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Garrett Wong, Division Manager, Sustainability



**Community  
Services  
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June 24, 2025

Sylvia Barnard, Executive Director  
Good Samaritan Shelter  
400 W. Park Ave.  
Santa Maria, CA 93458

RE: Reservation of County Affordable Housing Funds: Hedges House of Hope Rehabilitation ("Project")

Dear Ms. Barnard:

Based on information provided by Good Samaritan Shelter ("Good Samaritan") in February 2025, the County's Capital Loan Committee (CLC) recommended a commitment of \$538,111 in Community Development Block Grant ("CDBG") program funding (the "Reserved CDBG Funds") to be used by Good Samaritan for the development of the Project. This funding is reserved beginning July 1, 2025, and expires on June 30, 2026. On May 13, 2025, the Santa Barbara County Board of Supervisors ("Board") concurred with the recommendation and approved Project funding under the County's Annual Action Plan.

#### Project Description and Scope of Work:

Hedges House of Hope Rehabilitation will be a capital project located at 6549 El Colegio Road in the unincorporated community of Isla Vista (Property). The Property is owned by the County and is leased to Good Samaritan for use as an emergency shelter. Renovation activities will include replacement of upstairs flooring, painting of all interior walls and ceilings, renovation of the men's small restroom and women's restroom, and re-decking of the upstairs roof.

Following Project due diligence, County staff will return to the Board requesting Board approval of a Subrecipient Agreement memorializing the commitment of such Reserved Funds to the Project, and terms and conditions of the use of such funds by Good Samaritan as "Subrecipient" thereunder. Standard County requirements must be met as conditions precedent to County approval of such a Subrecipient Agreement. In addition, as Federal funds are involved, approval of County documents will be contingent on demonstrating compliance with Federal environmental review processes. The source of funds for the agreement, if approved, will be the Community Development Block Grant (CDBG) program. CDBG funding will likely come in the shape of a cost-reimbursement grant.

Requirements that must be met as conditions precedent to County approval of any Subrecipient Agreement include:

- The County has received its fiscal year 2024 funding award from HUD, which occurred in November 2024;
- All Project funding, other than the Reserved Funds, has been formally committed in sufficient amounts to complete the Project;
- All Project planning and zoning approvals have been acquired;
- Environmental review required under the National Environmental Policy Act and receipt of Authority to Use Grant Funds (AUGF) by the U.S. Department of Housing and Urban Development (HUD) has been completed by County staff. Note that Good Samaritan may not undertake or enter into agreement to undertake any activity at the Project site that would adversely affect existing site conditions or would otherwise be a choice limiting action, including the acquisition, demolition, construction, or relocation of buildings or structures, or otherwise making a physical change to the Property (including moving dirt) until the AUGF has been issued by HUD.

Please submit documentation reflecting completion of the aforementioned conditions precedent to Lucille Boss, Housing Programs Manager, and work with Lucille in preparing the aforementioned Subrecipient Agreement and related documents for Board approval. Please keep Ms. Boss updated on any changes to the Project as described above. Ms. Boss may be contacted by email at [lboss@countyofsb.org](mailto:lboss@countyofsb.org) or by phone at (805) 568-3533.

Good Samaritan Shelter serves as an essential component of Santa Barbara County's affordable housing and community development goals. Hedges House of Hope Rehabilitation will undoubtedly assist Santa Barbara County in its efforts to address and prevent homelessness in our community.

Sincerely,

DocuSigned by:

*Jesús Armas*

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Jesús Armas, Director

Community Services Department