



**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: December 15, 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 checked="" type="checkbox"/>	N/A	<input 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 Tulare County Health & Human Services Agency and Office of Emergency Services staff to mail the form letter to drought-impacted landlords regarding the rental property tank program's availability; and
3. Authorize the Chairman to sign the Rental Property Household Tank Program Letter (Attachment "B").

SUMMARY:

Tulare County currently operates a household tank program, by which water tanks are placed at, plumbed to, and regularly filled with 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

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

The modified rental property household tank program that was originally developed required the property owner to pay for all costs associated with installing the tank, such as building permits, fees associated with complying with regulations, and the tank itself. It also required the property owner to find a permanent solution within 12 months or be subject to code enforcement including possible civil fines and remedies, up to condemnation of the property.

On November 13, 2015, Tulare County officials met with State officials regarding the current drought situation in Tulare County. The meeting led to negotiations with the State and, in turn, a revised rental property household tank program was developed. The revisions include the County paying for the tanks and reviewing each case separately to determine if the property owner has acted in good faith to find a permanent solution. If the property owner has acted in a good faith in finding a permanent solution, the County has the option to extend the 12 month period.

The revised rental property household tank program will have the following requirements for the property owners:

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 owner will be required to provide a copy of the rental agreement as proof that the property is currently being rented.
3. The property owner will be responsible for paying for and obtaining the necessary permits to install the household water tank. The County will provide both the tank and water; however, if the property owner has the means to pay, they must do so.
4. If the property owner states they do not have the means, they must sign a self-certification form (Attachment "A") under penalty of perjury that they are unable to pay for a tank, the installation of that tank and the water.
5. The property owner will need to implement a permanent solution to getting water to the residence within a 12 month period or show they are acting in good faith to find a permanent solution. Examples of a permanent solution include drilling a new well or connecting to a community water system. If at the end of the 12 month period, the property owner has not implemented a permanent solution or show they are acting in good faith to find a permanent 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.

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

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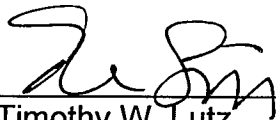
FISCAL IMPACT/FINANCING:

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

HHSF Fiscal Operations Director

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

Attachment(s)

Attachment "A" (Self-Certification Form)

Attachment "B" (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
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
2. Directed Tulare County Health & Human Services Agency and Office of Emergency Services staff to mail the form letter to drought-impacted landlords regarding the rental property tank program's availability; and
3. Authorized the Chairman to sign the Rental Property Household Tank Program Letter (Attachment "B").

Rental Property Household Tank Program

SELF-CERTIFICATION of Income

To be filled out by the property owner only

Name: _____ Phone Number: _____

Property Owner Address: _____

Rental Property Address: _____

Confidential Applicant Income Certification

I attest that I am unable to pay for: (Please check and initial all that apply)

- Tank _____
 Installation _____
 Water _____

My total family size consists of _____ members, and the total gross annual income* for all adult members of household is \$_____.

*Gross annual income must include all sources of income (wages, child support, SSI, unemployment, pension, income from assets, etc.)

I certify that the information given on this form is true and accurate to the best of my knowledge. I am aware that there are penalties for willfully and knowingly giving false information on an application for Federal or State funds, which may include immediate repayment of all Federal or State funds received and/or prosecution under the law. I understand that the information on this form is subject to verification by State or Federal personnel as part of compliance monitoring.

By signing below, applicant agrees to abide by conservation mandates and prohibited uses.

Applicant Signature: _____ Date: _____

Applicant Name (print): _____

Re: Rental Property Household Tank Program Availability

Dear Property Owner,

As we experience extraordinary circumstances resulting from the current drought conditions affecting 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 droughts' impact on our daily lives.

Tulare County has attempted to assist residents by providing water and tanks to homeowners to house 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. The expansion is subject to the availability of a supply of water to each property.

Rental property owners may enroll in the Household Tank Program as long as they meet all the 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 owner will be required to provide a copy of the rental agreement as proof that the property is currently being rented.
3. The property owner will be responsible for paying for and obtaining the necessary permits to install the household water tank. The County will provide both the tank and water; however, if the property owner has the means to pay, they must do so.
4. If the property owner states they do not have the means, they must sign a self-certification form under penalty of perjury that they are unable to pay for a tank, the installation of that tank and the water.
5. The property owner will need to implement a permanent solution to getting water to the residence within a 12 month period or show they are acting in good faith to find a permanent solution. Examples of a permanent solution include drilling a new well or connecting to a community water system. If at the end of the 12 month period, the property owner has not implemented a permanent solution or show they are acting in good faith to find a permanent 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 providing water to 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. For more information regarding this program, or to enroll your property, please contact Tulare County 211 at (800) 283-9323.

Sincerely,

Steve Worthley, Chairman
Tulare County Board of Supervisors