



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: November 3, 2009
Placement: Administrative
Estimated Tme:
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: Bob Nisbet, Director (805) 560-1011
General Services
Contact Info: Paddy Langlands, Assistant Director (805) 568-3096
Support Services Division
SUBJECT: Santa Barbara Community Housing Corp. Second Lease Amendment at County's Casa Del Mural Building; ORES 002874; Second Supervisorial District

County Counsel Concurrence

As to form Yes

Auditor-Controller Concurrence

As to form Yes

Other Concurrence: Risk Manager

As to form Yes

Recommended Actions:

That the Board of Supervisors:
Approve and execute the attached original and duplicate original Second Amendment to Lease Agreement between the County of Santa Barbara and Santa Barbara Community Housing Corporation (SBCHC) for SBCHC's use of the approximately 5,000 square foot County-owned building known as Casa Del Mural, located at 4570 Calle Real, in Santa Barbara; which will amend and further define the responsibilities of SBCHC and the County in regard to maintenance, utilities and management of the property.

Summary Text:

The County has been providing supported housing and intensive residential and rehabilitative support services for formerly homeless, mentally-ill patients at the Casa Del Mural building located at 4570 Calle Real, in Santa Barbara. This Second Amendment to the Lease Agreement reflects a new agreement with SBCHC for services that sets forth the respective responsibilities of SBCHC and the County in regard to the landlord-tenant relationships with the tenants residing at the facility, as well as the maintenance and repair of the facility.

Background:

The County executed a Lease Agreement with SBCHC on December 5, 1989, (subsequently amended on November 5, 1991), with the intent that SBCHC would develop the facility known as Casa Del Mural, located at 4570 Calle Real, on the County's Calle Real Campus, as a residential project for adults

with mental illness. SBCHC applied for and received both State Housing and Community Development loans and Housing and Urban Development (HUD) loans to rehabilitate the facility. In addition, the County's Alcohol, Drug, and Mental Health Services Department provided mental health services to clients residing at Casa Del Mural through a contracted provider.

The original Lease, which was used by the State as security for the issuance of the loan proceeds to SBCHC, provided that SBCHC would use the funding to rehabilitate the Casa Del Mural facility according to certain grant and loan conditions, and all applicable administrative regulations. The Lease also required notice to and approval from the State of any amendment, modification, or termination of the Lease. The State has been notified and has provided its approval of this Second Amendment to the Lease Agreement. A letter from the State evidencing that approval has been attached to the amendment as Exhibit B.

Subsequent to completion of the rehabilitation of the building, ADMHS provided therapeutic rehabilitative services at Casa Del Mural through a contracted provider. During the course of that agreement, ADMHS assumed additional responsibilities in regard to the facility and incurred costs for maintenance, repair and utilities. A portion of the HUD grant that had been identified for operating and administrative costs was applied to those expenses.

In September of 2008, the agreement with ADMHS' contracted provider, PathPoint, for the provision of mental health services at Casa Del Mural ended. Since then, the facility has been remodeled and is currently housing 8 adults with mental illness who were formerly homeless. These clients receive mental health services through the County's Assertive Community Treatment and Supported Housing programs.

SBCHC, as a qualified project sponsor, has obtained "Shelter Plus Care" designation for Casa Del Mural, (as established by the Housing Authority of the City of Santa Barbara); SBCHC's responsibilities include the completion and submission of all required documentation and reports to the Housing Authority; and reassigning any subsidies received to the County. SBCHC shall also act as property manager for the premises by assisting County in ensuring all residents to meet governmental regulatory criteria for placement at the premises, administering all tenant rental agreements, and maintaining all required books, accounts and reports for the benefit of all applicable government agencies. The County, through the Alcohol, Drug, & Mental Health Services Department, will provide maintenance and repair for the premises and pay all utilities with funding provided by the HUD grant.

Fiscal and Facilities Impacts: None

Staffing Impacts: None

Special Instructions: After Board action, please distribute as follows:

1. Copy of Original Document: Temporary Clerk of the Board Files
2. Original and Duplicate Original Document, Minute Order: Real Estate Services, Don Grady
* Real Estate Services will record the Original and return a certified copy to the Clerk for filing.

Attachments:

Original and Duplicate Original of Second Amendment to Lease Agreement

Authored by: Don Grady, Office of Real Estate Services