



GUADALUPE OVERSIGHT BOARD

AGENDA – SPECIAL BOARD MEETING

**Thursday, September 15, 2016
at 3:00 p.m.**

Council Chambers, Guadalupe City Hall
918 Obispo Street, Guadalupe, CA 93434

MEMBERS:

Hugo Lara, Chair

Annette Munoz, Secretary

Michael Black, Vice Chair

Dan Eidelson

Scott McGolpin

Virginia Ponce

Gina Rubalcaba

STAFF:

Heather Whitham, Legal Counsel

Ed Tewes, Interim City Administrator

-
1. **ROLL CALL** Hugo Lara, Annette Munoz, Michael Black, Dan Eidelson, Scott McGolpin, Virginia Ponce, Gina Rubalcaba
 2. **PLEDGE OF ALLEGIANCE**
 3. **COMMUNITY PARTICIPATION FORUM** – *Public Comment period is set aside to allow public testimony on items not on today's agenda and that are within the subject matter of the Oversight Board. The time allocated to each speaker will be set at the discretion of the Chair.*
 4. **ADMINISTRATIVE ACTIONS**
 - a. Minutes for the Guadalupe Oversight Board Meeting of August 25, 2016 to be ordered filed.

5. **CONSIDERATION OF OVERSIGHT BOARD RESOLUTION NO. 2016-03 DIRECTING THE SUCCESSOR AGENCY TO TRANSFER AND ASSIGN THE HOUSING ASSETS OF THE FORMER GUADALUPE COMMUNITY REDEVELOPMENT AGENCY, INCLUDING THE HABITAT LOANS, TO THE HOUSING AUTHORITY OF THE COUNTY OF SANTA BARBARA.**

- a. Written Staff Report (Heather Whitham, Oversight Board Legal Counsel)
- b. Oversight Board discussion and consideration.
- c. It is recommended that the Oversight Board adopt Resolution No. OB 2016-03.

6. **FUTURE AGENDA ITEMS.**

7. **ADJOURNMENT.**

TELECONFERENCE LOCATIONS

County of Santa Barbara, 123 East Anapamu, Santa Barbara, CA 93101 (805) 568-3010

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in a City meeting, please contact the City of Guadalupe at (805) 356-3891 at least 48 hours prior to the meeting to insure that reasonable arrangements can be made to provide accessibility to the meeting.

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing Agenda was posted at the City Hall display case, the Water Department and the City Clerk's office not less than 72 hours prior to the meeting. Dated this 6th day of September 2016.



Annette Munoz
Guadalupe Oversight Board Secretary



GUADALUPE OVERSIGHT BOARD

MINUTES - REGULAR BOARD MEETING

Thursday, August 25, 2016, 3:00p.m.

Council Chambers, Guadalupe City Hall
918 Obispo Street, Guadalupe, CA 93434

MEMBERS

Hugo Lara, Chair	Michael Black, Vice Chair	Virginia Ponce
Annette Munoz, Secretary	Dan Eidelson	Gina Rubalcaba
	Scott McGolpin	

STAFF

Heather Whitham, Legal Counsel	Ed Tewes, Interim City Administrator
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- 1. ROLL CALL**
- | | |
|------------------------------|--|
| Present in Guadalupe: | Michael Black, Virginia Ponce
Gina Rubalcaba, Annette Muñoz |
| Present on telephone: | Dan Eidelson, Scott McGolpin |
| Absent: | Hugo Lara |

Also in attendance were Ms. Whitham and Mr. Tewes.

- 2. PLEDGE OF ALLEGIANCE**
- 3. COMMUNITY PARTICIPATION FORUM**

No public comments.

4. ADMINISTRATIVE ACTIONS

- a. Annette Muñoz was acknowledged as the representative of the employees of the former Redevelopment Agency. It was noted that Ms. Muñoz was sworn in Monday, August 22, 2016 by Joice Raguz, City Clerk, City of Guadalupe.
- b. Minutes for the Guadalupe Oversight Board Meeting of July 7, 2016 to be ordered and filed.

Motion by Ponce, second by Rubalcaba, to approve the minutes of 7/7/2016.

Passed 6-0-0.

5. CONSIDERATION OF OVERSIGHT BOARD RESOLUTION NO. 2016-03 DIRECTING THE SUCCESSOR AGENCY TO TRANSFER AND ASSIGN THE HOUSING ASSETS OF THE FORMER GUADALUPE COMMUNITY REDEVELOPMENT AGENCY, INCLUDING THE HABITAT LOANS, TO THE HOUSING AUTHORITY OF THE COUNTY OF SANTA BARBARA.

