



BOARD OF SUPERVISORS
AGENDA LETTER

Agenda Number:

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

Department Name: General Services
Department No.: 063
For Agenda Of: March 27, 2007
Placement: Administrative
Estimated Tme:
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: General Services Bob Nisbet, Director (805) 560-1011
Contact Info: Paddy Langlands, Assistant Director (805) 568-3096
**SUBJECT: ADMHS Lease in Lompoc for Vida Nueva and New Heights; Fourth District
Folio: 003514**

County Counsel Concurrence

As to form: Yes

Other Concurrence: Risk Manager

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Recommended Actions:

That the Board of Supervisors execute the attached original and duplicate original Lease Agreement between the County of Santa Barbara and Lobern Properties, Inc., for the County's use of approximately 5510 square feet of office space located at 648 North H Street, in the City of Lompoc, for the period from April 1, 2007, through March 31, 2012, at a monthly base rent of \$5,510.00.

Summary Text:

The County's Alcohol, Drug and Mental Health Services Department (ADMHS) will be utilizing the 5510 square feet of leased space in Lompoc to support the Vida Nueva and New Heights programs. The lease term is for five years, with one option to extend the lease for an additional five years, on the same terms and conditions. A standard 3% cost of living increase will be applied annually to the base rent. ADMHS will also be obligated to pay its proportionate share of operating expenses, which have been estimated to be \$1,136.13 per month. The costs associated with this project are all paid for via the Mental Health Services Act (MHSA).

Background:

MHSA (Proposition 63) was approved by the voters in California in November of 2004. In December of 2005, the Santa Barbara County Board of Supervisors approved a plan that funds several new programs, including Vida Nueva and New Heights. These programs are designed to provide integrated services for clients and families so that they do not have to negotiate with multiple agencies and funding sources to get their needs met.

Vida Nueva is designed for adults as well as transition-age youth, and is based on the Assertive Community Treatment (ACT) model. ACT model programs have proven to be one of the most effective, evidence-based approaches for creating interventions for people with severe mental illness who are often also dependent on alcohol or drugs. ACT programs deploy multidisciplinary teams that are responsible for all service coordination.

Vida Nueva will become the first ACT program in Lompoc, serving approximately 95 adults and five older adults with severe mental illness who are homeless or at risk of homelessness. Clients will be offered intensive wraparound services twenty-four hours a day, seven days a week. Vida Nueva will also help people in recovery to remain independent. Services will include housing assistance, supported employment and education, vocational skills enhancement, medication support, peer support, and social skills development. In addition, Specialized Personal Service Coordinators for transition-age youth will serve as long-term, consistent mentors for young adults during their years of transition.

New Heights will serve as a one-stop, welcoming drop-in center specifically for transition-age youth 18-25. This program will feature a center designed to serve as a multicultural, multi-disciplinary hub of support, services and social connection, available 24/7 for young adults. The goals of New Heights are to 1) provide a welcoming, supportive and recovery-based drop-in center for youth in Lompoc; 2) support youth in their mental health recovery process; and 3) assist youth with developing the skills necessary to lead healthy and productive lives.

The major community issues identified for this age group through the MHSA planning process were “help with housing, homelessness,” a need for “self-help, mentors and client-run services” and “services for families living with mental illness and addictions; parent education issues.” This program is designed to address these community concerns. Its location in Lompoc is consistent with concerns expressed by the community that this region of the County has the fewest mental health resources and very much needs the additional services provided by New Heights. The City of Lompoc has also issued a statement that provision of these vital services at this location is in compliance with the applicable zoning ordinance.

Performance Measure:

The program performance measures and data collection procedures are prescribed by the State Department of Mental Health and must be adhered to by all Mental Health Services Act contractors. The performance measures for each program are submitted to the Board of Supervisors concurrently with the request for approval of each program’s service contract.

Fiscal and Facilities Impacts:

The costs associated with this project are all paid for via the Mental Health Service Act (MHSA). The state has also established an individual county reserve to ensure future program stability. The state has reserved approximately \$1,000,000 on behalf of Santa Barbara County in the event that tax revenues decrease to a level that would compromise the programs. In such event, the \$1,000,000 would be released to provide continued program funding. Rental expenses are budgeted in Fund 0048, Programs 4299, 5699 and 5899. There are no facilities impacts.

Staffing Impacts: None

Special Instructions: After Board action, please instruct Chair to initial each page of the Lease, and distribute as follows:

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| 1, Duplicate Original and Minute Order | Real Estate Services, Attn: Don Grady |
| 2. Original Document | Clerk of the Board Files |

Attachments: Lease Agreement

Authored by: Don Grady, Real Estate Services