

**SANTA BARBARA COUNTY
BOARD AGENDA LETTER**



Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Agenda Number:
Prepared on: 3/10/05
Department Name: Housing and Community Dev.
Department No.: 055
Agenda Date: 3/22/05
Placement: Administrative
Estimate Time:
Continued Item: NO
If Yes, date from:

TO: Board of Supervisors

FROM: Ed Moses
Director, Housing and Community Development

STAFF CONTACT: Mike Sederholm, Housing Specialist
560-1090

SUBJECT: 2005 Application for CDBG funds for a County Adolescent Residential Crisis Center in Unincorporated Goleta (2nd District)

Recommendation(s):

That the Board of Supervisors:

1. Adopt the attached resolution (Attachment A) approving a \$500,000 CDBG grant application to the State Department of Housing and Community Development and authorizing the Director of the County Department of Housing and Community Development to submit the \$500,000 grant application to the California State Department of Housing and Community Development for funding of the rehabilitation of a County-owned facility for the purpose of establishing an adolescent residential crisis center in the unincorporated portion of Goleta, 2nd District. (Attachment B)
2. Authorize the Director to sign all documents required for submittal of the CDBG application, execution of the grant agreement, drawdown of funds, submittal of minor amendment requests and grant administration.

Alignment with Board Strategic Plan:

The recommendations are primarily aligned with Goal No. 5.A High Quality of Life for All Residents, and Goal No. 7. A Community that Fosters the Safety and Well-Being of Families and Children.

Executive Summary and Discussion:

With your Board's approval, Housing and Community Development will apply for CDBG funding from the State of California on behalf of the Department of Social Services to help fund the rehabilitation of the County's La Morada facility. Once rehabilitated, La Morada will serve as a residential crisis center for adolescents who have become wards of the court due to circumstances of abuse or neglect from a parent/guardian, or due to an adolescent's inability to function within a residential setting due to mental or physical disabilities.

The need for this type of facility is well documented in a 2000-2001 Grand Jury Report entitled "A New Look at Child Welfare Services." In the summary of the Grand Jury's Recommendations section, the report states that "the Board of Supervisors should consider establishing a crisis center for high-need/high-risk children. The center would provide both emergency and transitional care for those children who are dependents of the Juvenile Court and under protection of the Child Welfare Services Division of the Department of Social Services."

The need for this type of facility is further documented based on the consistently high of multiple placements of foster children, and lack of foster homes and group homes located within the region of Santa Barbara County. Currently, children in this situation are often placed in facilities located hundreds of miles away in distant regions of Northern and Southern California. From July 1, 2003 to June 30, 2004, there were 71 children who were required to be relocated and/or further assessed in Santa Barbara County. These 71 adolescents could have been served by a residential crisis center within Santa Barbara County had one existed.

The La Morada facility is a County-owned property located at 66 San Antonio Road in an unincorporated area of Goleta. The facility served as a Women's Honor Farm for many years in the past, and has recently been used by the County Sheriff's Department for administrative purposes and storage. The 6,400 square foot building is designed with two dormitory style wings capable of providing space for up to seventeen residents, a commercial kitchen, living and recreational areas, an office and physician's area, and has ample outdoor recreational space. A facility such as this would meet the criteria for an adolescent residential crisis center. The Department of Social Services has made arrangements with the County Sheriff's Department to vacate the property and allow for the rehabilitation of the building and its change of use.

The assessed value of the La Morada facility is \$360,000. Since the County is donating the facility for the purpose of creating the adolescent residential crisis center, the value of the property counts as matching funds. Therefore, the attached resolution reads that the County will commit a total of \$360,000 in matching funds for the rehabilitation of the La Morada adolescent residential crisis center.

Under the 2005 cycle of State Community Development Block Grant (CDBG) funding, the County is competing with other eligible non-entitlement applicants throughout the State for approximately \$44.5 million in General Allocation project monies. One new feature of this year's competition is that the State CDBG program is allowing jurisdictions to apply for up to three years worth of funding. In response to the new funding opportunities, the County is submitting a total of three \$500,000 General Allocation applications, including the Adolescent Residential Crisis Center as one of the applications. The other two applications have been submitted as separate Board letters. The County is eligible to apply for up to \$800,000 in CDBG General Allocation and Economic Development Funds. For the past 5 years, the Housing Finance Division has applied and received \$500,000 each year for housing programs. The remaining \$300,000 of the \$800,000 is available for

Economic Development applications. The Economic Development Division of Housing and Community Development recently received a \$300,000 CDBG Microenterprise grant.

As part of the County's Citizen Participation Plan, on October 27, 2004 and November 3, 2004 the County sponsored public hearings, during which the State CDBG program and the County activity selection criteria were discussed for a 2005 application. Staff explained that this project would best meet the County activity selection criteria and would be the most competitive in the State process. This hearing before the Board of Supervisors represents the second required public hearing on the 2005 CDBG application.

