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FUTURE



# Temporary Interim Supportive Housing

County of Santa Barbara | Board of Supervisors

May 16, 2023

# Recommended Actions






- Receive a presentation on the DignityMoves La Posada Project (Project);
- Authorize the General Services Director, or his designee, to execute a Ground Lease Agreement with DignityMoves La Posada LLC (DignityMoves) for the use of County-owned property located at 4500 Hollister Ave., Santa Barbara, CA, APNs 061-040-012 and 061-040-024 (Property) for the La Posada project (Project), in a form substantially similar to the Lease Agreement attached hereto as Attachment A, with concurrence from County Counsel, or her designee, Auditor-Controller, or her designee, and the Risk Manager, or his designee;
- Authorize the General Services Director, or his designee, to execute a Development Management Agreement with DignityMoves for the development of the Property for the Project, for the placement of modular units and facilities in a form substantially similar to the Development Agreement attached hereto as Attachment B, with concurrence from County Counsel, or her designee, Auditor-Controller, or her designee, and the Risk Manager, or his designee;
- Authorize the General Services Director, or his designee, to execute a Subrecipient agreement with Dignity Moves, using California Encampment Resolution Funding (CERF) funds for a total contract maximum amount not to exceed \$1,000,000, to purchase up to 90 modular units for interim housing, to be purchased by June 7, 2023, subject to annual appropriations and budget approval, in a form substantially similar to the Subrecipient Agreement attached hereto as Attachment C, with concurrence from County Counsel, or her designee, Auditor-Controller, or her designee, and the Risk Manager, or his designee;
- Authorize the General Services Director, or his designee, to execute a Temporary Right of Entry Agreement (TROE) between the County of Santa Barbara and DignityMoves to store and stage materials and equipment on the Property and for the purposes of ingress and egress to and from the premises. in a form substantially similar to the TROE attached hereto as Attachment D, with concurrence from County Counsel, or her designee, Auditor-Controller, or her designee, and the Risk Manager, or his designee; and
- 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 a homeless shelter and financial assistance; and direct staff to file a Notice of Exemption on these bases.

# Encampment Resolution

- Board-approved Encampment Resolution Strategy and Protocol
  - Case law affirms right to sleep in public if adequate interim or permanent housing are not available. Currently, sufficient interim and permanent housing does not exist.
- Outreach workers engage individuals to begin transition to beds/shelter when available.
- After shelter is offered – County may provide 72 hour notice that belongings will be cleared and a trespass can be enforced if needed.
  - If offer is refused, notice can still be posted and the site resolved.

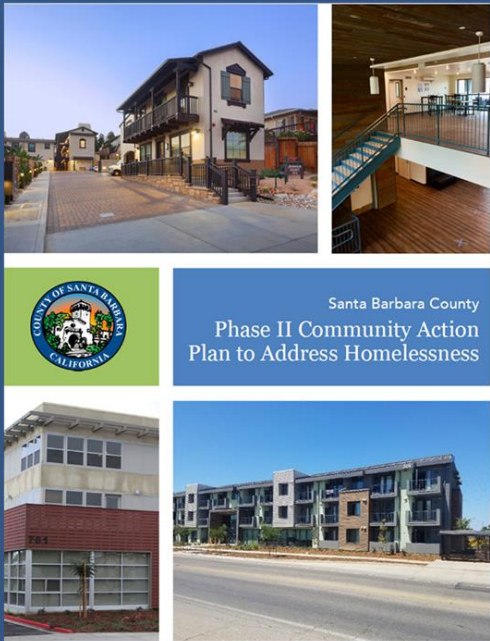
**Additional interim housing is the critical missing piece to address encampments**

# What is La Posada?

-  Resolves encampments
-  Provides needed supportive services
-  Provides a dignified bridge
-  Leverages funding
-  Public-private partnership



# Increase Access to Safe, Affordable Housing



	Permanent Housing: new units and long-term rental subsidies paired with supportive services	Interim Housing: emergency shelter, low-barrier navigation centers, transitional housing, and/or bridge housing	Rapid Re-Housing: time-limited rental assistance with wraparound case management
Estimated Gaps in Beds/Units	<b>1,366</b>	<b>563</b>	<b>1,053</b>
Progress	<b>439</b> secured	<b>140</b> created	<b>436</b> funded
Remaining Need	<b>927</b> still needed	<b>423</b> still needed	<b>617</b> still needed
In Pre-Development* / Development	<b>234</b> in progress	<b>423</b> in progress	<b>30</b> in progress

\* Projects in pre-development phase may still require feasibility analysis, site improvements and significant funding to begin development.

