \$445,000.00 will to be used to acquire the Property and \$30,000.00 will be used toward the costs to rehabilitate the Property;
- g) Approve and authorize the Chair to execute a new County Regulatory Agreement that will restrict one (1) of the six (6) bedrooms at the Property for low-income persons with annual incomes not to exceed sixty-percent (60%) of area median income (AMI) and restrict five (5) bedrooms for persons with annual incomes not to exceed fifty-percent (50%) AMI for a period of fifteen and one-half (15.5) years;
- h) Approve and authorize the Chair to execute an Assumption and Assignment Agreement of the Grant Agreement with Good Samaritan with the following modifications: 1) the six bedrooms will be income and rent restricted for households with annual incomes that shall not exceed sixty-percent (60%) of the area median income and 2) the restriction that occupancy is limited to persons with developmental disabilities is removed; and
- i) Determine that the recommended actions are not the acceptance and approval of a project that is subject to environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378(b)(4), finding that the project is a creation of government funding mechanisms or other government fiscal activities, which do not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment, and direct staff to file a Notice of Exemption.

COUNTY EXECUTIVE OFFICER'S RECOMMENDATION: APPROVE

Sponsors: COMMUNITY SERVICES DEPARTMENT

Indexes:

Code sections:

Attachments: 1. Set Hearing Board Letter, 2. Board Letter, 3. Attachment A - 2016 HOME Action Plan Amendment, 4. Attachment B - County HOME Loan Agreement, 5. Attachment C - County HOME Loan Promissory Note, 6. Attachment D - County HOME Loan Deed of Trust, 7. Attachment E - County HOME Loan Regulatory Agreement GSS Orcutt Acq, 8. Attachment F - Assignment Assumption and Modification Agreement, 9. Attachment G - CEQA NOE, 10. Attachment H - Rehabilitation Budget, 11. Attachment I - 1994 Grant Agreement, 12. Continuance Memo Request 5/12/16, 13. Public Comment - C3H Support Letter, 14. Public Comment - Sunor & Bailon, 15. Public Comment - Group 1, 16. Public Comment - Group 2, 17. Public Comment - Campo, 18. Public Comment - Group 3, 19. Public Comment - Wells, 20. 16-00340pc Public Comment - First Street Open House Flyer.pdf, 21. Presentation

Date	Ver.	Action By	Action	Result
6/7/2016	3	BOARD OF SUPERVISORS	Acted on as follows:	Pass
5/17/2016	2	BOARD OF SUPERVISORS	Continued, as follows:	Pass
5/10/2016	1	BOARD OF SUPERVISORS	Set for a hearing, as follows:	Pass

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