If the grant is received, the Housing Finance Division of the County's Housing and Community Development Department will be responsible for its general administration. The Division will conduct all monitoring, recordkeeping and funding disbursement.

Mandates and Service Levels:

Acceptance of CDBG funds to carry out affordable housing activities requires the County to comply with the conditions attached to those funds. The State will notify applicants for the year 2005 grant awards by June 30, 2005, however meeting state administrative requirements can take an additional six to eight months.

Fiscal and Facilities Impacts:

If the grant is awarded, the County will receive \$500,000 of CDBG funds to rehabilitate the La Morada facility of which the Housing Finance Division of Housing and Community Development will receive \$37,500 in CDBG General Allocation funds for general administration, monitoring and reporting for the CDBG requirements. As noted, the \$360,000 value of the facility donated by the County to this project counts as matching funds.

Acceptance of CDBG funds to rehabilitate La Morada places an obligation on Santa Barbara County to secure funding to operate the facility. Such funds would come from existing State and Federal sources which are currently being used to pay for the placement of adolescents in facilities located in other areas of California.

Special Instructions:

Enclosed are two copies of the original resolution. Please return one original signed resolution to Lisa Snider.

Concurrence:

Department of Social Services

Sheriff's Department

ATTACHMENT A

RESOLUTION OF THE BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA

A RESOLUTION APPROVING AN APPLICATION FOR)
FUNDING FROM THE GENERAL ALLOCATION OF THE)
STATE CDBG PROGRAM AND AUTHORIZING THE)
EXECUTION OF A GRANT AGREEMENT AND ANY)
AMENDMENTS THERETO WITH THE STATE OF)
CALIFORNIA FOR THE PURPOSES OF THIS GRANT)
TO FUND THE REHABILITATION OF THE LA MORADA)
FACILITY TO CREATE AN ADOLESCENT RESIDENTIAL)
CRISIS CENTER)

WHEREAS:

- A. The County of Santa Barbara, a political subdivision of the State of California, wishes to apply for and receive an allocation of funds through the General Allocation of the 2005 State of California Community Development Block Grant Program; and
- B. The County has reviewed the citizen participation plan for compliance with federal statutes and has determined that this plan was followed for the development of this application.

IT IS NOW THEREFORE RESOLVED THAT:

- 1. The Board of Supervisors has reviewed and hereby approves an application for up to:
 - a. Rehabilitation funds for La Morada adolescent residential crisis center- \$462,500.
 - b. General Administration - \$37,500
- 2. Santa Barbara County will commit a total of \$360,000 of County funds for the rehabilitation of the La Morada adolescent residential crisis center.
- 3. The \$462,500 will be allocated to the construction fund of the La Morada adolescent residential crisis center.
- 4. The Director of Housing and Community Development is hereby authorized and directed to act on the County's behalf in all matters pertaining to this application.
- 5. If the application is approved, the Director is authorized to enter into and sign the grant agreement *and any minor subsequent amendments* with the State of California for the purposes of this grant.

PASSED, APPROVED, AND ADOPTED, by the Board of Supervisors of the County of Santa Barbara, State of California, on _____ day of _____, 2005 by the following vote.

AYES:

NOES:

ABSENT:

Chair of the Board of Supervisors
County of Santa Barbara

ATTEST:

Michael Brown
Clerk of the Board of Supervisors

By: _____
Deputy Clerk

APPROVED AS TO FORM:
STEPHEN SHANE STARK
County Counsel

By: _____
County Counsel

APPROVED AS TO FORM
ROBERT W. GEIS
Auditor - Controller

By: _____

ATTACHMENT B

La Morada Project Description

The County of Santa Barbara will use \$500,000 of CDBG funds to rehabilitate a County-owned facility known as La Morada. Once rehabilitated, the property will serve as a residential crisis center for adolescents experiencing abuse or neglect while in the foster care system.

Background

After years of research, the County's Department of Social Services identified the La Morada facility as an opportunity for the County to create an adolescent residential crisis center in 2003. The exhaustive search for a site to create such a facility was in response to the need to place a consistently high number of adolescents. There is no existing community facility in Santa Barbara County that provides such services for adolescents.

Santa Barbara County Housing and Community Development and the Department of Social Services studied the feasibility of converting La Morada into a transitional housing facility in detail with funding from the State of California through a CDBG Planning and Technical Assistance grant. That report not only studied the feasibility of La Morada for this project, but also sought to locate any other viable facilities in Santa Barbara County.

Housing and Community Development did not identify any other location in Santa Barbara County that would provide all of the benefits that La Morada does. One of the most beneficial aspects of this facility is that it is owned by Santa Barbara County, and therefore does not require a large sum of money for site acquisition. Furthermore, land use regulations do not limit the types of facilities that are allowable on County owned properties, therefore, the project will not be delayed through the land use permitting process.

