



BOARD OF SUPERVISORS
AGENDA LETTER

Agenda Number:

Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Submitted on:
(COB Stamp)

Department Name: General Services/
Behavioral Wellness
Department No.: 063/043
Agenda Date: March 10, 2026
Placement: Administrative Agenda
Estimated Time: N/A
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: Department Antonette Navarro, LMFT, Director, Behavioral Wellness
Directors: Kirk Lagerquist, Director, General Services
Contacts: Laura Zeitz, RN, Assistant Director for Inpatient, Crisis,
Long Term Care, Justice and Housing, Behavioral Wellness
Ted Teyber, Assistant Director, General Services
SUBJECT: Assignment and Assumption Agreement between Transitions - Mental Health Association, Good Samaritan Shelter, Inc., and the County to transfer a \$125,000 County Loan on 1114 South Broadway, Santa Maria (District 5) to provide affordable housing, and related recorded documents to Good Samaritan Shelter, Inc. (5th Supervisorial District)

County Counsel Concurrence

As to form: Yes

Other Concurrence: Risk Management

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Recommended Actions:

That the Board of Supervisors:

- a) Approve and authorize the Chair to execute the Assignment, Assumption of Performance, and Consent to Assignment Agreement of the property located at 1114 S. Broadway, Santa Maria, CA, APN 125-251-042, which secures an existing loan in the amount of \$125,000 of AB 2034 one-time housing grant funds, from Transitions Mental Health Association to Good Samaritan Shelter, Inc. to provide qualified adult clients with Specialty Mental Health Services needs affordable housing in the City of Santa Maria for the six remaining years of the thirty year term, which initiated in 2002; and
- b) Determine that the above-recommended actions are not 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 actions are governmental funding

mechanisms and/or fiscal activities that will not result in direct or indirect physical changes in the environment.

Summary Text:

This item is on the agenda to approve the re-assignment of the property and associated housing program obligations from Transitions Mental Health Association to Good Samaritan Shelter for the six remaining years of the 30 year term that began in 2002. The specific housing program obligations are for three (3) beds for persons with qualified mental health needs at 1114 S. Broadway in Santa Maria.

Discussion:

TMHA has requested to sell the property at 1114 S. Broadway. Good Samaritan Shelter is willing to purchase the property for continued use providing mental health residential services. Because TMHA has not provided the required housing for the full 30-year term of the County's 2002 loan agreement, the recommended Agreement is necessary to assign the County's AB 2034 loan to Good Samaritan Shelter who will continue to provide residential housing for members with mental health needs.

Background:

On June 18, 2002, the Board of Supervisors approved and executed a Funding Agreement for AB 2034 One Time Housing Funds with Transitions Mental Health Association ("TMHA") (See Attachment D – Initial Funding Agreement). Under the terms of the Funding Agreement, the County loaned to TMHA a total of \$250,000 in one-time AB 2034 housing funds to acquire two single family homes in Santa Maria. One of the properties is located at 117 W. Tunnell Street, Santa Maria, CA ("Tunnell"); and the second was another single-family residence in Santa Maria. TMHA acquired Tunnell in 2003 and recorded a Deed of Trust securing performance under the Funding Agreement, along with a promissory note in the amount of \$125,000. The AB 2034 Funding Agreement requires TMHA to make the homes available to low-income clients with qualified mental health needs for a period of 30 years. The terms of the Funding Agreement state that the County can require repayment of the total \$250,000 funds if TMHA disposes of its interest in the project or fails to comply with the affordability and occupancy requirements of the Agreement. In addition, if County determines that the funds provided under the terms of the Agreement have been used in a manner or for a purpose not expressly authorized by the Agreement, TMHA shall pay 110% of any amount expended in violation of the Agreement, in addition to costs of collection.

In 2022, TMHA expressed intent to sell the Tunnell St. property to an unrelated party. On May 31, 2022, the Board of Supervisors approved the substitution of collateral property, replacing 117 West Tunnell Street in Santa Maria, CA, with the replacement collateral property located at 1114 South Broadway, Santa Maria, CA ("Broadway"). TMHA committed to providing three (3) project beds for County clients at the Broadway location. The Board accepted Broadway as substitute collateral and authorized execution of the Second Addendum to the Funding Agreement on May 31, 2022 (See Attachment B – Second Addendum to Funding Agreement).

Now, TMHA seeks to sell Broadway to Good Samaritan Shelter, which has expressed its intent to continue honoring the Deed of Trust to provide three (3) low-income residential beds to low-income individuals who require specialty mental health services.

Since 1987, Good Samaritan Shelter has provided the community with many programs addressing homelessness, substance use disorders, and mental health needs. The Alcohol and Drug Program includes mandated Drug Medi-Cal Organized Delivery services such as Contingency Management

Services, Early Intervention, Outpatient Services, and Intensive Outpatient Services as well as Residential Treatment and Withdrawal Management services. Additional supportive services through the Alcohol and Drug Program includes Alcohol and Drug-Free Housing; Crisis Recovery, Engagement, Diversion and Outreach Stabilization Center; CalWORKs Network Provider services, Recovery Residences, and Step-Down Housing. Good Samaritan also provides Mental Health Services, including Safe and Stable Housing diversion services, homeless housing case management services, mental health shelter beds for homeless clients with mental illness, and homeless clinician services.

Performance Measure:

Performance measures for Broadway under Good Samaritan will continue. Measures include—occupancy rate, client safety, affordability of rent, and focus on low-income members who require specialty mental health services.

Fiscal and Facilities Impacts:

TMHA has not paid for staff time to consent to its sales of properties purchased with County AB 2034 funds for profit, either in 2022 or now in 2026.

Special Instructions:

After Board Action, the Chair executed Assignment, Assumption of Performance, and Consent to Assignment Agreement must be sealed by the Clerk of the Board. Please contact Ted Teyber at tedteyber@countyofsb.org to for pickup and recording in the County Clerk-Recorders Office.

Attachments:

Attachment A – Assignment, Assumption of Performance, and Consent to Assignment Agreement

Contact Information:

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