



**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
Department No.: 063
Agenda Date: August 26, 2025
Placement: Administrative Agenda
Estimated Time:
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: Department Director(s): Kirk A. Lagerquist, Director, General Services
Contact: Ted Teyber, Assistant Director, General Services
SUBJECT: Domestic Violence Solutions for Santa Barbara County Lease Agreement, Santa Barbara;
Second Supervisorial District

Signed by:
Ted Teyber
F7C18012028A414...

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 Lease Agreement between the County of Santa Barbara and Domestic Violence Solutions ; and
- b) Determine and find that, pursuant to Government Code section 26227, the Premises are not necessary for County use and will not be necessary for County use for the duration of the Lease Agreement.
- c) Determine and find that the use of the Premises by Domestic Violence Solutions, a California 501(c)(3) nonprofit organization, serves a public purpose and provides a direct benefit to the residents of the County.
- d) Determine that the proposed action of approving DVS's Lease Agreement is exempt from the California Environmental Quality Act (CEQA) guidelines, pursuant to Sections 15301, "Existing Facilities". This is a categorical exemption which includes the operation, repair, maintenance, leasing, or minor alteration of existing public or private structures or facilities, provided the exemption only involves negligible or no expansion of the previous site's use.

Summary Text:

This Lease Agreement will grant Domestic Violence Solutions (DVS) the continued use of 3831 square feet of County-owned building space for its emergency services to abused persons and their children, including housing, counseling, support groups, education, information and referral to other human services agencies. The lease term is for five (5) years with two (2) options to extend for an additional five (5) years each, upon mutual agreement.

Discussion:

Since 1985, DVS has been leasing the same County building. They have been leasing this facility with no base rent and reimbursing the County \$300 per month for a portion of the operating costs. Effective June 1, 2026, and on each annual anniversary, thereafter, including any extension or assignment, the operating costs shall be increased by four percent (4%) annually.

DVS will be responsible for maintenance and repair to the building, and the cost associated with phone, cable/data, janitorial, and insurance (Workers' Compensation, Employers Liability, General, Automobile, and personal property).

The Director of General Services is granted the authority to administer and enforce the lease for the County, and will act on behalf of the County in regards to any future improvements to the County building, as well as exercising the mutual option to extend the lease.

Background:

DVS has served as the County's primary provider of emergency shelter and comprehensive support services for survivors of domestic violence since its founding in 1977. Originally established as Shelter Services for Women, the organization opened the first emergency shelter in the region at a time when domestic abuse was widely underreported and often treated as a private matter. In 1978, the County began leasing the Premises to the organization.

DVS is recognized as Santa Barbara County's only full-service domestic violence agency and remains committed to addressing the complex and evolving needs of survivors. Through community partnerships, private philanthropy, and public support, the organization continues to expand its capacity and deepen its impact. In recent years, DVS has responded to increased demand by enhancing shelter space, expanding service offerings, and strengthening outreach and prevention programs to break the cycle of abuse and support long-term healing and stability for survivors.

Performance Measure:

In the most recent reporting period, DVS provided 4,582 safe nights of emergency shelter and answered 2,696 calls to its 24/7 crisis hotline. A total of 266 individuals—122 children and 144 adults—were sheltered. The agency also delivered 1,067 counseling sessions, supported 149 clients through 781 Job & Life Skills coaching sessions, and facilitated 63 workshops serving 247 individuals, including 77 children.

Contract Renewals:

The License Agreement provides for a five-year term, with two options to extend for an additional five-years each, or until DVS gives the County 90-days written notice or the County gives DVS no less than one year written notice, if the Premises is scheduled for demolition, removal, or repurposing for other County use.

Fiscal and Facilities Impacts:

The County will continue to subsidize the use of this facility by DVS by covering the costs of property insurance and utilities. The County's average monthly cost for utilities and property insurance over

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the past year was \$1,142. To offset a portion of these utility costs, DVS will pay the County at a rate of \$300 per month. Beginning in 2026, this monthly reimbursement will increase annually by 4%. The remaining unreimbursed costs represent the County's rent subsidy over the term of the lease.

There is no facilities impact associated with this action, as the tenant will remain in the existing leased premises.

Staffing Impacts:

Oversight and management can be achieved by existing staff.

Special Instructions:

After Board action, Clerk of the Board please distribute as follows:

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| 1. | Original License Agreement | Clerk of the Board Files |
| 2. | Duplicate License Agreement and
Copy of Minute Order | Real Property Division
Attn: Carlos French |

Attachments:

Attachment A – 001191 DVS Lease Agreement

Contact Information:

Carlos French
Real Property Agent
cifrench@countyofsb.org