



**TO:** Mayor and Councilmembers

**SUBMITTED BY:** JoAnne Plummer, Neighborhood Services Director

**PREPARED BY:** Chuck Flacks, Homelessness Services Coordinator

**SUBJECT:** Housing Authority of Santa Barbara County Presentation on the Buena Tierra One-Year Anniversary

**RECOMMENDATION:**

Receive a presentation from the Housing Authority of Santa Barbara County (HASBARCO) on the status of the Buena Tierra Apartments on the One-Year Anniversary of its occupancy.

**BACKGROUND:**

The City of Goleta has supported HASBARCO's planned conversion of the Super 8 motel at the corner of Fairview and Hollister to permanent supportive housing since 2022. This assistance included letters of support to the State of California's Homekey (2.0) Program.

On February 7, 2023, the City Council awarded HASBARCO \$600,000 that was previously committed, conditional on the receipt of Homekey funding from the State of California. HASBARCO secured this funding on January 11, 2022. The project was eventually converted to 60 units, 59 permanent supportive housing and one manager unit with significant funding and operational support for wrap-around supportive services for the residents.

On May 17, 2024, HASBARCO received a Certificate of Occupancy for the motel conversion project allowing the 60 residents to begin moving into their apartments.

On August 15, 2024, the City Council participated in the Grand Opening of the new project, named Buena Tierra.

**DISCUSSION:**

Buena Tierra is a Permanent Supportive Housing residence which is mandated by state law (CA Code WIC §8255) to operate as a Housing First program as defined: *"Housing First" means the evidence-based model that uses housing as a tool, rather than a reward,*

*for recovery and that centers on providing or connecting homeless people to permanent housing as quickly as possible. Housing First providers offer services as needed and requested on a voluntary basis and that do not make housing contingent on participation in services.”*

A residence, such as Buena Tierra, requires management that is aware of the particular and complex needs of its residents; and, as mandated by Housing First, uses housing as a tool to help people improve their quality of life. At the same time, HASBARCO must manage a community that is safe, and is in accordance with the terms of its financing and the ordinances of the local community. As of the date of this report, the facility is fully occupied with a waiting list.

During the first year of operation, Buena Tierra experienced both success stories of lives transformed and the removal of tenants who have violated laws and caused harm to other residents. HASBARCO will present on their experience of managing the Buena Tierra residence during its first year of operations.

**LEGAL REVIEW BY:** Isaac Rosen, City Attorney

**APPROVED BY:** Robert Nisbet, City Manager

**ATTACHMENTS:**

1. HASBARCO Buena Tierra Presentation to the Goleta City Council

## **Attachment 1**

HASBARCO Buena Tierra Presentation to the Goleta City Council

# HASBARCO

## Presentation to Goleta City Council

# Buena Tierra

- 60 Units – Fully Furnished For Each Resident
- Onsite Services:
  - HASBARCO Resident & Supportive Services, Good Samaritan Shelter and AmeriCorps Provide Onsite Services Including: Life Skills Training, Independent Living and Employment Skills Program, Health and Wellness, Housing Retention Support, Education and Employment Pathways, and Food Access.
  - Robust Security Services Consisting Of: Onsite Unarmed Security Guards 24/7, Gated Property





# Housing First Model and Rules

- Per SB 1380:
    - Tenants have a lease and all the rights and responsibilities of tenancy, as outlined in California's Civil, Health and Safety, and Government codes.
    - Under a Housing First paradigm, evictions should be a last resort. However, if a tenant continually engages in lease violations, such as failure to pay rent, or behaviors that interfere with other tenants' rights of peaceful enjoyment of their apartments or common space, despite repeated attempts to work with the tenant and service provider to address the lease violations, property managers may evict.
  - Our primary reasons for evictions: Fentanyl distribution, violence against other residents, nonpayment of rent for 6 months or more.
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# Buena Tierra Vacates Summary

<b>VACANCIES FROM ORIGINAL LEASE UP</b>	
<i>Sheriff Lockout Evictions</i>	
Violence	2
Onsite Arrest – Distribution of Fentanyl/Meth	1
Non-Payment of Rent (8 months)	1
<b>Total</b>	<b>4</b>
<i>Mutual Agreement to Vacate</i>	
In Jail	1
Rehoused – HCV – Private LL	1
Hedges House of Hope	2
In Shelter w/ Public Defender's Office Assistance	1
<b>Total</b>	<b>5</b>
<i>Deceased</i>	
Auto Accident Offsite, Pedestrian vs Auto near 7-11 store	1
<b>Total</b>	<b>1</b>
<i>Requested Relocation</i>	
HCV + Housing Navigator Assistance & New Furniture Provided	2
In Patient Drug Rehab – Retained Voucher	1
<b>Total</b>	<b>3</b>
<b>Combined Total Vacancies 13</b>	



# Property Management Priorities

For HASBARCO, Our Priority For All Residents At Buena Tierra Is To:

1. Provide Robust Supportive Services
2. Connect with Food Sources
3. Maintain Safety



# Patterson Point



- 80 North Patterson Avenue
- Special Needs/Homeless
- 24 Studios
- Installation of Modular Units at the End of April
- Estimating Construction Completion for Mid-December
- Funding Secured:
  - \$2.4 Million from No Place Like Home
  - \$4.4 Million from Housing for a Healthy California

# Heritage Ridge Senior & Special Needs Family

- Senior – 41 Units (35 Project-Based Vouchers (PBVs) & 5 Veterans Affairs Supportive Housing (VASH) PBV)
  - Housing for a Healthy California – 12 Units
- Special Needs Family – 63 Units (57 PBV Homeless & 5 VASH PBV)
  - Housing for a Healthy California – 19 Units
  - National Housing Trust Fund – 13 Units
- We have submitted our Homekey+ application that is currently being reviewed by State HCD.

