

**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: March 20, 2006
Department: General Services
Budget Unit: 063
Agenda Date: April 4, 2006
Placement: Administrative
Estimate Time:
Continued Item: NO
If Yes, date from:

TO: Board of Supervisors

FROM: Bob Nisbet, Director (560-1011)
General Services Department

STAFF CONTACTS: Paddy Langlands (568-3096)
Assistant Director, Support Services Division

SUBJECT: Emergency Shelter Care Lease: Dolores Ramirez
Folio No. 003093; Third Supervisorial District

Recommendations: That the Board of Supervisors:

- a) Determine that the services provided by Dolores Ramirez are necessary to meet the social needs of the County, and that Dolores Ramirez therefore qualifies for a rent subsidy pursuant to Government Code §26227; and
- b) Determine that the County-owned property located at 377 Storke Road, in Goleta, will not be needed for County purposes for the next few years; and
- c) Approve the proposed Lease granting Dolores Ramirez the right to lease the above referenced county-owned property for the purpose of providing emergency shelter care services for abused, neglected and abandoned children, for a term of one year commencing on April 1, 2006 through March 31, 2007, and renewed annually concurrent with the *Agreement For Services of Independent Contractor (Emergency Shelter Care Services)* dated March 23, 2006, at a below fair market rent amount of \$250 per month.

Alignment with Board Strategic Plan:

The recommendation(s) are primarily aligned with Goal No. 7.A Community that Fosters the Safety and Well-Being of Families and Children.

Executive Summary and Discussion:

The Social Services Department/Child Welfare Services receives state funding to provide temporary shelter for detained children (abused, neglected and abandoned children under the age of 18 who are in the custody of

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the Department of Social Services) within Santa Barbara County. Locating suitable temporary housing for these children in the south county is a challenge. The county-owned property located at 377 Storke Road, in Goleta, has been used for the purpose of housing independent contractors who have been contracted by the Social Services Department to provide emergency shelter care services for detained children since 1981. Ms. Ramirez entered into an Agreement with the County on March 23, 2006, for Services of Independent Contractor to provide Emergency Shelter Care Services after the last contractors, Tammy and Chander Letulle, notified Social Services that they could no longer provide these services. This Lease Agreement provides for the use of the County property by Ms. Ramirez and is ancillary to that Contract for Independent Services. The Shelter Service Contract is for a term of 1 year with automatic annual extensions and the lease will run concurrently with the Shelter Service Contract. Under no circumstance will Ms. Ramirez occupy the premises after the termination of the Shelter Service Contract. This program is necessary and vital to the children of our community who are in need of these services.

California Government Code Section 26227 allows a Board of Supervisors of a County to fund programs deemed necessary to meet the social needs of the population of the county and to make available any real property of the county which will not be needed for county purposes during the time of possession, to be used to carry out such programs. The County currently provides funding in support of the Emergency Shelter Care Services program. Therefore, your Board's determination that the premises will not be needed for county purposes during the time of possession will allow Ms. Ramirez to use the premises to carry out the program in the South County, without paying full fair market rent. This Lease will, therefore, be included on the list of rent subsidies provided to the County Executive Officer.

Mandates and Service Levels:

No change in programs or service levels.

Fiscal and Facilities Impacts:

The total annual revenue generated by this Agreement is \$3,000.00. The revenue shall be deposited to Dept: 063; Prog: 1207 to provide for partial reimbursement of major building maintenance and utility expenses.

Special Instructions:

After Board action, please distribute as follows:

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|---|---|
| 1. Original executed lease | Board's Official File |
| 2. Dupl. orig. execute lease and Minute Order | GS/Real Estate Svcs, Attn: Connie Smith |
| 3. Copy executed lease and Minute Order | Social Services: Attn: Christina Gropetti |

(NOTE: Real Estate Services will copy the lease for their file, and mail the duplicate original executed lease to Ms. Ramirez.)

Attachment: Lease Agreement

Board letter prepared by Connie Smith, Office of Real Estate Services