- a. Written Staff Report (Heather Whitham, Oversight Board Legal Counsel)
- b. Oversight Board discussion and consideration.
- c. It is recommended that the Oversight Board adopt Resolution No. OB 2016-02.

This item was tabled due to conflict of interest and lack of Board members.

6. FUTURE AGENDA ITEMS

The Oversight Board will hold a special meeting on September 15, 2016 to discuss and approve the transfer and assignment of the housing assets of the former Guadalupe Community Redevelopment to the Housing Authority of the County of Santa Barbara.

7. ADJOURNMENT

Meeting adjourned at 3:24p.m.

Annette Muñoz
Secretary, Oversight Board

Hugo Lara
Chair

**REPORT TO THE GUADALUPE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO
THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF GUADALUPE
Agenda of September 15, 2016**



**Prepared by:
Heather Whitham
Legal Counsel**

SUBJECT:

Consideration of Oversight Board Resolution No. 2016-03 directing the Successor Agency to transfer and assign the housing assets of the former Guadalupe Community Redevelopment Agency, including the Habitat Loans, to the Housing Authority of the County of Santa Barbara.

RECOMMENDATION:

Staff recommends the Oversight Board pass Resolution No. 2016-03 directing the Successor Agency to transfer and assign the housing assets of the former Guadalupe Community Redevelopment Agency, including the Habitat Loans, to the Housing Authority of the County of Santa Barbara.

BACKGROUND:

On March 28, 2006, as amended and restated on October 29, 2008, the former Guadalupe Community Redevelopment Agency ("Former Agency") entered into an Affordable Housing Loan Agreement and a Low Income Housing Rehabilitation Contract with Habitat for Humanity Northern Santa Barbara County, Inc., in which the Former Agency loaned a total of \$550,000 to Habitat for the purpose of acquiring two properties for the development of very-low, low and moderate income housing ("Habitat Loans").

Upon the dissolution of redevelopment agencies, pursuant to Health and Safety Code Section 34176, each entity that authorized the creation of the redevelopment agency had the option of electing to retain the housing assets and functions previously performed by the redevelopment agency. On January 24, 2012, the City of Guadalupe ("City") adopted Resolution No. 2012-06 declining to retain the responsibility of performing housing functions previously performed by Former Agency. By adopting Resolution No. 2012-06 all rights, powers, assets, duties and obligations associated with the housing activities of the Former Agency transferred to the Housing Authority of the County of Santa Barbara ("Housing Authority") by operation of law.

The Habitat Loans are included on the City's Housing Entity Asset Reporting Form ("Form"), which was submitted to the California Department of Finance on August 1, 2012.

On June 16, 2016, the Housing Authority adopted Resolution No. 2643 (copy attached) electing to serve as the Housing Successor to the Former Agency and to acquire the housing functions and housing assets of the Former Agency.

Health and Safety Code Section 34181(c) provides that the Oversight Board shall direct the Successor Agency to transfer housing assets. While it would appear that the Oversight Board would need to take no further action as the Successor Agency has already transferred the housing functions and responsibilities, the Housing Authority has requested the Oversight Board adopt a resolution directing the Successor Agency to transfer and assign the housing assets, including the Habitat Loans, to the Housing Authority in order to effectuate the transfer.

FISCAL IMPACT:

There is no fiscal impact on the City, the Successor Agency or the taxing entities. The purpose of the action is to transfer the loan and all accompanying accounts receivable responsibilities to the Housing Authority.

Attachment: Oversight Board Resolution No. 2016-03
Housing Authority of the County of Santa Barbara Resolution No. 2643

OVERSIGHT BOARD RESOLUTION NO. 2016-03

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE FORMER GUADALUPE COMMUNITY REDEVELOPMENT AGENCY DIRECTING THE SUCCESSOR AGENCY TO TRANSFER AND ASSIGN THE HOUSING ASSETS OF THE FORMER GUADALUPE COMMUNITY REDEVELOPMENT AGENCY, INCLUDING THE HABITAT LOANS, TO THE HOUSING AUTHORITY OF THE COUNTY OF SANTA BARBARA

WHEREAS, the City of Guadalupe (“City”) is a municipal corporation organized and operating under the laws of the State of California; and

