



# 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:** Community Services  
**Department No.:** 057  
**Agenda Date:** May 13, 2025  
**Placement:** Administrative Agenda  
**Estimated Time:** N/A  
**Continued Item:** No  
**If Yes, date from:** N/A  
**Vote Required:** Majority

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**TO:** Board of Supervisors  
**FROM:** Department Director(s): Jesús Armas, Community Services Department (CSD)  
Contact Info:  
Joe Dzvonik, Assistant Director, Housing and Community Development (HCD)  
**SUBJECT:** **Approval of Ground Lease Agreement Extension for the DignityMoves Santa Barbara Project at County-owned property at 1016 Santa Barbara Street, Santa Barbara, CA, APN #029-212-019 - First Supervisorial District**

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**County Counsel Concurrence**

As to form: Yes

**Other Concurrence:** General Services

As to form: Yes

**Auditor-Controller Concurrence**

As to form: Yes

**Recommended Actions:**

That the Board of Supervisors:

- a) Approve and authorize the Chair of the Board of Supervisors to execute a Ground Lease Extension (Attachment B) with Good Samaritan Shelter (GSS) for the use of County-owned property located at 1016 Santa Barbara Street, Santa Barbara, California, APN 029-212-019, for the DignityMoves Santa Barbara project (Project), which extends the Ground Lease Agreement from the original Project end date of June 30, 2025 to June 30, 2027; and
- b) Authorize the Director of the Community Services Department, or designee, within the Community Services Department, to execute the Ground Lease Agreement extension; and
- c) Determine that the approval of the recommended actions is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15378(b)(4) since the recommended actions are government fiscal activities which do not involve commitment to any specific project which may result in potentially significant physical impact on the environment.

### **Summary Text:**

Staff is recommending a two-year extension of the ground lease agreement for this non-congregate interim housing project (Project) so that Good Samaritan Shelter (GSS) can continue to provide housing navigation services, program administration, and operational control of this Project utilizing pre-fabricated modular housing units sited on a County-owned property (Property) at 1016 Santa Barbara Street, Santa Barbara. If approved, this action would extend the Ground Lease Agreement from the original Project end date of June 30, 2025 to June 30, 2027.

### **Background:**

This DignityMoves' non-congregate interim housing project located at 1016 Santa Barbara Street, Santa Barbara provides 33 private rooms for individuals experiencing homelessness. Each room has a bed, a desk and chair, heating and air conditioning, a window, and a locking door. Good Samaritan Shelter (GSS) provides robust support services for the Project participants. GSS has an exceptional reputation for providing care and tailored services to help address the root causes of homelessness and connects clients to a wide array of other services.

Based on Board approval, the Project commenced operations on April 1, 2022. Since this time, the Project served as a pilot and has proven effective, with positive outcomes and lessons learned that have greatly assisted in the establishment of similar, but much larger, projects in the County last year.

Since its opening the Project served 155 people, 127 of which were chronically homelessness (defined as homeless a year or longer with one or more disabling condition), and 75 of which were over the age of 55. And through referral partnerships with over 17 other service providers, including multiple County departments and the City of Santa Barbara, the Project has guided 58 individuals to a housing solution.

Additionally, staff contacted the City of Santa Barbara to ascertain if the City is supportive of extending the lease and maintaining the Project at this location for an additional two years. The City responded in the affirmative as reflected in the attached letter of support (see Attachment C).

Finally, although the project has operated 33 beds since inception, the number of beds will decline to 27 once this ground lease extension, if approved, begins on July 1, 2025. This is due to a decline in funding for project operations as not all contracts expiring on June 30, 2025 can immediately be replaced with new contracts. However, GSS will be working to identify new funding sources to quickly restore those seven beds into operation.

### **Fiscal and Facilities Impacts:**

If so directed by the Board, the recommended actions discussed herein can be achieved utilizing existing resources. The County has no funding obligation toward operation of the shelter. Separately, Good Samaritan Shelter anticipates entering into service contracts with Cottage Hospital, CenCal, the Behavioral Wellness Department, and the City of Santa Barbara.

### **Staffing Impacts:**

There is no staffing impact associated with the recommended actions. If so directed by the Board, the recommended actions proposed herein can be achieved utilizing existing staff.

**Special Instructions:**

- 1) Please email an electronic copy of the Minute Order and executed Ground Lease Extension to Joseph Dzvonik at [jdzvonik@countyofsb.org](mailto:jdzvonik@countyofsb.org)

**Attachments:**

**Attachment A** – Original Good Samaritan Shelter Ground Lease at 1016 Santa Barbara St.

**Attachment B** – Ground Lease Extension for Good Samaritan Shelter at 1016 Santa Barbara St.

**Attachment C** – City of Santa Barbara Support Letter for Dignity Moves 1016 Santa Barbara Street Project

**Authored by:**

Joseph Dzvonik

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