



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: Community Services
Department No.: 057
For Agenda Of: June 15, 2021
Placement: Administrative
Estimated Tme: N/A
Continued Item: No
If Yes, date from: N/A
Vote Required: Majority

TO: Board of Supervisors
FROM: Department George Chapjian, Community Services Director (805) 568-2467
Director:
Contact Info: Dinah Lockhart, Deputy Director HCD Administration Division (805) 568-3523
SUBJECT: **Project Roomkey COVID-19 Homeless Task Force Response – Request to Ratify Execution of Contract with Paradise Hotels, Inc. and Professional Services Contract with Kingdom Causes Inc., dba City Net (City Net).**

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Risk Management Concurrence

As to form: Yes

Recommended Actions:

That the Board of Supervisors:

- a. Approve and ratify the Director of General Services' execution of the attached Emergency Occupancy Agreement (Attachment A) between the County and Paradise Hotels, Inc. for use on a month-to-month basis of a hotel located in Southern Santa Barbara County as non-congregate sheltering in response to COVID-19 effective on April 26th, 2021, in an amount not to exceed \$675,000, pursuant to the Santa Barbara County Board of Supervisor's December 15, 2020 delegation of authority for the General Services Director to negotiate and execute Real Property contractual agreements and leases that involve the license, lease, or acquisition of property that is necessary for the purpose of managing the County's response to the COVID-19 pandemic; and
- b. Approve and ratify the Director of Emergency Services or designee's execution of the Emergency Shelter Operations Service Agreement with Kingdom Causes Inc., dba City Net (Attachment B) effective April 15, 2021 in an amount not to exceed \$519,747; and
- c. Determine that the recommended actions are not the acceptance and approval of a project that is subject to environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378(b)(4), finding that the project is a creation of

government funding mechanisms or other government fiscal activities, which do not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment; and that the actions are exempt from CEQA pursuant to Guidelines Section 15269(c) as they consist of specific actions necessary to prevent or mitigate an emergency and direct staff to file a Notice of Exemption (Exhibit C of Attachment B) on that basis.

Summary Text:

This item is on the agenda in order to approve and ratify the Director of General Services emergency occupancy agreement with Paradise Hotels, Inc. and the Director of Emergency Services emergency shelter operation service agreement with Kingdom Causes. On March 12, 2020, the Board of Supervisors declared a local emergency proclamation in response to the COVID-19 pandemic. Part of the Office of Emergency Management's response was to create the Emergency Operations Center (EOC) Homeless Task Force Response Team to mitigate spread of COVID through vulnerable homeless populations. On April 20, 2020, the EOC Homeless Task Force Response Team opened a Non-Congregate Shelter (Project Roomkey) in the Southern portion of Santa Barbara County. The County of Santa Barbara has served over 170 guests. On April 6, 2021, County posted a Request for Letter of Interest and Statement of Qualifications to find an operator for Project Roomkey. Kingdom Causes Inc., dba City Net (City Net) was the only respondent to the request seeking an operator. CityNet has experience operating non-congregate shelter sites in Santa Barbara, La Habra, Fullerton, and Riverside. The occupancy agreement with Paradise Hotels, Inc. was executed by the General Services Director under her delegated authority and the Emergency Shelter Operations Service Agreement with City Net was executed pursuant to the Director of Emergency Services' authority under County Code Chapter 12. Both agreements are presented here now for the Board's approval and ratification. The previous contract with PATH for non-congregate shelter support ended on May 26, 2021 after transition and training with CityNet.

Background:

As the COVID-19 Emergency spread through Santa Barbara, there was a need to protect vulnerable unsheltered individuals and respond to the guidance provided by the State of California. The EOC Homeless Task Force Response Team was created with the following objectives.

EOC Homeless Task Force Response Team's Objectives;

1. Prevent and mitigate COVID-19 impacts for persons who remain unsheltered through support centers and outreach re-establishing access to showers, device charging, food and hygiene supplies.
2. Establish non-congregate sheltering for persons at highest risk of COVID-19 complications.
3. Sustain shelter capacity for persons not experiencing COVID-19 symptoms.
4. Enhance homelessness prevention and housing activities through increased funding for rental assistance and supportive services.

Project Roomkey – On March 18, 2020, the Governor of California announced Project Roomkey, the goal of this effort is to provide non-congregated shelter options for people experiencing homelessness, to protect human life, and minimize strain on health care system capacity. This initiative targeted the most vulnerable unsheltered individuals, those over 65 years of age, with underlying medical conditions (respiratory, compromised immunities, chronic disease), those under 65 with underlying medical conditions, and those over the age of 65 with no underlying medical conditions. In addition to non-congregated sheltering, Project Roomkey provides “wrap around” services, such as case management,

professional medical and mental health care, food, security, and cleaning, to ensure a safe and secure location. Since April 20, 2020, 184 individuals have been served at Project Roomkey Sites and 83 have transitioned to permanent housing. Individuals not transitioned to permanent housing are either still sheltered at the site or have voluntarily or involuntarily exited over the past year of operations.

Hotel Site Selection – The previous location terminated the agreement as of May 2, 2021 as they had a change of ownership and were preparing for the summer tourism season. Staff contacted and visited the selected hotel site and in follow up conversations was able to engage site with Logistics to move forward with contracting. Considerations in the selection of the Hotel, was the ability to contract a significant block of rooms, ability to secure site, safety and fire review, and proximity to targeted population and providers.

Managerial Administration of Non-Congregated Shelter (NCS) Site – City Net is being contracted to provide administration oversight at the Roomkey site. In alignment with the second objective of the EOC Homeless Task Force Response Team above, the County of Santa Barbara opened a Non-Congregate Shelter to house vulnerable homeless individuals without the ability to isolate, in a single room occupancy (SRO) setting. City Net is a non-profit with extensive experience providing services and operating Non-Congregant Shelter in the Santa Barbara area and other parts of Southern California. The previous contract with PATH for non-congregate shelter support ended on May 26, 2021 after transition and training with CityNet.

Fiscal Analysis:

Eligible Project Roomkey costs are 100% FEMA reimbursable, under Category B - Emergency Protective Measures, per the White House’s January 21, 2021 Memorandum, Section 3, Paragraph B which states “FEMA shall make assistance under this section available at 100 percent Federal cost share until September 30, 2021”. Any potential costs that are not reimbursed by FEMA will be funded through the County’s CARES funding encumbered for vulnerable and unsheltered individuals, as well as the California Department of Social Services Roomkey Grants secured by the Department.

Attachments:

Attachment A: Agreement with Paradise Hotel, Inc
Attachment B: Agreement with Kingdom Causes Inc., dba City Net
Exhibit C of Attachment B: CEQA Notice of Exemption

Special Instructions:

Not applicable