WHEREAS, the Successor Agency to the Guadalupe Community Redevelopment Agency (“Successor Agency”) is a public agency, established and operating under Health and Safety Code Sections 34170 et seq., and is the successor to the former Guadalupe Community Redevelopment Agency (“Former Agency”) that was previously a community redevelopment agency organized and existing pursuant to the Community Redevelopment Law, Health and Safety Code Sections 33000, et seq. (“CRL”); and

WHEREAS, Assembly Bill x1 26, as amended by Assembly Bill 1484 (together the “Dissolution Laws”) caused the dissolution of all redevelopment agencies and winding down of the affairs of former redevelopment agencies; and

WHEREAS, as of February 1, 2012 the Former Agency was dissolved pursuant to the Dissolution Laws, and as a separate public entity the Successor Agency administers the enforceable obligations of the Former Agency and otherwise unwinds the Former Agency’s affairs, all subject to the review and approval by an oversight board (“Oversight Board”); and

WHEREAS, an Oversight Board of the Successor Agency has been duly formed as required by the Dissolution Laws; and

WHEREAS, on March 28, 2006, as amended and restated on October 29, 2008, the Former Agency entered into an Affordable Housing Loan Agreement and a Low Income Housing Rehabilitation Contract with Habitat for Humanity Northern Santa Barbara County, Inc. (“Habitat”), in which the Former Agency loaned a total of \$550,000 to Habitat for the purpose of acquiring two properties for the development of very-low, low and moderate income housing (“Habitat Loans”); and

WHEREAS, pursuant to Health and Safety Code Section 34176, On January 24, 2012, the City adopted Resolution No. 2012-06 declining to accept the Housing

Assets of, and functions previously performed by, the Former Agency, recognizing that another entity would serve as the Housing Successor to the Former Agency; and

WHEREAS, pursuant to Health and Safety Code Section 34176(a)(2), on August 1, 2012, the City submitted a Housing Entity asset Reporting Form (“Form”) to the California Department of Finance (“Department”) for review, which identified the Habitat Loans as Housing Assets; and

WHEREAS, by letter dated August 31, 2012, the Department approved the Housing Assets listed in the Form, except for the vacant land valued at \$1 million, and no further Department review or approval is required in order to effectuate the transfer of the approved Housing Assets; and

WHEREAS, the Form and the Department letter accepting the Form are attached hereto as Exhibits A and B, respectively, and incorporated herein by this reference; and

WHEREAS, pursuant to Health and Safety Code Section 34176(b)(2), because no city, county, or city and county elected to become the Housing Successor to the Former Agency, the Housing Authority of the County of Santa Barbara, as the only local housing authority in the territorial jurisdiction of the Former Agency, is the Housing Successor to the Former Agency by operation of law; and

WHEREAS, on June 16, 2016, the Housing Authority of the County of Santa Barbara adopted Resolution No. 2643 electing to serve as the Housing Successor to the Former Agency and to acquire the housing functions and Housing Assets of the Former Agency in accordance with Health and Safety Code Section 34176; and

WHEREAS, in accordance with Health and Safety Code Section 34181(c), the Oversight Board shall direct the Successor Agency to transfer all of the Former Agency’s Housing Assets listed in Exhibit A, which includes the Habitat Loans, to the Housing Authority of the County of Santa Barbara; and

WHEREAS, as required by Health and Safety Code Section 34181(f), the proposed action of the Oversight Board to direct the Successor Agency to transfer the Housing assets of the Former Agency to the Housing Authority of the County of Santa Barbara will, if approved, be taken by resolution of the Oversight Board at a public meeting that is publicly noticed ten days before the date of the Oversight Board meeting.

NOW, THEREFORE, BE IT RESOLVED BY THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE FORMER GUADALUPE COMMUNITY REDEVELOPMENT AGENCY AS FOLLOWS:

Section 1. The foregoing recitals are true and correct and constitute a substantive part of this Resolution.

Section 2. In accordance with Health and Safety Code Section 34181(c), the Oversight Board hereby directs the Successor Agency to transfer and assign all of the Housing Assets listed on Exhibit A, which includes the Habitat Loans, to the Housing Authority of the County of Santa Barbara.

Section 3. The Chair shall sign the passage and adoption of this Resolution and thereupon the same shall take effect and be in force.