# Ending Unsheltered Homelessness through Interim Housing



## Private-Public Partnerships on County-Owned and Use By Right sites:

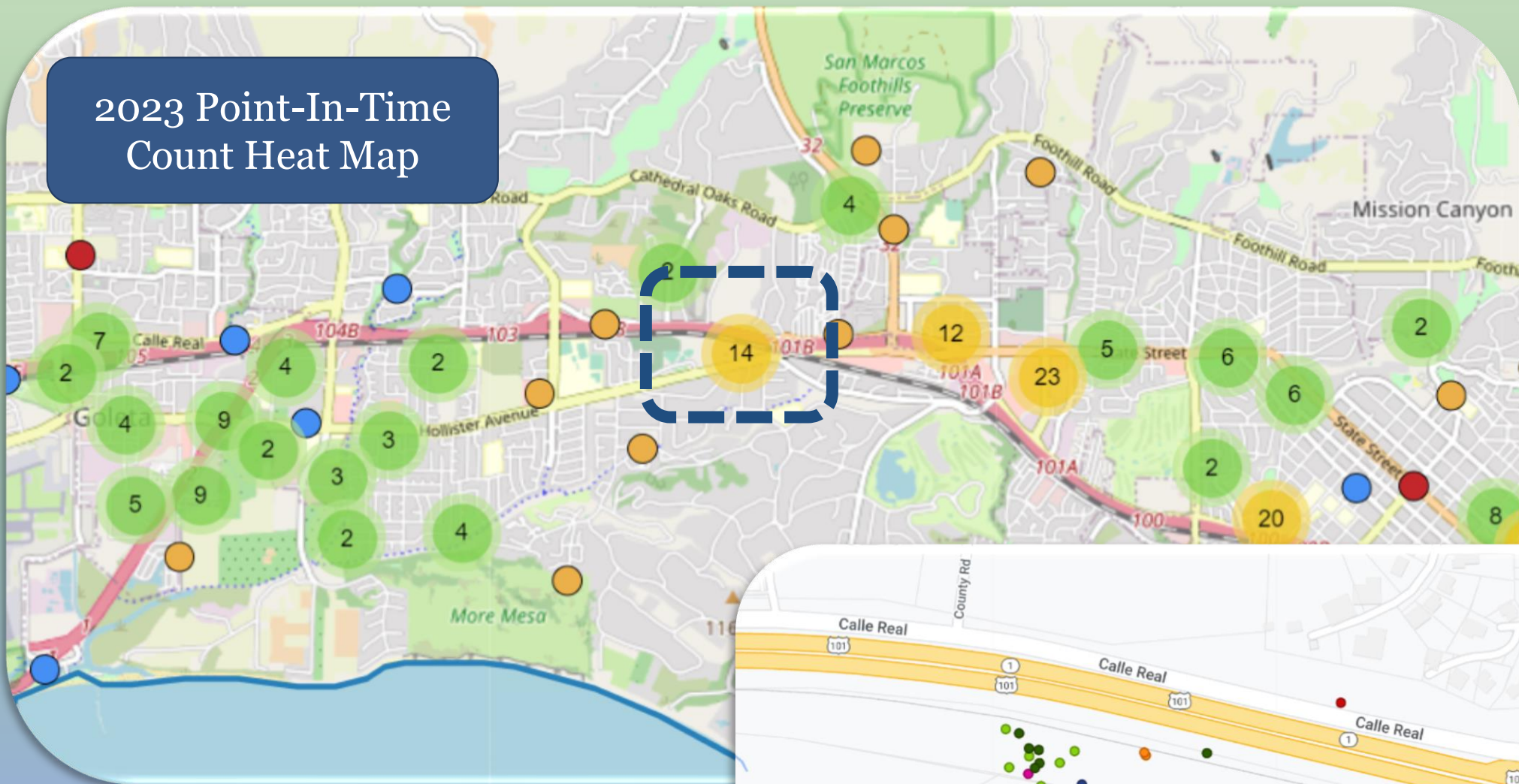
- Hope Village - Intersection of Centerpointe and Southpointe Parkways in Santa Maria (DignityMoves) *Under Construction*
- La Posada - unincorporated area between Goleta and Santa Barbara (DignityMoves)
- Bridge House Expansion 2025 Sweeney Rd. in Lompoc Valley (Good Samaritan)
- Calle Real campus in unincorporated area between Goleta and Santa Barbara
- Future St Vincent's – Father Virgil Cordano Center Site





