



# COUNTY of VENTURA

COUNTY EXECUTIVE OFFICE  
**SEVET JOHNSON, PsyD**  
County Executive Officer

**Mike Pettit**  
Assistant County Executive Officer

**Scott Powers**  
County Chief Financial Officer

July 23, 2024

Board of Supervisors  
County of Ventura  
800 South Victoria Avenue  
Ventura, CA 93009

**Subject:** Approval of, and Authorization for the County Executive Officer (CEO) or Designee, to Issue a Notice of Termination of the Lease Agreement with Ventura Vagabond Inn, LLC, Effective September 15, 2024; Approval of, and Authorization for the CEO or Designee to Execute a Motel Voucher Agreement with Ventura Vagabond Inn, LLC, Effective September 16, 2024, Through November 15, 2024; Authorization for the CEO or Designee to Approve and Sign Limited Contract Modifications Upon Certain Conditions; and Authorization for the Auditor Controller to Process Any Necessary Accounting Transactions.  
**Recommendation No. 4 Requires 4/5ths Vote**

**Recommendations:**

1. Approval of, and authorization for the CEO or designee, to issue a notice of termination of the Lease Agreement with Ventura Vagabond Inn, LLC., effective September 15, 2024;
2. Approval of, and authorization for the CEO or designee to execute a motel voucher agreement with Ventura Vagabond Inn, LLC., effective September 16, 2024, through November 15, 2024; and
3. Authorize the CEO, or designee, to approve and sign limited agreement modifications to (a) extend the term up to six months, (b) or cancel the agreement due to funding limitations or other circumstances allowable per agreement terms, subject to County Counsel review and approval.
4. Authorize the Auditor-Controller to process the accounting transactions necessary to establish appropriations and revenue for the motel voucher agreement (4/5th vote required).

INCREASE UNIT 1010-1011 Other Charges:	\$245,525
INCREASE UNIT 1010-1011 Other Financing Sources	\$245,525

**FISCAL/MANDATES IMPACT: Division 1010 - CEO**

Mandatory: No  
 Sources of Funding: CDBG-CV  
 Funding Match Required: None  
 Impact on Other Departments: N/A

**Summary of Revenues and Costs:**

	<b><u>FY 2024-25</u></b>	<b><u>FY 2025-26</u></b>
Revenues:	\$245,525	\$ 0
Costs:		\$ 0
Direct	\$245,525	\$ 0
Indirect-Dept	\$ 0	\$ 0
Indirect-County CAP	\$ 0	\$ 0
Total Cost	<u>\$245,525</u>	<u>\$ 0</u>
Net County Cost	\$ 0	\$ 0
Recovered Indirect Costs	\$ 0	\$ 0

<b>FY 2024-25 Budget Projection for County Executive Office – Division 1011</b>				
	Adopted Budget	Adjusted Budget	Projected Budget	Estimated Savings/(Deficit)
Appropriations	2,607,979	2,607,979	2,607,979	-
Revenue	1,199,645	1,199,645	1,199,645	-
Net Cost	1,408,334	1,408,334	1,408,334	-

**VENTURA COUNTY STRATEGIC PLAN:**

Strategic Priority:

- Address Homelessness and Lift Up the Most Vulnerable

The recommendations presented in this item support the Project Roomkey program for the most vulnerable unsheltered residents in our County.

## **BACKGROUND**

The County of Ventura launched Project Roomkey (PRK) in March 2020 in response to the COVID-19 pandemic, providing non-congregate shelter, meals, and supportive services to unhoused persons at increased risk of illness and death from the virus at Ventura Vagabond Inn, Ventura Best Western and Thousand Oaks Premier Inn (PRK Motels). More than 850 persons have been sheltered, with nearly sixty percent of them exiting to permanent (256) or other temporary (247) housing placements. Ninety rooms continue to be used at PRK Motels with another 32 people in non-congregate shelter at Casa Aliento, pending the former Oxnard Vagabond motel's conversion into permanent supportive housing.

Funding for this program has included Federal Emergency Management Agency (FEMA), California Department of Social Services (CDSS), County commitments for operating delayed opening of two emergency shelters, unprogrammed CDBG-CV program funds, interest earnings on HHAP, and administrative revenues from various grants administered by CEO Community Development staff. It is estimated that available resources supporting this program will be exhausted by mid-November of 2024.

In February 2023, your Board approved a lease agreement with the 82-room Ventura Vagabond Inn ("Lease Agreement") and terminating the voucher program at the adjacent Ventura Best Western. Pursuant to the Lease Agreement, when the hotel was fully occupied, reflected a reduced rate of about \$86 compared with the voucher rate of \$115 per night. The property has been nearly full until recently, as County staff continues to exit people to other positive placements (permanent housing, treatment programs and enhanced medical care). With the reduced census at the Ventura Vagabond Inn, the cost savings of this arrangement aren't being realized.

## **DISCUSSION**

As of this writing, 90 rooms remain occupied in PRK (66 at the Ventura Vagabond Inn, and 24 at the Premier Inn in Thousand Oaks).

Project Roomkey 2022-2024										
	Camarillo	Fillmore	Moorpark	Ojai	Oxnard	Port Hueneme	Santa Paula	Simi Valley	Thousand Oaks	Ventura
# Served	14	0	0	12	190	9	14	38	106	271
# Remaining	2	0	0	4	21	1	4	7	17	49

While permanent housing units prioritized for persons participating in the PRK program are anticipated to be available for program participants sheltered at the Ventura Vagabond Inn by the time available revenues are projected to be exhausted, no new housing projects are anticipated for those sheltered at the Thousand Oaks Premier Inn. Staff are coordinating with the communities who have persons sheltered in the program at that location for these program

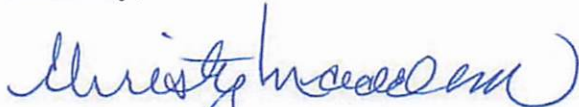
participants. Solutions may include, but aren't limited to, contributions from these jurisdictions for program continuation and/or temporary placement in other locations as permanent solutions are being sought.

As mentioned earlier, with the reduced census at the Ventura Vagabond Inn, staff are recommending that the County approve the termination of the Lease Agreement with Ventura Vagabond Inn, effective September 15, 2024, and that a new agreement utilizing the motel voucher structure with Ventura Vagabond Inn be approved. Attached as Exhibit A is the proposed motel voucher agreement with Ventura Vagabond Inn., having a term of September 16, 2024, through November 15, 2024, with the option to extend the term of the agreement in one month increments.

It is recommended that the Auditor-Controller be authorized to process the accounting transactions necessary to establish appropriations and revenues for the motel voucher agreement and for the CEO or her designee be authorized to execute the agreement and make other limited agreement modifications.

This item has been reviewed by the offices of the Auditor-Controller and County Counsel. If you have questions regarding this item, please contact Christy Madden at 654-2679.

Sincerely,

A handwritten signature in blue ink, appearing to read "Christy Madden", with a stylized flourish at the end.

Christy Madden  
Sr. Deputy Executive Officer

A handwritten signature in blue ink, appearing to read "Sevet Johnson", with a stylized flourish at the end.

Sevet Johnson, PsyD.  
County Executive Officer

Exhibit 1 - Motel Voucher Agreement with Ventura Vagabond Inn, LLC, for 756 E Thompson Blvd. Ventura