PASSED AND ADOPTED BY THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE FORMER GUADALUPE COMMUNITY REDEVELOPMENT AGENCY this 15th day of September, 2016, by the following vote:

Motion:

AYES:

NOES:

ABSENT:

ABSTAIN:

Hugo Lara, Chairman

ATTEST:

Annette Munoz
Secretary, Oversight Board

Exhibit "A"

Housing Entity Asset Reporting Form

**DEPARTMENT OF FINANCE
HOUSING ASSETS LIST
ASSEMBLY BILL XI 26 AND ASSEMBLY BILL 1484
(Health and Safety Code Section 34176)**

Former Redevelopment Agency: Guadalupe Redevelopment Agency

Successor Agency to the Former Redevelopment Agency: City of Guadalupe

Entity Assuming the Housing Functions of the former Redevelopment Agency: City of Guadalupe

Entity Assuming the Housing Functions Contact Name: Carolyn Galloway-Cooper Title Finance Director Phone 805-356-3895 E-Mail Address carolyn@ci.guadalupe.ca.us

Entity Assuming the Housing Functions Contact Name: Juana Merino-Escobar Title Administrative Assistant Phone 805-356-3891 E-Mail Address juana@ci.guadalupe.ca.us

All assets transferred to the entity assuming the housing functions between February 1, 2012 and the date the exhibits were created are included in this housing assets list. The following Exhibits noted with an X in the box are included as part of this inventory of housing assets:

Exhibit A - Real Property	X
Exhibit B - Personal Property	X
Exhibit C - Low-Mod Encumbrances	X
Exhibit D - Loans/Grants Receivables	X
Exhibit E - Rents/Operations	X
Exhibit F - Rents	X
Exhibit G - Deferrals	X

Prepared By: Carolyn Galloway-Cooper

Date Prepared: 7/31/2012

Exhibit A - Real Property

City of Guadalupe
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Type of Asset / housing units to be constructed	Legal Title and Description	Carrying Value of Asset	Total square footage	Square footage reserved for low-mod housing	Is the property encumbered by a low-mod housing covenant?	Source of low-mod housing covenant / Regulatory Agreement and Restrictive Covenants	Date of transfer to Housing Successor Agency	Construction or acquisition cost funded with Low-Med Housing Fund monies	Construction or acquisition costs funded with other BDA funds	Construction or acquisition costs funded with non-BDA funds	Date of construction or acquisition by the former BDA	Interest in real property (portion to purchase, partnership, etc.)
1	Vacant Land - affordable housing units to be constructed	Real Property at 855 Pioneer St., Guadalupe, CA; APN #115-091-006	\$225,000	7,500	6,000	Yes	Regulatory Agreement and Restrictive Covenants	2/1/2012	Yes	No	No	7/2006; amended and restated in 11/2008	Loan to Non-Profit secured by Deed of trust
	Vacant Land - affordable housing units to be constructed	Real Property at 4542 12th St., Guadalupe, CA; APN #115-036-015	\$225,000	5,000	4,000	Yes	Regulatory Agreement and Restrictive Covenants	2/1/2012	Yes	No	No	7/2006; amended and restated in 11/2008	Loan to Non-Profit secured by Deed of trust
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a/ Asset types may include low-mod housing, mixed-income housing, low-mod housing with commercial space, mixed-income housing with commercial space.

b/ May include California Redevelopment Law, tax credits, state bond indentures, and federal funds requirements.

Exhibit B - Personal Property

City of Guadalupe
 Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Type of Asset a/	Description	Carrying Value of Asset	Date of transfer to Housing Successor Agency	Acquisition cost funded with Low-Mod Housing Fund monies	Acquisition costs funded with other RDA funds	Acquisition costs funded with non-RDA funds	Date of acquisition by the former RDA
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2	None							
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a/ Asset types any personal property provided in residences, including furniture and appliances, all housing-related files and loan documents, office supplies, software licenses, and mapping programs, that were acquired for low and moderate income housing purposes, either by purchase or through a loan, in whole or in part, with any source of funds.

