



Clerk of the Board of Supervisors
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Santa Barbara, CA 93101
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BOARD OF SUPERVISORS AGENDA LETTER

Department Name:
Community Services / Probation
Department Number:
057 / 022
Agenda Date:
August 18, 2026
Placement:
Administrative Agenda

Estimated Time:
N/A
Continued Item:
No
If Yes, date from:
N/A
Vote Required:
Majority

TO: Board of Supervisors

FROM: Department Director(s): Jesús Armas, Director, Community Services Department
Holly Benton, Chief Probation Officer, Probation Department

CONTACT: Joe Dzvonik, Assistant Director, Housing and Community Development Division
Spencer Cross, Deputy Chief Probation Officer
Lucille Boss, Housing Programs Manager

SUBJECT: Approval and Authorization for execution of First Amended and Restated Loan Documents for Good Samaritan Shelters' Community Corrections Partnership Program (CCP), funding (3rd Supervisorial District)

Concurrences:

County Counsel Concurrence:
As to form: Yes

Auditor-Controller Concurrence:
As to form: Yes

Other Concurrence: Risk
As to form: Yes

Recommended Actions:

That the Board of Supervisors:

- a) Approve and Authorize the Chair of the Board of Supervisors to execute the following First Amended and Restated Community Corrections Partnership (CCP) Loan Documents with Good Samaritan Shelter (GSS):
 - i) GSS CCP First Amended and Restated Loan Agreement
 - ii) GSS CCP Lompoc First Amended and Restated Regulatory Agreement
- b) Approve the following amended and restated CCP Loan Documents, executed by GSS:
 - i) GSS Lompoc CCP First Amended and Restated Deed of Trust
 - ii) GSS Lompoc First Amended and Restated Promissory Note
- c) Authorize and direct the CSD Director to cause the executed Regulatory Agreement and Deed of Trust referenced in the Recommended Actions above to be recorded against title to the real property referenced therein; and
- d) Determine that the above recommended actions are not a project under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378(b)(5) because they consist of government administrative or fiscal activities that will not result in direct or indirect physical changes in the environment.

Summary Text:

If approved, this item authorizes loan documents for GSS's purchase of a single-family residence located at 1312 North 1st Place in the City of Lompoc (the "Project" or "Property"), utilizing County Probation Department CCP funds.

Discussion:

At its June 23, 2026, meeting, the Board approved an Amended and Restated CCP Loan Agreement (Agreement) with GSS that addressed changes to the overall Project scope of work, schedule and budget. At that time, it was noted GSS was still working to identify a single-family residence in Lompoc, and that once identified, loan documents associated with this action would be presented to the Board approval. Now that a suitable property has been identified for purchase, today's action addresses this follow-up action.

Background:

On June 23, the Board approved a CCP Agreement with GSS which allowed for an overall extension of time, reallocation of Project budget, and specific changes to the Project scope of work concerning one Project's planned acquisition of a property in the City of Lompoc (Please see Attachment C). The initial agreement involved four (4) Project sites: new construction of three (3) accessory dwelling units (ADUs) in the Santa Maria area on properties owned by GSS, and a significant rebuilding of a single-family home in Lompoc, also owned by GSS.

During the permitting and review process, GSS was able to more specifically identify associated costs with this specific Lompoc rebuild Project and deemed it financially infeasible, when considering the Project's overall budget of \$1.228 million. Subsequently, GSS concluded it would be more cost effective to utilize CCP funds to acquire a home as opposed to rebuilding the exiting site. On July 9, 2026, Good Sam completed purchase of the Lompoc Property located at 1312 North 1st Place.

Because the \$598,000 asking price of the property was greater than the acquisition allocation awarded to GSS, they allocated agency funds to address the funding gap. Budget reallocations concerning the three ADU's remain as approved by the Board on June 23. However, as these move through construction, if the costs exceed available budget amounts, GSS will also cover these added costs with agency funding. The overall Project budget in terms of CCP, remains \$1.228 million.

Staff requests that the Board approve this follow-up action to the Board's June 23 meeting. Currently, the ADUs are either under construction or significantly moving through the building permit process with commencement of construction imminent. Collectively, these resources will provide 18 transitional housing beds for Probation Department clients under CCP. The overall Project is projected for completion by December 31, 2026.

Performance Measure:

Probation and CSD are currently overseeing and will continue to monitor Project approval, development, and construction activities as well as the property acquisition up to the point of acquiring Certificates of Occupancy for the ADUs and, for the Lompoc acquisition, a Grant Deed evidencing Good Sam ownership. As Project costs are subject to reimbursement, CSD and Probation will review project invoices and requests for reimbursement for consistency with Loan documents and CCP program requirements.

Fiscal and Facilities Impacts:

These funds have been budgeted.

Fiscal Analysis:

Funding Source	Total
Probation Department CCP Funds	\$1,228,000
Total	\$1,228,000

Staffing Impacts:

Current HCD staff will monitor the Property for the 15-year compliance period. Upon satisfactory Project performance during the 15-year compliance period, the CCP loan will be forgiven.

Special Instructions:

1. Please return a copy of the Minute Order with executed Agreements.
2. Please provide Clerk of the Board Acknowledgement for Attachment C as this document is subject to recordation.

Please email Lucille Boss at LBoss@countyofsb.org when documents are ready for pickup.

Attachments:

Att. A – June 23 2026 Board Agenda Letter and Minute Order

Att. B – First Amended and Restated CCP Loan Agreement (Signature Needed)

Att. C – Amended and Restated CCP Lompoc Loan Regulatory Agreement (Wet Signature Needed)

Att. D – Amended and Restated CCP Lompoc Loan Deed of Trust

Att. E – Amended and Restated CCP Lompoc Loan Promissory Note

Contact Information:

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