



**BOARD OF SUPERVISORS
AGENDA LETTER**

Agenda Number:

2019 JUL -2 PM 1: 22

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

COUNTY OF SANTA BARBARA
CLERK OF THE
BOARD OF SUPERVISORS

Department Name: General Services
Department No.: 063
For Agenda Of: July 16, 2019
Placement: Administrative
Estimated Tme:
Continued Item: No
If Yes, date from:
Vote Required: Majority

19-00646

Janette D Pell

TO: Board of Supervisors
FROM: General Services Janette D. Pell, General Services Director (805) 560-1011
Contact Info: Skip Grey, Assistant Director, General Services (805) 568-3083

SUBJECT: Second Amendment to License Agreement for the Bridgehouse Shelter at 2025 Sweeney Road, Lompoc (Fourth Supervisorial District)

County Counsel Concurrence

As to form: Yes

Other Concurrence: Risk Management

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Other Concurrence: Comm. Services

As to form: Yes

Recommended Actions:

That the Board of Supervisors:

- A. Approve and authorize the Chair of the Board to execute the attached original and duplicate original Second Amendment to the License Agreement between the County of Santa Barbara (“County”) and the Good Samaritan Shelter, a California public benefit corporation (“Good Samaritan”), to allow Good Samaritan to install, operate, and maintain a 560 square foot modular building to be located on a portion of the property identified as APN 099-150-057, also known as the County-owned Bridgehouse Shelter, located at 2025 Sweeney Road, in Lompoc (“Bridgehouse”), and to extend the term of the Agreement through June 30, 2025, with one option to extend the term for five additional years through June 30, 2030 (Attachment A); and
- B. Determine that the recommended action is exempt under California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15301 and 15303, as the action consists of adding a small facility or structure and otherwise consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features and involves negligible or no expansion of use , and direct staff to file the attached Notice of Exemption on that basis (Attachment B).

Summary Text:

The Board's action to execute the Second Amendment to the License Agreement will allow Good Samaritan to install and operate a modular building as a "modular navigation center" for the purpose of providing supportive services. These supportive services would be provided pursuant to a sub-recipient agreement for the distribution of the State of California Homeless Emergency Aid Program ("HEAP") grant funds that was authorized by the Board on April 2, 2019. The execution of the Second Amendment will also extend the term of the License Agreement through June 30, 2025, and add one option to extend the term for five additional years through June 30, 2030.

Background:

The Bridgehouse facility is a County-owned building. Under a 2015 License Agreement, Good Samaritan is the licensee and operator of the Bridgehouse facility as a homeless shelter until March 31, 2022. In October of 2018, the First Amendment to the Agreement was executed by the Board of Supervisors, which facilitated a leach field replacement projected funded by \$25,000 in federal Community Development Block Grant (CDBG) funds.

Good Samaritan provides 86 beds of emergency shelter at Bridgehouse for homeless individuals and families in need of shelter (56 adults and 30 children). Bridgehouse operates from 4:30 pm to 8:00 am every day, 365 days per year. Participants receive hygiene kits, mailing address, new socks & underwear, coats, showers, laundry accessibility, three meals per day, medical assessments & referrals (Public Health Department public health nurses visit twice per week), case management services, access to mainstream benefits, and recovery-based support groups. Participants also learn life skills through assigned chores and will be given an opportunity to volunteer within the program to gain additional life skills. Case management is a key component for Bridgehouse residents, focusing on their transition into housing and back into the community. Case managers also connect them to housing opportunities and Rapid Re-Housing resources. Bridgehouse staff are actively engaged with partners in the community to address the issues surrounding homelessness and how to access resources that will most effectively support residents with their goal of moving into permanent housing.

Good Samaritan has been awarded HEAP funding in the amount of \$653,852 by the Santa Maria/Santa Barbara County Continuum of Care for the Homeless Housing Navigation Project (Project). Approximately \$160,000 of the HEAP award will be used to add a 560 square foot modular navigation center at the Bridgehouse Shelter site. The modular navigation center will provide needed office space for supportive services staff and free up space in the emergency shelters for additional beds. Supportive services provided will include services such as case management, rental assistance and diversion services.

On June 4, 2019, the Board of Supervisors approved, among other projects included in the FY 2019-20 Action Plan submitted to the U.S. Department of Housing and Urban Development (HUD), awarding \$414,769 of CDBG funds to Good Samaritan for capital improvements to the existing Bridgehouse buildings. Improvements include rehabilitated bathrooms, flooring, water tanks, kitchen and an expanded laundry room. HUD regulations require that real property improved, in whole or in part with CDBG funds, must continue to meet a CDBG National Objective for a period of at least five (5) years. Therefore, approving the Second Amendment and extending the current License Agreement term to June 30, 2025, with one five-year option to extend through June 30, 2030, will ensure that Good Samaritan is able to continue to use the property for an eligible use in compliance with HUD requirements.

Performance Measure:

As a sub-recipient of HEAP funding, Good Samaritan will report to County Housing and Community Development (HCD) to assure that they are meeting stated goals. Furthermore, the rate of expenditures is

monitored by HCD to assure that projects are progressing in accordance to established timelines and grant regulations.

Key Contract Risk:

The execution of the Second Amendment allows Good Samaritan to carry out previously approved Board actions. The County is accountable to state and federal grantors for ensuring that funds expended are for eligible costs and could require repayment by the County, with non-federal funds, for ineligible expenses. HCD will make payments to Good Samaritan on a reimbursement basis and, to receive payment, Good Samaritan must provide documentation that supports eligible expenditures that are consistent with the contract budget and state and federal regulations. If Good Samaritan does not meet performance measures or state and federal regulations, the County may withhold funds or terminate the contract.

Fiscal and Facilities Impacts:

The execution of the Amendment allows Good Samaritan to carry out previously approved Board actions with state and federal funding. Although no General Fund dollars have been awarded to the HEAP and CDBG projects, County General Funds are used for a portion of HCD administrative expenses. The extension of the Agreement will continue the partnership between the County and Good Samaritan, allowing Good Samaritan to utilize County facilities at 2025 Sweeney Road, in Lompoc to address the critical need for homelessness assistance.

Fiscal Analysis:

N/A See above

Staffing Impacts:

The execution of the Second Amendment is not anticipated to impact staffing.

Special Instructions:

After Board action, please distribute as follows:

1. Original Second Amendment – Clerk of the Board Files
2. Duplicate Original Second Amendment and copy of the Minute Order – General Services, Real Property Division

Attachments:

1. Original and Duplicate Original Second Amendment to License Agreement
2. Notice of Exemption