City of Guadalupe
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Type of housing built or acquired with enforceably obligated funds a/	Date contract for Enforceable Obligation was executed	Contractual counterparty	Total amount currently owed for the Enforceable Obligation	Is the property encumbered by a low-mid housing covenant?	Source of low-mid housing covenant b/	Current owner of the property	Construction or acquisition costs funded with other RDA funds	Construction or acquisition costs funded with non-RDA funds	Date of construction or acquisition of the property
1	Vacant land (2 parcels) to be used for construction of affordable housing for Very low, low and/or moderate income persons.	7/2006; amended and restated in 11/2008	Habitat For Humanity Northern Santa Barbara County, inc.	Paid in full - purchase of property executed	Yes	Regulatory Agreement and Restrictive Covenants	Habitat For Humanity - Northern Santa Barbara County, Inc.	\$0	\$0	7/2006 and 9/2006
2	Vacant land (2 parcels) to be used for construction of affordable housing for Very low, low and/or moderate income persons.	To be executed by Oversight Board in order to complete contractual agreement related to investment - Item #1, above	Habitat For Humanity Northern Santa Barbara County, Inc. or other Non Profit	1,025,000	Yes	Regulatory Agreement and Restrictive Covenants	Habitat For Humanity - Northern Santa Barbara County, Inc. or other Non Profit	\$0	\$0	(two parcels) To be determined by Oversight Board
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a/ May include low-mod housing, mixed-income housing, low-mod housing with commercial space, mixed-income housing with commercial space.

b/ May include California Redevelopment Law, tax credits, state bond indentures, and federal funds requirements.

**City of Guadalupe
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)**

Item #	Type of payment a/	Type of property with which they are associated b/	Property owner	Entity that collects the payments	Entity to which the payments are ultimately remitted	Purpose for which the payments are used	Is the property encumbered by a low-mod housing covenant?	Source of low-mod housing covenant c/	Item # from Exhibit A the rent/operation is associated with (if applicable)
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2	None								
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a/ May include revenues from rents, operation of properties, residual receipt payments from developers, conditional grant repayments, costs savings and proceeds from refinancing, and principal and interest payments from homebuyers subject to enforceable income limits.

b/ May include low-mod housing, mixed-income housing, low-mod housing with commercial space, mixed-income housing with commercial space.

c/ May include California Redevelopment Law, tax credits, state bond indentures, and federal funds requirements.

Exhibit F - Rents

City of Guadalupe
 Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Type of payment a/	Type of property with which the payments are associated b/	Property owner	Entity that collects the payments	Entity to which the payments are ultimately remitted	Purpose for which the payments are used	Is the property encumbered by a low-mod housing covenant?	Source of low-mod housing covenant c/	Item # from Exhibit A the rent is associated with (if applicable)
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a/ May include rents or home loan payments.

b/ May include low-mod housing, mixed-income housing, low-mod housing with commercial space, mixed-income housing with commercial space.

c/ May include California Redevelopment Law, tax credits, state bond indentures, and federal funds requirements.

Exhibit G - Deferrals

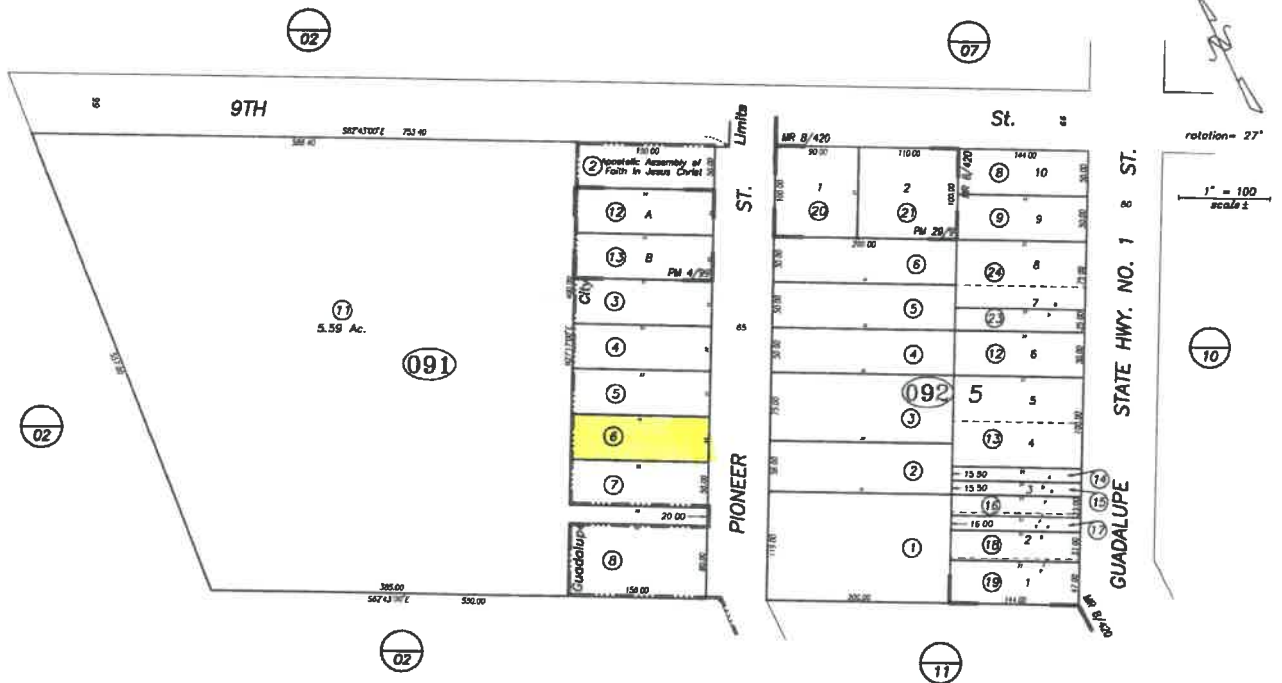
City of Guadalupe
 Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Purpose for which funds were deferred	Fiscal year in which funds were deferred	Amount deferred	Interest rate at which funds were to be repaid	Current amount owed	Date upon which funds were to be repaid
1	2010 SERAF payment	09/10	405,502	zero	355,502	7/1/2015
2	2011 SERAF payment	10/11	83,486	zero	83,486	7/1/2017
3	Lantern Hotel renovation - funding started as Low-Mod housing; unable to execute covenants. RDA Non housing funds to repay via reimbursement to LMIHF	08/09	680,000	zero	250,000	7/1/2018
4 **	Waste Mgmt Improvements	05/06	168,629	zero	167,629	7/1/2017
5	Housing Deferral	91/92	299,939	zero	112,634	7/1/2016
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** This was entered incorrectly and should be deleted from Housing Asset List (line 4)

