



Lompoc City Council Agenda Item

City Council Meeting Date: February 16, 2021

TO: Jim Throop, City Manager

FROM: Christie Alarcon, Community Development Director
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SUBJECT: Lease Agreement with New Beginnings Counseling Center for a Safe Parking Program Site on City-Owned Property at 428 North I Street

Recommendation:

Staff recommends the City Council approve and authorize the City Manager to execute a Lease Agreement (Attachment 1) with New Beginnings Counseling Center for property located at 428 North I Street.

Background:

The City has recognized a need for a Safe Parking Program in the City and has been working to identify and fund a program over the past five years. The Santa Barbara County Point-In-Time Count survey showed Lompoc accounted for 12% of the County's vehicular homeless population, ranking third highest in the County.

While the City has been working to address this need there have been hurdles:

- the costs of such program operations; and
- the City's fiscal ability to fund such a program.

Discussion:

The City was recently approached by New Beginnings Counseling Center, a non-profit social services provider serving the vehicular homeless in Southern Santa Barbara County since 2003, and recently expanding into Northern Santa Barbara County. New Beginnings was looking for possible funding and potential locations for Safe Parking sites. The City owns a lot located at 428 North I Street that is vacant and in need of maintenance and upkeep. New Beginnings is interested in using the property to operate a safe parking program.

The first step in moving this forward is execution of a lease in order to allow New Beginnings to enter the site and begin making improvements and preparing the site for operation. All costs associated with such improvements will be borne by New Beginnings.

The proposed lease is for one year, with automatic renewals for two successive one-year periods unless the City gives notice not to renew. Total rent is \$1.00 per year. This below-market-value rent is in consideration of the public services that New Beginnings will provide to the Lompoc community and would effectively serve as a contribution by the City toward the provision of these services.

In addition to providing parking spaces for program participants to park overnight, New Beginnings intends to provide counseling and case management services to program participants to help them obtain needed services and transition to permanent housing.

In addition to entering into the proposed lease agreement, New Beginnings will be obligated to obtain all required City permits and comply with all City regulations applicable to Safe Parking Programs. The lease is for the sole purpose of operating a Safe Parking Program. Any other use of the property, or failure to continuously operate the Safe Parking Program, would be grounds to terminate the lease.

Fiscal Impact:

There will be no negative fiscal impact to the City by entering into this lease agreement with New Beginnings. In fact, the in-kind contribution will be the City's contribution towards homeless services in Lompoc. Also with New Beginnings taking on the maintenance and up-keep of the currently vacant site, an annual maintenance cost to the City for weed abatement would be removed.

Conclusion:

The Lease Agreement with New Beginnings Counseling Center will move the City of Lompoc one-step closer to addressing vehicular homelessness in Lompoc.

Respectfully submitted,

Christie Alarcon, Community Development Director

APPROVED FOR SUBMITTAL TO THE CITY COUNCIL:

Jim Throop, City Manager

Attachment: Lease Agreement