



# Update on Lompoc Housing and Community Development Corporation Properties, Including Bridgehouse Shelter

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County of Santa Barbara  
February 21, 2012



## Background on Item

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Lompoc Housing and Community Development (LHCDC) owned and managed affordable housing units, Marks House and Bridgehouse Shelter

LHCDC in process of dissolution and transferring real estate assets

County has provided funding to LHCDC for shelter services

LHCDC Board of Directors offered deed-in-lieu of foreclosure to County for Bridgehouse



# Recommendations

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County not accept a deed-in-lieu of foreclosure offered by LHCDC for the acquisition of the Bridgehouse Shelter;

Direct the County Executive Officer to work with the community and partner agencies to identify viable options to address homeless services within the Lompoc area;

Approve funding to Good Samaritan Shelters for homeless services at Marks House; and

Receive an update on the status of other LHCDC properties



# Shelter Operations and County's Role

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County does not currently own or operate shelters

County provides supportive services (public/mental health, social services, etc)

County receives, distributes and manages funding for services to community partners and General Fund monies to shelters



## Recommendation: Not Accept Bridgehouse

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Possible repayment of \$150,000 by County to HUD for not operating Bridgehouse until March 2022

No ongoing County fiscal responsibilities

LHCDC continues to own facility; County affordability covenant remains

Direct CEO to partner with community in the development of a comprehensive solution to address homeless needs and services within Lompoc area



# Obligations of Accepting Bridgehouse

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Possible repayments:

\$150,000 to HUD for not operating  
Bridgehouse until March 2022

\$274,900 to State for not operating  
Bridgehouse until March 2013

Transfer of Bridgehouse deed requires State  
approval



## Obligations of Accepting Bridgehouse

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County incurs Annual Operating Costs of \$257,000:

\$242,000 annual shelter services

\$15,000 annual landscaping costs

County incurs One-Time Cost:

\$150,000 renovation cost



## Recommendation: Approve Marks House Funding

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City of Lompoc acquired Marks House; contracting with Good Samaritan Shelter to operate

County Human Services Funds and federal Emergency Shelter Grant funds are reserved for Marks House

Approve County entering into contract with Good Samaritan Shelter for \$16,000 in funding for Marks House operations





# Recommendation: Update on LHCDC Affordable Housing Units

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7 properties under receivership  
Allow process to continue  
Encourage financial lending institutions  
to maintain affordability covenants

2 properties with private lender in  
1st position that are not in  
foreclosure



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# Questions

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