POR. RANCHO GUADALUPE

115-09



// R.M. Bk. B , Pg. 420 , Tract "Old City of Guadalupe"

NOTICE
Assessor Parcels are for tax assessment purposes only and do not indicate either parcel legality or a valid building site.

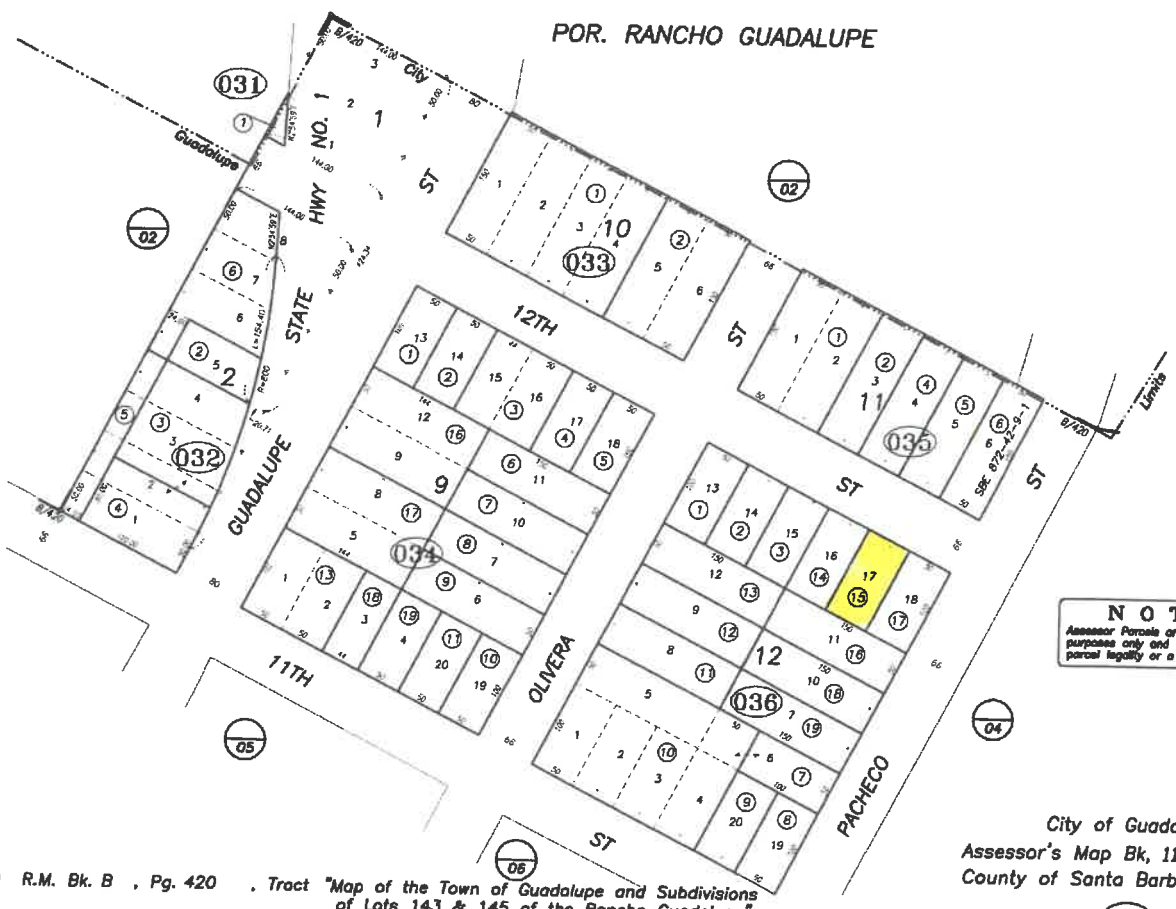
City & Vicinity of Guadalupe
Assessor's Map Bk, 115 -Pg. 09
County of Santa Barbara, Calif.