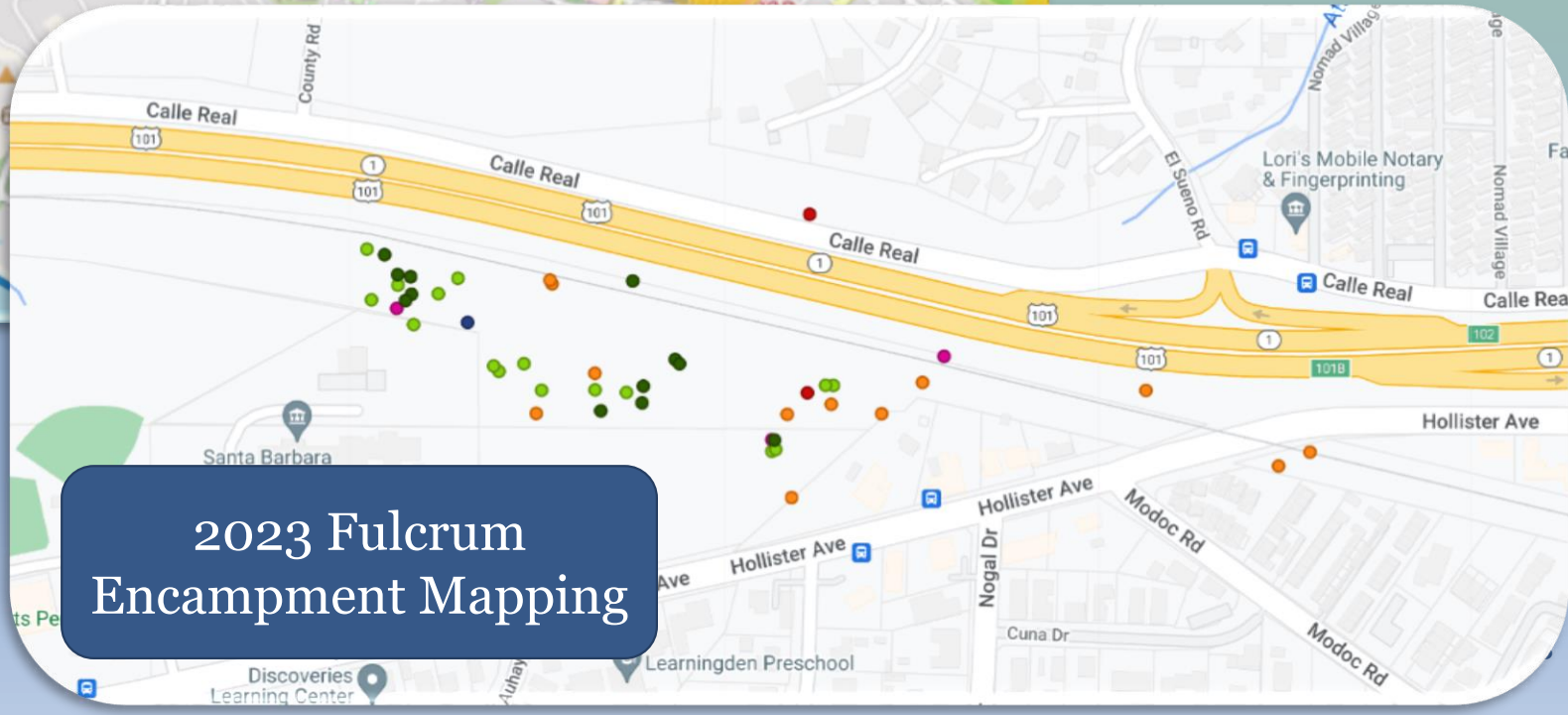


## 2023 Point-In-Time Count Heat Map



## How and why was this location chosen?

4500 Hollister Ave.  
unincorporated area between  
Goleta and Santa Barbara



## 2023 Fulcrum Encampment Mapping





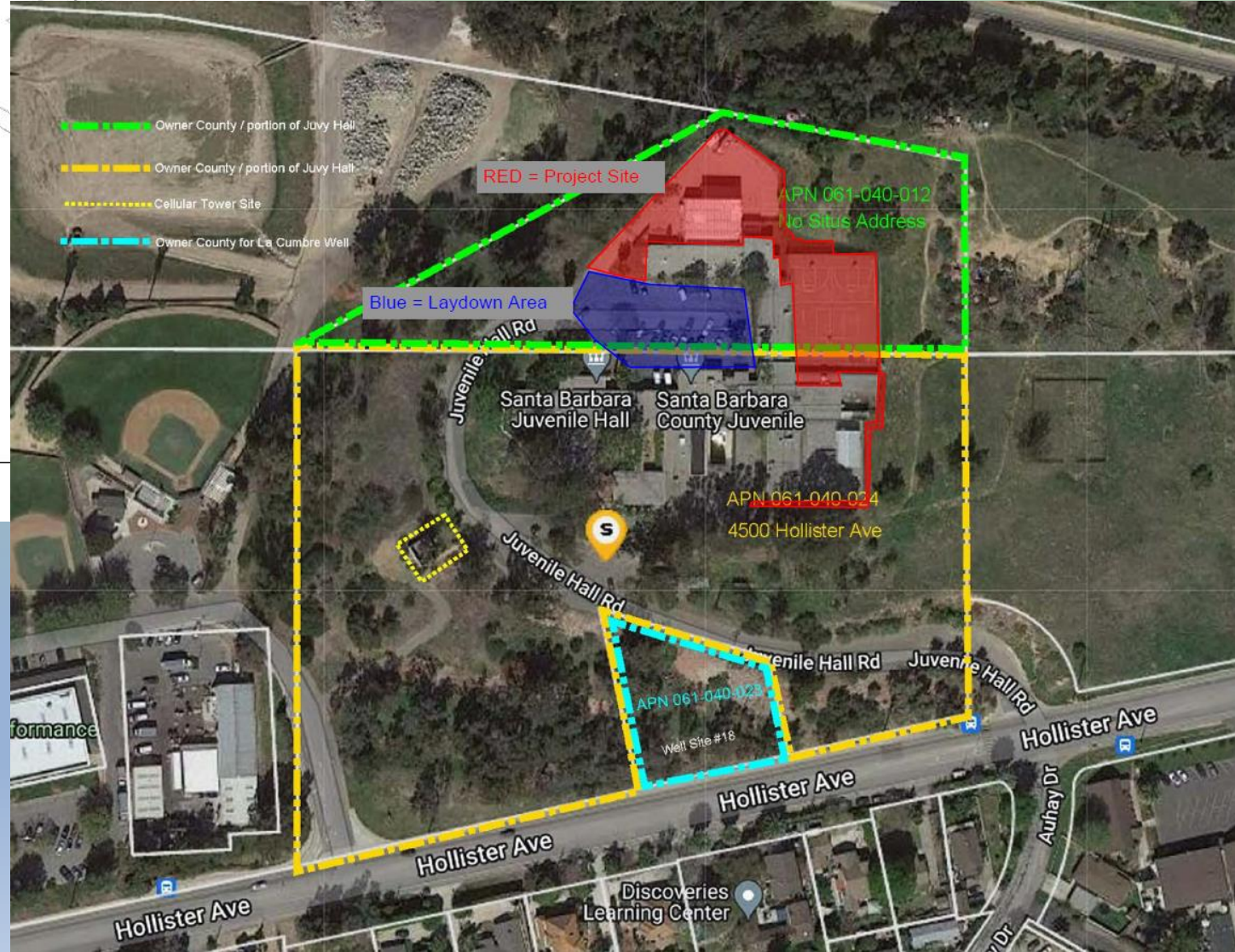
AXONOMETRIC VIEW

LA POSADA

DignityMoves

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04/13/2023







ENTRANCE VIEW

DignityMoves

Gensler  
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INTERIOR VIEW

LA POSADA

DignityMoves

Gensler  
04/13/2023

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## How will the site be secured?



# Project Details



## Population

- People Experiencing Homelessness (PEH) moving from encampments from South Santa Barbara County in need of interim housing, case management services including behavioral health supports

## Services

- Case Management
- Transportation
- Peer Support
- Mental Health Therapy
- Substance Abuse Outreach/ Counseling
- Housing Navigation
- 24/7 Staffing and Security

## Amenities

- Up to 90 cabins and related facilities
- common restrooms
- ancillary dining
- laundry
- storage
- office and administration facilities

## Timeline

- Based on similar project building permits process, the project could be completed from start-to-finish in approximately 6 months.
- The project would be planned for approximately 5 years, after which time the units would be moved to another location, or multiple locations.



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