



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: Behavioral Wellness
Department No.: 043
Agenda Date: December 16, 2025
Placement: Administrative Agenda
Estimated Time: N/A
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: Department Director: Antonette Navarro, LMFT, Director
Department of Behavioral Wellness
Contact: Laura Zeitz, RN, Assistant Director for PHF, Crisis Services &
Long Term Care, Department of Behavioral Wellness
SUBJECT: Memorandum of Understanding between the Housing Authority of the City of Santa Barbara and the Department of Behavioral Wellness for In-Kind Match Services for Permanent Supportive Housing Program Services at 3055 De La Vina Street (Second District) for Fiscal Years (FY) 2025-26 and 2026-27

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 Director of the Department of Behavioral Wellness (BWell), or designee, to execute a Memorandum of Understanding with the **Housing Authority of the City of Santa Barbara** (HACSB) for the provision of permanent supportive housing program services at 3055 De La Vina Street in Santa Barbara (Second District), in return BWell will provide an in-kind match through services provided by its Housing Assistance and Retention Team (HART) for the period of December 1, 2025 through April 30, 2027;
- b) Delegate to the Director of the Department of Behavioral Wellness or designee the authority to extend the term of the Agreement upon written mutual agreement with the Housing Authority of the City of Santa Barbara (HACSB), which is subject to funding availability, without requiring the Board of Supervisors' approval of an amendment of the Agreement, subject to the Board of Supervisors' ability to rescind this delegated authority at any time; and

- c) Determine that the above-recommended actions are not a project that is subject to environmental review under the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines section 15378(b)(4) and (b)(5), finding that the actions are governmental funding mechanisms and/or administrative or fiscal activities that will not result in direct or indirect physical changes in the environment.

Summary Text:

The Board of Supervisors is requested to authorize the Director of the Department of Behavioral Wellness (BWell) or designee to execute the Memorandum of Understanding (MOU) with the **Housing Authority of the City of Santa Barbara** (HACSB) to administer permanent supportive housing program services and provide 32 studio apartments for the project located at 3055 De La Vina Street, Santa Barbara, CA 93105 (Second District), for formerly homeless participants, particularly those most vulnerable and/or with the longest history of homelessness. In return, BWell will provide in-kind match services by providing case management staffing through the Housing Assistance and Retention Team (HART) to support the transitions to permanent housing at 3055 De La Vina Street with the goal of independent living.

Approval of the recommended actions will allow BWell to partner with HACSB to provide quality affordable housing for participants with the opportunity to access the health and social services needed to stabilize and improve the quality of their lives.

Discussion:

HACSB and BWell intend to enter into this MOU in the interest of providing permanent supportive housing program services to participants with the intention of helping former homeless participants live successfully in normal community settings.

HACSB's project number CA2379L9D032400, located at 3055 De La Vina Street, Santa Barbara, CA 93105 ("3055 De La Vina"), is a project that must adhere to the Housing First principles in accordance with the Department of Housing and Urban Development (HUD) requirements. HACSB expects to receive the Certificate of Occupancy for 3055 De La Vina on April 1, 2026.

From the beginning of the term, December 1, 2025, through March 31, 2026, BWell will collaborate with HACSB to set up the permanent supportive housing program services to be delivered for 3055 De La Vina.

From April 1, 2026, through June 30, 2026, once HACSB receives the Certificate of Occupancy for 3055 De La Vina, BWell will deliver in-kind match services through its contract with Telecare to operate HART to support participants in their transition to independent living.

The HART program is currently funded through the Mental Health Services Act (MHSA) funding as an Innovation Project until June 30, 2026. From July 1, 2026, through the end of the term, April 30, 2027, when HART funding concludes, BWell will shift its focus to providing training for participants and property managers to support and strengthen understanding of tenancy rights and responsibilities, while also referring eligible participants to Community Supports and Enhanced Care Management services provided by their Managed Care Plan (CenCal).

The MOU will ensure both HACSB and BWell are aligned on the responsibilities and obligations for providing the permanent supportive housing program services for 3055 De La Vina needed.

Background:

The property located at 3055 De La Vina Street, formerly the Quality Inn Santa Barbara, was purchased by HACSB in March of 2024. It is currently still under construction, with the 34 rooms being remodeled into 32 studio apartments.

HACSB will provide 32 studio apartments to formerly homeless participants, and in return BWell will provide intensive, short-term supportive services for eligible participants as they transition from homelessness to housing at 3055 De La Vina starting April 1, 2026, when HACSB receives the Certificate of Occupancy for 3055 De La Vina. The in-kind services will be delivered through BWell's HART to support the transitions to housing and independent living after experiencing chronic homelessness, including services to BWell's target population of those with serious mental illness and/or substance use disorder, as well as Medi-Cal and Medicare recipients.

The HART program, as part of the Innovation Component, was approved by the State Mental Health Services Oversight and Accountability Commission (MHSOAC) in January 2023 and is a time-limited exploration of new, innovative methods to deliver mental health services to unhoused populations. HART services include assistance with obtaining social services benefits and strengthening independent living skills, such as understanding tenant responsibilities and rights, how to be a good neighbor, developing and adhering to a personal budget, and providing linkages to mental health and substance use services. The HART program is a three-prong approach to increase retention within the permanent supportive housing program by 1) assisting clients as they transition into independent living, 2) educating and training Housing Authority and other property management staff on how best to serve this vulnerable population, and 3) creating data collection methods to drive decision-making and identify emerging trends.

Performance Measure:

HACSB and BWell will work together to achieve the performance goals outlined under HUD. Some of the main goals include the following:

- Reduce barriers that inhibit the development and utilization of affordable housing;
- Reduce homelessness by enhancing community-based efforts to ensure such occurrences are rare, non-recurring, and ultimately prevented; and
- Promote sustained housing retention by providing individualized support services, including case management, rent assistance, and development of independent living skills.

Fiscal and Facilities Impacts:

There is no amendment to BWell's Adopted Budget for FY 2025-26 with the approval of this MOU. The services to be provided at HACSB's facility at 3055 De La Vina Street are already included as part of the MHSA Housing and Retention Team program approved Innovation Project.

Fiscal Analysis:

Funding Source	FY 2025-26	FY 2026-27	Total
State	\$28,285	\$86,033	\$114,318
Total	\$28,285	\$86,033	\$114,318

The table above reflects an estimate cost of one (1) Full-Time equivalent (FTE) Caseworker providing intensive, short-term supportive services for eligible participants as they transition from homelessness to permanent housing at 3055 De La Vina Street, if services were delivered full-time over the entire program term. The estimate cost has been allocated across two fiscal years.

Special Instructions:

Please email one (1) Minute Order to Svetlana Arriaga at sarriaga@sbcbswell.org and to bwellcontractsstaff@sbcbswell.org.

Attachments:

Attachment A – HACSB and BWell MOU for In-Kind Match Services at 3055 De La Vina FY 2025-27

Contact Information:

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Contracts Analyst
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