10/95 091-02 thru 08,12 and 13 into city limits

855 Pioneer St
APN# 115-091-006

POR. RANCHO GUADALUPE

115-03



1" = 100'
scale

NOTICE
Assessor Parcels are for tax assessment purposes only and do not indicate either parcel legality or a valid building site.

City of Guadalupe
Assessor's Map Bk, 115 -Pg. 03
County of Santa Barbara, Calif.

11/08 036-00 lots 18 & 19

03/08/1880 R.M. Bk. B , Pg. 420 . Tract "Map of the Town of Guadalupe and Subdivisions of Lots 143 & 145 of the Rancho Guadalupe"

4542 12th st
APN# 115-036-015

Exhibit "B"

California Department of Finance Letter Dated August 31, 2012



DEPARTMENT OF
FINANCE

EDMUND G. BROWN JR. • GOVERNOR

915 L STREET ■ SACRAMENTO CA ■ 95814-3706 ■ WWW.DOF.CA.GOV

August 31, 2012

Ms. Carolyn Galloway-Cooper, Finance Director
City of Guadalupe
918 Obispo Street
PO Box 908
Guadalupe, CA 93434

Dear Ms. Galloway-Cooper:

Subject: Housing Assets Transfer Form

Pursuant to Health and Safety Code (HSC) section 34176 (a) (2), the City of Guadalupe submitted a Housing Assets Transfer Form (Form) to the California Department of Finance (Finance) on August 1, 2012 for the period February 1, 2012 through August 1, 2012.

HSC section 34176 (e) defines a housing asset. Assets transferred deemed not to be a housing asset shall be returned to the successor agency. Finance has completed its review of your Form, which may have included obtaining clarification for various items. Based on a sample of line items reviewed and the application of law, Finance is objecting to the following assets or transfer of assets identified on your Form:

Exhibit C, Item 2 – Vacant land valued at \$1 million. The documentation provided did not support the use of this property for low and moderate income housing purposes.

Except for item disallowed as noted above, Finance is not objecting to the remaining items, if any, listed on your Form. If you disagree with our determination with respect to any items on the Form, you may request a Meet and Confer within five business days of receiving this letter.

Please direct inquiries to Nichelle Thomas, Supervisor or Wendy Griffe, Lead Analyst at (916) 445-1546.

Sincerely,

STEVE SZALAY
Local Government Consultant

cc: Ms. Juana Merino-Escobar, Administrative Assistant, City of Guadalupe
Mr. Robert W. Geis, Auditor-Controller, Santa Barbara County
Mr. Ed Price, Division Chief, Property Tax Division, Santa Barbara County
Ms. Claudia Ornelas, Santa Barbara County
California State Controller's Office

HOUSING AUTHORITY OF THE COUNTY OF SANTA BARBARA

RESOLUTION NO. 2643

RESOLUTION OF THE HOUSING AUTHORITY OF THE COUNTY OF SANTA BARBARA ELECTING PURSUANT TO PART 1.85 OF DIVISION 24 OF THE CALIFORNIA HEALTH AND SAFETY CODE TO ASSUME THE HOUSING ASSETS AND HOUSING FUNCTIONS PREVIOUSLY HELD AND PERFORMED BY THE FORMER GUADALUPE COMMUNITY REDEVELOPMENT AGENCY.

