



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 10/15/2019

Agenda Placement: 6F

NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

TO: Board of Supervisors

FROM: Steven Lederer - Director of Public Works
Public Works

REPORT BY: Andrea Salter, Staff Services Analyst I - 7072598603

SUBJECT: Lease Agreement with the State of California for Transitional Housing at "The Avenues"

RECOMMENDATION

Director of Public Works requests approval of and authorization for Chair to sign a Lease Agreement with the State of California Department of General Services for the term October 1, 2019 through September 30, 2024 for three houses and two garages, totaling 6,900 square feet, located at Napa State Hospital, and commonly known as "The Avenues", for an annual rental rate of \$12,888, plus utilities, in Fiscal Year 2019-20, with a 3% annual cost of living adjustment, for the purpose of housing Mental Health Transitional Housing programs.

EXECUTIVE SUMMARY

Since 1994, the County of Napa has leased three (3) homes, two (2) garages, and related employee parking, located at Napa State Hospital in an area known as "The Avenues," to house Health and Human Services Agency's (HHSA) Supported Living Programs for adults with mental illnesses. The foregoing Lease Agreement expired June 30, 2018, at which time the lease term became month-to-month. Since the term ended, staff has been in discussions with State officials regarding an amendment to the lease to extend the County's use of the facilities. Approval of today's action will allow Napa County HHSA to maintain the lease through September 30, 2024.

FISCAL & STRATEGIC PLAN IMPACT

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	Yes
Where is it budgeted?	Health and Human Services, Mental Health (Fund 2000, Sub-Division 20002000).

Is it Mandatory or Discretionary?	Mandatory
Is the general fund affected?	No
Future fiscal impact:	The term of the lease agreement allows for renewal from Fiscal Year 2019-20 to Fiscal Year 2023-24 and provides for an annual 3% increase to the monthly lease payment amount. The 3% is not applied to utility costs, which total \$600 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, HHSa 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.
County Strategic Plan pillar addressed:	Collaborative and Engaged Community
Additional Information:	

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

Since 1994, Napa County has leased three (3) homes and two (2) garages, totaling 6,900 square feet, with related employee parking, located at Napa State Hospital in an area known as "The Avenues" to house HHSa Supported Living Programs.

Napa County HHSa manages the three homes located on the grounds of the Napa State Hospital for mentally ill adults. Individuals placed in these homes would otherwise be housed in locked institutions for mental disease, or could become homeless. The "Supported Living" program provides residents with support from Case Managers to cope with psychiatric and everyday living problems. The availability of Case Manager to provide support to the individuals to live successfully in an independent living situation allows for assistance when needed, before the residents become so ill they must be hospitalized.

The foregoing Lease Agreement expired on June 30, 2018, at which time the lease term and the County's use of the facilities were on a month-to-month basis. Since the term ended, staff has been in discussions with State officials regarding an amendment to the lease to extend the County's use of the facilities. Approval of today's action will allow Napa County HHSa to maintain the lease through September 30, 2024 for an annual rental rate of \$12,888 for Fiscal Year 2019-20, plus utilities.

SUPPORTING DOCUMENTS

None

CEO Recommendation: Approve

Reviewed By: Leigh Sharp