



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

BOARD OF SUPERVISORS AGENDA LETTER

Department Name:

Community Services

Department Number:

057

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

Joe Dzvonik, Assistant Director, Housing and Community Development

CONTACT: Lucille Boss, Housing Programs Manager

SUBJECT: Authorize Acceptance of Homekey+ Calle Real Family Village Standard Agreement
(2nd Supervisorial District)

Concurrences:

County Counsel Concurrence:

As to form: Yes

Auditor-Controller Concurrence:

As to form: Yes

Other Concurrence:

As to form: Yes

Recommended Actions:

That the Board of Supervisors:

- a) Authorize the Community Services Director to execute all certifications, standard forms, and a 2026 grant agreement in a form substantially similar to the Homekey+ Standard Agreement between the County and the State dated April 10, 2026 (Attachment A), and other related documents required for the acceptance and administration of Homekey+ State funds, subject to concurrence of County Counsel and Auditor; and

- b) Determine that the above-recommended actions are exempt from the California Environmental Quality Act (CEQA) pursuant to: CEQA Guidelines Section 15269(c); and finding that the actions consist of specific actions necessary to prevent or mitigate an emergency; Government Code Section 8698.4, finding that the County has declared a shelter crisis and the action includes leasing of County-owned land for permanent supportive housing serving persons moving from homelessness and financial assistance; and CEQA Guidelines Section 15304, finding that the actions consist of minor alterations in the condition of land; and direct staff to file a Notice of Exemption on these bases.

Summary Text:

Staff recommends the Board authorize the Community Services Director to execute all certifications, standard forms, and a grant agreement in a form substantially similar to the Homekey+ Standard Agreement dated April 10, 2026, for funding to support the development and operations of a permanent supportive housing project on the property located at 429 N. San Antonio Rd., Santa Barbara.

Discussion:

This permanent supportive housing development is a modular based project that will comprise 30 units (including one manager unit) designed to serve families with a Veteran in the household, families with children, and youth – all of which are either experiencing homelessness or at risk of experiencing homelessness.

On April 8, 2025, the Board authorized staff to apply for up to \$11,000,000 in Homekey+ funds for the development (new construction) and operations of the property (up to \$9,000,000 in capital costs and up to \$2,000,000 in operational costs). The standard agreement being presented for authorization today is for \$11,706,000, with \$9,000,000 for capital costs and \$2,706,000 in operating costs.

Construction for this project must be initiated by December 16, 2026, construction must be completed by June 16, 2028, and full occupancy with an approved Supportive Services plan must be achieved by September 18, 2028.

Background:

Prior authorization from the Board was to apply for Homekey+ funding and did not represent a commitment to proceed. Following award notification and review of staff, fiscal, and facilities impacts, and all other information required to demonstrate financial viability was provided by the applicants, staff are asking the Board for a commitment to proceed.

Performance Measure:

As in previous standard agreements, it is anticipated that the 2026 Standard Agreement will likewise include performance measures, specific provisions, and special terms and conditions.

Fiscal and Facilities Impacts:

While there may be additional costs to the County because this project will be developed and operated on County property, staff does not anticipate these costs will be derived from General Fund contributions.

To ensure that future operations of this project will remain viable, and therefore not require General Fund contributions, the following funding sources have been secured or will be pursued:

- 1) Homekey+ Award letter dated April 17, 2026, for a funding commitment of \$2,436,000.00 for operating and \$270,000.00 for Veteran Units Additional Operating Award.
- 2) DignityMoves letter dated February 2nd, 2026, committing an operating subsidy of \$2,144,582.00 for Project years one through ten, provided by DignityMoves Philanthropic.
- 3) County of Santa Barbara Behavioral Wellness letter dated December 15, 2025, committing an operating subsidy of \$201,600.00 per year for Project years one through ten, for an approximate total funding commitment of \$2,258,602.00 provided by the B-Well funding program.
- 4) CenCal Health letter dated December 22, 2025, committing an operating subsidy of \$174,000.00 per year for Project year one through fifteen, for an approximate total funding commitment of \$3,108,826.00 provided by the Enhanced Care Management program.
- 5) CenCal Health letter dated December 22, 2025, committing an operating subsidy of \$232,956.00 per year for Project year one through fifteen, for a total funding commitment of \$4,177,408.00 provided by the Day Habilitation program.
- 6) DignityMoves letter dated December 17, 2025, committing an intent to pursue \$4,169,054.00 for Project years eleven through 20 in operating funding by applying to and/or utilizing the County of Santa Barbara Department of Mental Health (B-Well) program, private philanthropy, and/or other local, state, and federal government funding sources.

Fiscal Analysis:

Funding Source	FY 2026-27
State – Homekey+	\$11,706,000.00
Total	\$11,706,000.00

Staffing Impacts:

Because the State enters into a standard agreement with the co-applicants for any approved project, the State conducts ongoing monitoring to assure that the Project is being administered in accordance with the Homekey Program. However, any approved project may require future compliance monitoring assistance to the State by CSD staff.

Special Instructions:

After Board action, please return the following to Lucille Boss at LBoss@CountyofSB.org:

1. Minute Order

Attachments:

Att. A – Draft Standard Agreement

Contact Information:

Lucille Boss

Housing Programs Manager

LBoss@countyofsb.org