WHEREAS, the Housing Authority of the County of Santa Barbara (the "Authority") is authorized by Chapter 1 (commencing with Section 34200) of Part 2 of Division 24 of the Health and Safety Code of the State of California, as amended (the "Act") to prepare, carry out, acquire, lease, finance and operate housing projects for persons of low income and to enter into agreements for the purpose of developing and providing financing for the development of multifamily rental housing facilities located within the jurisdiction of the Authority; and

WHEREAS, the Authority hereby finds and declares that it is necessary, essential and a public purpose for the Authority to assume the housing functions and Housing Assets, as defined by California Health and Safety Code Section 34176(e), of the former Guadalupe Community Redevelopment Agency ("RDA"); and

WHEREAS, on March 28, 2006, as amended and restated on October 29, 2008, the RDA entered into an Affordable Housing Loan Agreement and a Low Income Housing Rehabilitation Contract with Habitat for Humanity Northern Santa Barbara County, Inc. ("Habitat"), in which the former RDA loaned a total of \$550,000 to Habitat for the purpose of acquiring two properties for the development of very-low, low, and moderate income housing ("Habitat Loans"); and

WHEREAS, in accordance with Assembly Bill No. X1 26, as amended by Assembly Bill No. 1484, codified in California Health and Safety Code Division 24, Part 1.85, the former RDA dissolved on February 1, 2012; and

WHEREAS, Health and Safety Code Section 34176(a)(3) provides that the entity assuming the housing function of the former RDA is the "Housing Successor"; and

WHEREAS, pursuant to Health and Safety Code Sections 34173 and 34177, the City of Guadalupe ("City"), as the entity that authorized the creation of the RDA, and by way of City Council Resolution No. 2012-08, became the Successor Agency to the former RDA, and succeeded to all of the authority, rights, powers, duties, and obligations previously vested in the RDA, including the duty to effectuate the transfer of the housing functions and Housing Assets of the former RDA to the Housing Successor; and

WHEREAS, pursuant to Health and Safety Code Section 34176, on January 24, 2012, the City adopted Resolution No. 2012-06 declining to accept the Housing Assets of, and functions previously performed by, the former RDA, recognizing that another entity will serve as the Housing Successor to the former RDA; and

WHEREAS, pursuant to Health and Safety Code Section 34176(b)(2), because no city, county, or city and county has elected to become the Housing Successor to the former RDA, the Authority, as the only local housing authority in the territorial jurisdiction of the former RDA, is the Housing Successor to the former RDA by operation of law; and

WHEREAS, pursuant to Health and Safety Code Section 34176(a)(2), on August 1, 2012, the City submitted a Housing Entity Asset Reporting Form ("Form") to the California Department of Finance ("Department") for review, which identified the Habitat Loans as Housing Assets; and

WHEREAS, by letter dated August 31, 2012, the Department approved the Housing Assets listed in the Form, except for the vacant land valued at \$1 million, and no further Department review or approval is required in order to effectuate the transfer of the approved Housing Assets; and

WHEREAS, the Form and the Department letter accepting the Form are attached hereto as Exhibits A and B, respectively, and incorporated herein by this reference; and

WHEREAS, in accordance with Health and Safety Code Section 34177(g), the City, as the Successor Agency to the former RDA, has committed to transfer the former RDA's housing functions and Housing Assets to the Authority; and

WHEREAS, the Authority hereby finds and declares that this Resolution is being adopted by the Authority pursuant to the powers granted under the Act.

NOW, THEREFORE, BE IT RESOLVED by the Housing Authority of the County of Santa Barbara, as follows:

1. The Authority hereby finds and declares that the above recitals are true and correct.
2. The Authority hereby declares that the Authority elects to serve as the Housing Successor to the former RDA, and to acquire the housing functions and Housing Assets of the former RDA.
3. The Authority hereby approves and authorizes the Authority's Executive Director or his designee to execute and take all needed actions relative to the Authority acquiring the housing functions and Housing Assets of the former RDA, and any other agreements or documents necessary for acquiring, maintaining and operating the housing functions and Housing Assets of the former RDA.

Passed and adopted this 16th day of June, 2016, by the following vote:

AYES: Fran Clow, Robert Doyle, Mickey Flacks, Lisa Knox-Burns and John Lizarraga

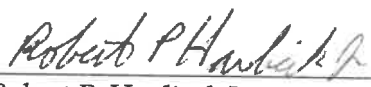
NAYS: None

ABSENT: James Pearson



Robert B. Doyle, Vice-Chair

ATTEST:



Robert P. Havlicek Jr.
Secretary/Executive Director