



**Health & Human Services
Agency
COUNTY OF TULARE
AGENDA ITEM**

BOARD OF SUPERVISORS

ALLEN ISHIDA
District One

PETE VANDER POEL
District Two

PHILLIP A. COX
District Three

J. STEVEN WORTHLEY
District Four

MIKE ENNIS
District Five

AGENDA DATE: November 17, 2015

Public Hearing Required	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Scheduled Public Hearing w/Clerk	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Published Notice Required	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Advertised Published Notice	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Meet & Confer Required	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Electronic file(s) has been sent	Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Budget Transfer (Aud 308) attached	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Personnel Resolution attached	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Agreements are attached and signature line for Chairman is marked with tab(s)/flag(s)	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
CONTACT PERSON: Timothy Lutz PHONE: (559) 624-8000				

SUBJECT: Approval of the form letter for a rental property household tank program

REQUEST(S):
That the Board of Supervisors:

1. Approve the form letter for rental property homeowners outlining Tulare County's rental property household tank program; and
2. Direct HHSA & OES staff to mail the form letter to drought-impacted landlords regarding the rental property tank program's availability.

SUMMARY:
Tulare County currently operates a household tank program, by which water tanks are placed at, plumbed to, and regularly filled with non-potable water for residences whose wells are dry as a result of the current drought. The tank program began in January of 2015. Since its inception, the program has provided tanks to residents who own and reside at the residence.

At the regular meeting of the Board of Supervisors on November 3, 2015, the Board received a presentation on the household tank program. Staff sought direction from the Board in regard to whether the household tank program ought to be extended to occupied rental properties. Recognizing that a consistent supply of water to fill the household tanks is a critical constraint in meeting the needs of drought impacted residents, that there is a shortage of affordable housing for tenants to move to, and that landlords have a responsibility in maintaining income generating properties, the Board requested that a modified rental program be outlined, with an accompanying form letter for a rental property household tank

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program. The program would be subject to the availability of water providers to fill the household tanks.

The rental property household tank program will have a number of requirements for the property owners:

1. The program will only serve occupants *currently* living in properties without water. If a permanent supply of water has not been established, the property owners would be forbidden from re-renting after a tenant vacates the premises.
2. The property owners will be required to pay for all costs associated with installing the tank, such as building permits, fees associated with complying with regulations, and the tank itself.
3. Landlords will need to implement a permanent solution to getting water to the residences (i.e., drill a new well or hook-up to a residential water system).
4. The County, in turn, would fill the household tank at the rental property for a period of 12 months. If, at the end of the 12 months, the property owner has not implemented a long-term solution, they would be subject to code enforcement including possible civil fines and remedies, up to condemnation of the property, pursuant to established administrative process.

A form letter has been developed (Attachment "A") and, upon approval, will be mailed to identified landlords whose properties are without water.

FISCAL IMPACT/FINANCING:

The fiscal impact for this program expansion will vary based on the number of landlords who take advantage of the program, the household size, and the cost per gallon of the water. Assuming 100 landlords took advantage of the program, the annual net county cost would be approximately \$2,352.

LINKAGE TO THE COUNTY OF TULARE STRATEGIC BUSINESS PLAN:

The County's five year strategic plan includes the Safety and Security initiative, including coordinated emergency preparedness, response, recovery, and mitigation capabilities. This action would provide continued emergency response to the drought-impacted County residents.

ADMINISTRATIVE SIGN-OFF:

Timothy W. Lutz
HHSA Fiscal Operations Director

Cc: Auditor-Controller
County Counsel
County Administrative Office (2)

Attachment: Attachment "A" (Rental Property Household Tank Program Letter)

**BEFORE THE BOARD OF SUPERVISORS
COUNTY OF TULARE, STATE OF CALIFORNIA**

IN THE MATTER OF APPROVAL OF THE)
FORM LETTER FOR A RENTAL) Resolution No. _____
PROPERTY HOUSEHOLD TANK) Agreement No. _____
PROGRAM)

UPON MOTION OF SUPERVISOR _____, SECONDED BY
SUPERVISOR _____, THE FOLLOWING WAS ADOPTED BY THE
BOARD OF SUPERVISORS, AT AN OFFICIAL MEETING HELD _____
_____, BY THE FOLLOWING VOTE:

AYES:
NOES:
ABSTAIN:
ABSENT:

ATTEST: MICHAEL C. SPATA
INTERIM COUNTY ADMINISTRATIVE
OFFICER/CLERK, BOARD
OF SUPERVISORS

BY: _____
Deputy Clerk

* * * * *

1. Approved the form letter for rental property homeowners outlining Tulare County's rental property household tank program; and
3. Directed HHSA & OES staff to mail the form letter to drought-impacted landlords regarding the rental property tank program's availability.

Re: Rental Property Household Tank Program Availability

Dear _____,

As we experience extraordinary circumstances resulting from the current drought conditions effecting Tulare County, it is our intention to work diligently and collaboratively with landlords and homeowners as we search for permanent remedies for Tulare County residents.

Although extensive efforts have been made to secure relief and support for drought-stricken areas, it is not enough to meet all of Tulare County's needs. The crisis regarding the availability of drinkable water for homes in our community continues to grow; as such, it is necessary that we must take it upon ourselves to find ways to alleviate the drought impact on our daily lives.

Tulare County has attempted to assist residents by providing water tanks to homeowners to store on their property while they seek alternative sources of water; we are expanding this opportunity to include rental properties that do not currently have permanent sources of water.

Rental property owners may now place a tank on their rental property and receive water supplied by Tulare County as long as they meet all qualifications. The specifications of this program are as follows:

1. The program will serve only occupants *currently* living in a property without water. If a permanent supply of water has not been established, the property owner would be forbidden from re-renting after tenants vacate the premises.
2. The property owners would be responsible for all costs associated with the tank, such as building permits, fees associated with complying with regulations, and the tank itself.
3. The property owner will need to implement a permanent solution to getting water to the residence, such as drilling a new well or hooking into a residential water system.
4. Tulare County will supply water to these tanks for no more than 12 months. If, at the end of that period, the property owner has not implemented a long-term solution, they would be subject to code enforcement including possible civil fines and remedies, up to condemnation of the property, pursuant to established administrative processes.

The intent of this program is to assist property owners in both managing the costs of having to provide water at their property and enabling them to have tenants in their rental homes on a continuous basis. Ensuring residences have reliable sources of water is a way by which we can make our communities more sustainable.

Accordingly, we appreciate your efforts to conserve water, and encourage your participation in drought related programs and initiatives as we continue to identify water solutions for Tulare County.

Sincerely,

Steve Worthley, Chairman
Tulare County Board of Supervisors