The Facility and Expected Services to be Provided

The La Morada facility is a 6,400 square foot structure in the unincorporated area of Goleta. The facility has been historically used as a women's honor farm, however in recent years the County Sheriff's Department has used the building for administrative purposes and storage. The Sheriff's Department has agreed to vacate the facility in order to accommodate this project in the coming months.

The floor plan of La Morada creates the proper environment to provide transitional housing for this limited clientele population. Whereas it was used as a woman's honor labor farm in the past, the building is perfectly set up for residential living with two wings and numerous bedrooms. Furthermore, the rehabilitation of the facility would provide the opportunity to create such features as:

- A secured door to separate two wings
- Staff restrooms
- Staff offices
- Admissions office
- Visitation room
- Physicians/nurses examination room
- Remodeled kitchen with food storage areas
- Air conditioning
- Security from possible risks to youth (ceiling exposures, etc.)
- Security system to include: closed circuit cameras, motion detector system and night lights
- Tempered glass window (replacing current non-tempered glass windows)

Once the facility is rehabilitated, the La Morada program will provide 24 hour care and supervision for all youth placed in the specialized residential youth program. The following services will be provided to residents at the facility:

- 24-hour a day admissions
- Immediate medical screening to include treatment of contagious diseases
- Complete clothing and personal property inventory and monitoring
- Food, clothing, and shelter 24-hours per day
- Complete orientation to emergency shelter care to include discussion of personal rights, discipline policies and procedures
- Notification of placements, incidents and other relevant information to all agencies that need to know
- Monitoring and/or supervision of authorized visits with family members or other approved visitors
- A structured, daily routing emphasizing a positive reinforcement program based on cognitive behavioral strategies
- Planned, therapeutic activities each day
- A complete physical examination within their first two weeks of placement
- Oversight of and transportation to required follow-up medical care and other appointments
- Coordination with local law enforcement to assure security and emergency response
- One-on-one services as needed to assure the safety of the child and others
- Written assessments of adjustment/behavior based on standard instrument ratings and staff observations
- Psychiatric, psychological, educational, and medical evaluations
- Comprehensive discharge summaries to include recommendations and notice of required follow-up treatment/appointments
- Post-discharge consultation to parents, relative caregivers, foster parents, or group home staff
- Educational opportunities available at on-site class room

Social Services created the vision of the services to be offered at La Morada based on responses to a request for proposals issued in 2001. The responses were the basis of this scope of services necessary to operate a successful transitional housing facility for this population.

Beneficiaries of La Morada

The beneficiaries of this community facility will be 100% TIG since La Morada will only serve a limited clientele consisting of abused or neglected children. According to Santa Barbara County's Department of Social Services (DSS), the population to be served by this facility will be approximately 2/3 male, and 1/3 female. DSS envisions a property that will most likely serve approximately 12 children at any given time.

Need for this Community Facility

The County of Santa Barbara is mandated to provide shelter for children who become wards of the court. This happens in a case of abuse or neglect by a parent or guardian. This is a serious problem in Santa Barbara County because there is currently no local facility prepared to temporarily house and treat adolescents in a crisis situation.

The need for this type of facility is able to be documented based on the growing number of multiple placements of foster children, and lack of foster homes and group homes located within the region of Santa Barbara County. Currently, children in this situation are placed in facilities located in either San Bernardino or Northern California. From July 1, 2003 to June 30, 2004, there were 71 children who were required to be relocated and who required further assessment in Santa Barbara County. These 71 adolescents could have been served by a residential crisis center within Santa Barbara County had one existed.

In 2001, the Santa Barbara County Grand Jury documented the need for this type of facility in a report titled "A New Look at Child Welfare Services." In the summary of the Grand Jury's Recommendations section, the report states that "the Board of Supervisors should consider establishing a crisis center for high-need/high-risk children. The center would provide both emergency and transitional care for those children who are dependents of the Juvenile Court and under protection of the Child Welfare Services Division of the Department of Social Services."

The mental disabilities associated with the children to be housed at La Morada require a facility specially designed to ensure the safety of all its residents. To that end, DSS must be able to house the children in two wings separating males and females. There is also a need to have some bedrooms for single occupants, although typically each bedroom will house two children. Single occupant bedrooms will be designated for children with difficulties sharing a room with a roommate. As noted, such a facility does not exist in Santa Barbara County, however, the La Morada facility could meet this mandate based on the existing facilities and anticipated rehabilitation of the facility.

The likelihood of successful treatment of the adolescents intended to be served by La Morada depends greatly upon the funding of this grant application. The County has not identified any other alternative funding sources for the rehabilitation of La Morada if the County does not receive this \$500,000 in CDBG funding. Without this funding, adolescents who have become wards of the court will continue to be sent hundreds of miles away to a facility with space available. According to the Alcohol, Drug and Mental Health Services Department of Santa Barbara County, it is often impossible to provide the needed focus, attention and relief of distress while children are placed in facilities far from home. Therefore, if this grant is not funded, and if Santa Barbara County has no option to sending children to other regions of the state, then the successfulness of their treatment will be jeopardized.