



Legislation Details (With Text)

File #:	24-00066	Version:	1
Type:	Administrative Item	Status:	Agenda Ready
File created:	1/12/2024	In control:	BOARD OF SUPERVISORS
On agenda:	1/23/2024	Final action:	1/23/2024
Title:	Consider recommendations regarding the approval and execution of Loan Subordination Agreements Concerning Sanctuary Centers of Santa Barbara, Inc.'s Hollister II Affordable Housing Development (Project) located at 115 West Anapamu Street (Property), City of Santa Barbara, First District, as follows: a) Approve and direct the Chair to execute a Subordination Agreement subordinating the County's rights with respect to its one-million-four-hundred-thousand-dollar (\$1,400,000.00) County Permanent Local Housing Allocation loan (PLHA Loan) to Sanctuary Centers of Santa Barbara, Inc. (Owner) to a seven-million-dollar (\$7,000,000.00) State of California Department of Social Services Community Care Expansion Project loan to Owner (State CCE Loan); b) Approve and direct the Chair to execute a Subordination Agreement subordinating the PLHA Loan to a two-million-nine-hundred-fourteen thousand, two-hundred twenty-four-dollar (\$2,914,224.00) State of California Department of Behavioral Health Care Services Capital Infrastructure Program Project loan to Owner (State BHCIP Loan); c) Approve and authorize the Chair to execute a Subordination Agreement subordinating a one-million-five-hundred-thousand-dollar (\$1,500,000.00) County Community Corrections Partnership loan to Owner (CCP Loan) to the State CCE Loan; d) Approve and authorize the Chair to execute a Subordination Agreement subordinating the CCP Loan to the State BHCIP Loan; e) Approve and authorize the Chair to execute a Subordination Agreement, whereby the City of Santa Barbara agrees to subordinate a City Affordability Covenant Imposed on Real Property (City Covenant) to the County PLHA Loan; f) Approve and authorize the Chair to execute a Subordination Agreement whereby the City of Santa Barbara agrees to subordinate the City Covenant to the County CCP Loan; and g) Find that the Project is exempt from California Environmental Quality Act (CEQA) requirements pursuant to CEQA Section 15332, consistent with the Notice of Exemption filed by the City of Santa Barbara on December 4, 2020.		
Sponsors:	COMMUNITY SERVICES DEPARTMENT		
Indexes:			
Code sections:			
Attachments:	1. Board Letter, 2. Attachment A December 13, 2022 Board Agenda Letter and Minute Order, Project CCP Loan, 3. Attachment B August 22, 2023 Board Agenda Letter and Minute Order, Project PLHA Loan, 4. Attachment C Subordination by County PLHA to CCE Financing 4161-9191-4573 5_1.4.24, 5. Attachment D Subordination by County PLHA to BHCIP Financing, 6. Attachment E Subordination by County CCP to CCE Financing 4144-3037-2429 5_1.4.24, 7. Attachment F Subordination by County CCP to BHCIP Financing, 8. Attachment G County PLHA Subordination Agreement (Final), 9. Attachment H County CCP Subordination Agreement (Final), 10. Attachment I City NOE Sanctuary Centers Infill Development, 11. Executed Agreement Attach. C, 12. Executed Agreement Attach. D,		

13. Executed Agreement Attach. E, 14. Executed Agreement Attach. F, 15. Executed Agreement Attach. G, 16. Executed Agreement Attach. H, 17. Minute Order

Date	Ver.	Action By	Action	Result
1/23/2024	1	BOARD OF SUPERVISORS	Acted on as follows:	Pass

Consider recommendations regarding the approval and execution of Loan Subordination Agreements Concerning Sanctuary Centers of Santa Barbara, Inc.'s Hollister II Affordable Housing Development (Project) located at 115 West Anapamu Street (Property), City of Santa Barbara, First District, as follows:

a) Approve and direct the Chair to execute a Subordination Agreement subordinating the County's rights with respect to its one-million-four-hundred-thousand-dollar (\$1,400,000.00) County Permanent Local Housing Allocation loan (PLHA Loan) to Sanctuary Centers of Santa Barbara, Inc. (Owner) to a seven-million-dollar (\$7,000,000.00) State of California Department of Social Services Community Care Expansion Project loan to Owner (State CCE Loan);

b) Approve and direct the Chair to execute a Subordination Agreement subordinating the PLHA Loan to a two-million-nine-hundred-fourteen thousand, two-hundred twenty-four-dollar (\$2,914,224.00) State of California Department of Behavioral Health Care Services Capital Infrastructure Program Project loan to Owner (State BHCIP Loan);

c) Approve and authorize the Chair to execute a Subordination Agreement subordinating a one-million-five-hundred-thousand-dollar (\$1,500,000.00) County Community Corrections Partnership loan to Owner (CCP Loan) to the State CCE Loan;

d) Approve and authorize the Chair to execute a Subordination Agreement subordinating the CCP Loan to the State BHCIP Loan;

e) Approve and authorize the Chair to execute a Subordination Agreement, whereby the City of Santa Barbara agrees to subordinate a City Affordability Covenant Imposed on Real Property (City Covenant) to the County PLHA Loan;

f) Approve and authorize the Chair to execute a Subordination Agreement whereby the City of Santa Barbara agrees to subordinate the City Covenant to the County CCP Loan; and

g) Find that the Project is exempt from California Environmental Quality Act (CEQA) requirements pursuant to CEQA Section 15332, consistent with the Notice of Exemption filed by the City of Santa Barbara on December 4, 2020.