



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

**BOARD OF SUPERVISORS**

KUYLER CROCKER  
District One  
PETE VANDER POEL  
District Two  
AMY SHUKLIAN  
District Three  
EDDIE VALERO  
District Four  
DENNIS TOWNSEND  
District Five

**AGENDA DATE:** July 21, 2020 REVISED

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: Charles Felix    PHONE: 559 624 8000		

**SUBJECT:** Approve master lease agreement with Kaweah Management Company and Waiver of Rights agreement

**REQUEST(S):**

That the Board of Supervisors:

1. Approve the ten-year master lease agreement with Kaweah Management Company for an amount not to exceed \$4,345,560.00 to provide 56 housing units at 26442 N Highway 99, Tulare, CA 93274 for individuals experiencing homelessness in Tulare County effective from July 21, 2020 through June 30, 2030.
2. Approve the Waiver of Rights agreement for occupancy at 26442 N Highway 99, Tulare, CA 93274.
3. Authorize the Chair of the Board to sign three (3) copies of the Lease Agreement.

**SUMMARY:**

The 2020 COVID-19 pandemic has impacted all sectors of society, but even more so, has threatened the health and wellbeing of the most vulnerable populations, including those experiencing homelessness. Often medically fragile and without a safe place to quarantine, individuals experiencing homelessness are particularly susceptible to exposure to COVID-19 and medically vulnerable to the disease's effects. This, coupled with the unfortunate reality the County of Tulare has one of the highest unsheltered homeless rates in the country, has put at the forefront the extraordinary need of this population, and the impetus on HHSA to explore innovative ways to meet these needs.

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A primary response to these needs during the COVID-19 pandemic has been the administration of “Project Roomkey”, a new program that involves HHSA leasing motel rooms to provide a safe space for individuals experiencing homelessness, and couples these stays with wraparound services. As of July, HHSA is leasing four different sites in three cities throughout Tulare County, averaging nearly 100 nightly participants in the program. However, as impactful as this program has been, “Project Roomkey” is still an interim housing solution; ultimately, meaningfully addressing homelessness requires investing in permanent housing.

To this end, HHSA has worked with Kaweah Management Company, the Kings/Tulare Homeless Alliance, and a hotel owner currently participating in Project Roomkey to purchase and utilize hotel space for permanent housing for individuals experiencing homelessness. In this model, HHSA will lease from Kaweah Management Company 56-units to provide housing to individuals experiencing homelessness. HHSA will work with the Kings/Tulare Homeless Alliance and Housing Authority of Tulare County to utilize permanent housing vouchers to fill these units, along with other HHSA programs, including mental health and CalWORKs; these programs will cover the rent for the lease, and allow HHSA to build a reserve fund for this program. Kaweah Management Company will purchase the hotel, located at 26442 N Highway 99, Tulare, CA 93274, cover needed site rehabilitation, and handle the daily site management needs for this model.

HHSA has a longstanding partnership with Kaweah Management Company and the Housing Authority of Tulare County in leasing and managing large projects for HHSA clients. Furthermore, HHSA plans on continuing the dedicated case management services for those staying at the site, which has been crucial for the success of “Project Roomkey” thus far. HHSA plans on focusing “Project Roomkey” efforts on enrolling current clients into voucher programs to ensure a smooth transition to permanent housing.

The following term deviates substantively from the standard County boilerplate: County must sign first.

**FISCAL IMPACT/FINANCING:**

There is no application or administrative fee associated with this program. The costs of this program will be paid by rents collected from participating clients. There is no additional net cost to the County General Fund.

**LINKAGE TO THE COUNTY OF TULARE STRATEGIC BUSINESS PLAN:**

The County’s five-year strategic plan includes the Quality of Life initiative to promote public health and welfare for all individuals in Tulare County. Using this allocation for hotels as a permanent housing solution for individuals experiencing homelessness helps control disease transmission and stabilize the living situation for the local homeless community.

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**ADMINISTRATIVE SIGN-OFF:**

/s/Robert Stewart OBO

Timothy Lutz  
Agency Director

cc: County Administrative Office

Attachment(s) Lease Agreement  
Waiver of Rights Agreement  
Power Point presentation

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

IN THE MATTER OF APPROVE MASTER )  
LEASE AGREEMENT WITH KAWEAH ) Resolution No. \_\_\_\_\_  
MANAGEMENT COMPANY AND WAIVER ) Agreement No. \_\_\_\_\_  
OF RIGHTS AGREEMENT )  
)

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: JASON T. BRITT  
COUNTY ADMINISTRATIVE OFFICER/  
CLERK, BOARD OF SUPERVISORS

BY: \_\_\_\_\_  
Deputy Clerk

\* \* \* \* \*

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# Tulare County Health & Human Services Agency

## 99 Palms Inn & Suites Lease: Permanent Housing for the Homeless

**July 2020**



Tulare County Health & Human Services Agency

# Introduction

- Background
- Project Overview
- Next Steps



**Tulare County Health & Human Services Agency**

# Background

- COVID-19 Pandemic
  - Impact on vulnerable populations
- Tulare County Project Roomkey
  - Hotel space & services for homeless impacted by COVID
  - Countywide reach



# Background

- Gap
  - Temporary solution
  - Need for permanent
- Opportunity Leverage
  - Relationship with hotels
  - Financing options
  - Local momentum





# Project Overview

- Site
  - 99 Palms Inn & Suites
    - 56-units
    - Currently utilized for Project Roomkey
- Lease
  - 10-year
  - Acquisition/rehab by Kaweah Management Company



# Project Overview

- Format
  - Blended population
    - Permanent housing
    - HHSA target populations
    - Case management/services
- Financing
  - Rents from clients



# Next Steps

- Closing
  - 8/12/20
- Housing focus for Project Roomkey
  - Continue to operate Project Roomkey at 99 Palms
  - Work with clients to receive permanent vouchers



# Request

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# Questions?



**Tulare County Health & Human Services Agency**