



Agenda Date: 1/30/2007  
Agenda Placement: 6E

## NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

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**TO:** Board of Supervisors  
**FROM:** Michael Stoltz for Robert Peterson - Director  
Public Works  
**REPORT BY:** Nancy Oweong, Staff Services Analyst I, 253-4603  
**SUBJECT:** Lease Agreement with the State of California for Transitional Housing

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### **RECOMMENDATION**

Director of Public Works requests approval of and authorization for the Chair to sign a Lease Agreement with the State of California Department of General Services at an initial annual lease rate of \$618 per month plus utilities for the term December 1, 2006 through November 30, 2011 for transitional housing.

### **EXECUTIVE SUMMARY**

Approval to execute this Lease Agreement will allow Napa County Health and Human Services to lease three (3) homes and two (2) garages located on the grounds of Napa State Hospital in an area known as "The Avenues", with related employee parking. The County manages the three homes for mentally ill adults on the Hospital premises through a non-profit program called "The Avenue".

### **FISCAL IMPACT**

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	Yes
Where is it budgeted?	Mental Health
Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	This action is discretionary in that there is no mandate to use this specific facility. However, the Agency would be unable to find a suitable alternative location to operate a program of this nature at a comparable cost.
Is the general fund affected?	Yes
Future fiscal impact:	The lease agreement contains an automatic renewal provision from Fiscal

Year 2006-2007 to Fiscal Year 2011-2012, which allows for an annual 3% increase of the monthly lease payment amount. The 3% is not applied to utility costs which total \$330 per month. In the event the expense to furnish utilities increases, the State may, upon giving 30 days advance written notice, pass the increase to the County. Appropriations for future fiscal years will be budgeted accordingly.

Consequences if not approved: If this lease agreement is not approved, the Agency will need to find an alternate location to operate the programs or close the programs, which would displace all of the clients living and receiving mental health services in the three houses.

Additional Information: None

### **ENVIRONMENTAL IMPACT**

ENVIRONMENTAL DETERMINATION: The proposed action is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.

### **BACKGROUND AND DISCUSSION**

Napa County Health and Human Services manages three homes located on the grounds of the Napa State Hospital for mentally ill adults through a non-profit program called "The Avenue". Individuals placed in these homes would otherwise be housed in locked institutions for mental disease, or homeless. One of the homes operates as the County's only "Residential Support Service" (RSS) program. It is one of very few options available for enhanced board and care, accommodating mental health individuals who, without this level of care, would be housed in a locked facility. The "Supported Living" program provides residents with support from Case Managers to cope with psychiatric and everyday living problems. The availability of support staff allows the individuals to live successfully in an independent living situation and allows for assistance when needed, before the residents become so ill they must be hospitalized.

### **SUPPORTING DOCUMENTS**

None

CEO Recommendation: Approve

Reviewed By: Karen Gratton