



# County of El Dorado

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## Legislation Text

File #: 14-1122, Version: 3

Community Development Agency and Health and Human Services Agency recommending the Board consider the following:

- 1) Approve operation of a homeless transitional housing program by Only Kindness, Inc. in partnership with Hangtown Haven, Inc. at the County of El Dorado owned property located at 6940 Perks Court, Placerville, Assessor's Parcel Number 327-130-18;
- 2) Approve and authorize the Chair to sign Lease Agreement 318-L1511 with Only Kindness, Inc. for the use of 6940 Perks Court, Placerville, to operate a homeless transitional housing program for a term of 90 days commencing on the date of final execution in an amount of one dollar for the initial 90 day term, and one dollar per month thereafter, contingent upon review, minor modification and approval from County Counsel and Risk Management; and
- 3) Authorize the Facilities Manager to extend the lease on a month to month basis for a total period not to exceed 12 months.

**Funding:** General Fund Contribution to the Traffic Impact Fee Mitigation Fund.

<b>BUDGET SUMMARY:</b>	
Total Estimated Cost.....	\$1,088.76 /mo
Budget - Current Fiscal Year ("FY")...	\$8,000
Total Budget for 12 months.....	\$13,100
Change To Net County Cost.....	\$0

### Fiscal Impact/Change to Net County Cost

There is no change to Net County Cost associated with this lease. The annual amount payable by Only Kindness Inc. to the County of El Dorado is one dollar. The fair market rent for the property is \$0.86 per square foot which equates to a monthly rental amount of \$1,088.76. The Health and Human Services Agency has funding transferred from the Board of Supervisors District IV budget for the Caregiver Permit Program available in the Fiscal Year (FY) 2014-15 Budget which will be used to reimburse the Traffic Impact Mitigation (TIM) Fee Fund the fair market rental amount of \$1,088.76 per month during the term of the lease for up to 12 months.

### Background

In October 2006 the property located at 6940 Perks Court, Placerville, Assessor's Parcel Number 327-130-18, was purchased by the County using TIM fees as part of the U.S. 50/Missouri Flat Road Exchange Project and was used as a field office as well as for material staging and storage. After the parcel and offices were no longer needed for the project the County entered into a five-year lease with United Outreach of El Dorado County, a non-profit corporation, for use of the property as a homeless shelter with a lease cost of one dollar per year. Lease Agreement 182-L1011 with United Outreach of El Dorado County expired October 31, 2014. The property currently consists of

approximately three acres of land and three residential structures.

On August 12, 2014, (Item 8) the Board of Supervisors approved a transfer of general fund dollars to reimburse the TIM Fee fund for non-road related use of the Perks Court property under Lease Agreement 182-L1011. The transfer of general fund dollars to the TIM Fee fund equaled the fair market rental value of the property through June 30, 2014.

On October 14, 2014, (Item 16) the Board of Supervisors learned that United Outreach of El Dorado County would not be continuing homeless transitional housing activities at 6940 Perks Court and directed the Community Development Agency and the Health and Human Services Agency to:

- 1) Work with other potential vendors to resume the current activities of the property located at 6940 Perks Court, Placerville; and
- 2) In January, return to the Board with options regarding the disposal of the property located at 6940 Perks Court, Placerville.

In October 2014 the Health and Human Services Agency met with community based organizations to identify potential agencies interested in resuming homeless transitional housing activities at the property.

### **Reason for Recommendation**

Only Kindness, Inc. and Hangtown Haven, Inc. have expressed interest in working collaboratively together to continue a transitional housing program at 6940 Perks Court.

### Proposed Transitional Housing Program

The proposed program will offer homeless transitional housing services through a partnership between Only Kindness, Inc. (also known as The Community Resource Center) and Hangtown Haven, Inc. Services will include case management and supportive services provided by volunteers of Only Kindness, Inc. and Hangtown Haven, Inc. with the overall goal of providing safe shelter while residents work to attain a permanent housing solution. Priority for residence will be given to: 1) women and children; and 2) families (including children) that would otherwise need to utilize the nomadic shelter. Community based providers have committed to securing funding from donations and volunteers for the first 90 days of operation.

Only Kindness, Inc. will act as the lead agency for the proposed transitional housing program.

### Proposed Lease Terms with Only Kindness, Inc.

- 90 day initial term with an automatic month-to-month renewal up to 12 months from date of full execution
- One dollar lease payment for the initial 90-day term, one dollar per month thereafter
- No more than six individuals residing on the property at any given time
- Utilities including electric, propane, and waste management to be paid by the Lessee
- No television, phone, or internet services at the location will be provided
- Furniture and household items to be provided by Lessee

In an effort to re-establish homeless transitional housing services at the location as quickly as possible, Lease Agreement 318-L1511 has been agendized prior to final review and approval of the agreement by County Counsel and Risk Management. Transitional housing services will commence at 6940 Perks Court, Placerville, upon final execution of Lease Agreement 318-L1511.

**Clerk of the Board Follow up Actions**

Following County Counsel and Risk Management approval, Board Clerk to provide two (2) originals of Lease Agreement 318-L1511 signed by the Chair to the Chief Administrative Office, Facilities Division, for further processing.

**Contact**

Steve Pedretti, Director, Community Development Agency  
Don Ashton, M.P.A., Director, Health and Human Services Agency

**Concurrences**

County Counsel and Risk Management approval pending.