



**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: August 12, 2014

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: Christi Lupkes PHONE: 624-8000		

SUBJECT: Approval of an agreement with the Housing Authority of Tulare County for the Community Living Center.

REQUEST(S):

That the Board of Supervisors:

1. Approve an agreement with the Housing Authority of Tulare County for the Community Living Center (CLC), retroactive to December 1, 2013. This agreement is retroactive due to the time needed for the Housing Authority of Tulare County to purchase the CLC property. It was impracticable for the Board to take action prior to December 1, 2013 due to the time needed to process, prepare, and submit the agenda item;
2. Find that the Board had the authority to enter into the proposed agreement as of December 1, 2013 and that it was in the County's best interest to enter into the agreement on that date; and
3. Authorize the Chairman of the Board to sign three (3) copies of the agreement.

SUMMARY:

In 1981, the Tulare County Housing Authority applied and received funding for transitional housing of individuals with mental illness. With those funds, the Housing Authority undertook construction of apartments at East Tulare Avenue in Visalia through a project which was privately owned with State funding. In 1982, a Memorandum of Understanding (MOU) was executed between the Tulare County

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Housing Authority and the Tulare County Department of Mental Health to establish guidelines for the use and management of the project, then referred to as the Clark Court project, but now known as the Community Living Center (CLC).

The CLC provides a transitional housing option for a capacity of 28 adults with severe and persistent mental illness. While the Housing Authority provides property management services for CLC, the Tulare County Department of Mental Health provides on-site mental health support services. Achieving wellness in mental health treatment and everyday living is paramount for residents at CLC.

A portion of the funding received by the Housing Authority for the CLC project was a 30-year annuity which expired December 2013. Upon expiration of the 30-year loan and annuity, the Housing Authority had an agreement to purchase the property with the intent of maintaining the partnership and transitional housing project with the Tulare County Department of Mental Health. The Housing Authority began the purchase process shortly after the beginning of the year 2014. They have just recently completed that process and taken ownership of the CLC. Due to the expiration of the annuity which subsidized the rents received and with the rising costs in maintaining an aging apartment complex, it is necessary to enter into a new agreement to ensure adequate fiscal support for the project which houses Tulare County residents with mental health concerns. It is anticipated that the annual fiscal support will be approximately \$50,244; but may vary as it includes vacancy rates which are contingent upon resident census.

We would like to bring the following items to the Board's attention that deviate from the County Contract protocol: 1) the agreement allows both parties to terminate the agreement without cause with ninety (90) days notice; 2) If County payment is over 30 days late, HATC may terminate agreement with 30 days' notice; 3) County is guaranteeing occupancy rate of 97% and will pay Contractor a rent subsidy to equal the occupancy rate if it is not met; and 4) the agreement has no set termination date.

FISCAL IMPACT/FINANCING:

Funding for this Agreement is included in the Fiscal Year 2013/2014 proposed budget and is paid through Mental Health Services Act (MHSA) revenues. No Net County Cost.

LINKAGE TO THE COUNTY OF TULARE STRATEGIC BUSINESS PLAN:

The County's five-year plan includes the Quality of Life initiative to promote and encourage the provision of quality supportive services for individuals in Tulare County. Tulare County residents will benefit from the provision of services by the Community Living Center project.

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ADMINISTRATIVE SIGN-OFF:

Timothy Durick, Psy.D.
Director of Mental Health

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

Attachment(s) Agreement

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

IN THE MATTER OF APPROVAL OF AN)
AGREEMENT WITH THE HOUSING) Resolution No. _____
AUTHORITY OF TULARE COUNTY FOR) Agreement No. _____
THE COMMUNITY LIVING CENTER.)

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: JEAN M. ROUSSEAU
COUNTY ADMINISTRATIVE OFFICER/
CLERK, BOARD OF SUPERVISORS

BY: _____
Deputy Clerk

* * * * *

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2. Found that the Board had the authority to enter into the proposed agreement as of December 1, 2013 and that it was in the County's best interest to enter into the agreement on that date; and
3. Authorized the Chairman of the Board to sign three (3) copies of the agreement.