



COUNTY of VENTURA

COUNTY EXECUTIVE OFFICE

Sevet Johnson, PsyD
County Executive Officer

Mike Pettit
Assistant County Executive Officer

Kaye Mand
County Chief Financial Officer

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Assistant County Executive
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Human Resources Director
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December 19, 2023

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

Subject: Approval of, and Authorization for, the County Executive Officer or Designee to Execute an Amended and Restated Cooperating Agreement for Homekey Round 2 Project Between County of Ventura, Mesa Independent Living, and People's Self-Help Housing Corporation for the Mesa Ojai Homekey Project located at 400 Gorham Road in the Unincorporated Area of the County, to be Utilized to Provide Transitional Housing for Transition Age Youth At-Risk of or Experiencing Homelessness; and Find that the Revised Project is Categorically Exempt from the California Environmental Quality Act.

RECOMMENDATIONS:

It is recommended your Board:

1. Approve and authorize the County Executive Officer or designee to execute the Amended and Restated Cooperating Agreement for Homekey Round 2 Project between the County of Ventura, Mesa Independent Living, and People's Self-Help Housing Corporation for the Mesa Ojai Homekey Project ("Amended Cooperating Agreement") (Exhibit 1); and
2. Find that the revised project is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines sections 15301, 15302, and 15303, and that no unusual circumstances or other exceptions set forth in CEQA Guidelines section 15300.2 preclude use of these exemptions.

FISCAL / MANDATES IMPACT:

No fiscal impact.

STRATEGIC PLAN:

This item contributes to the Board of Supervisor's 2024-2027 strategic priority to address homelessness and lift up the most vulnerable. The proposed transitional housing will stabilize youth experiencing, or at-risk of, homelessness, providing interim housing and services with the goal of exiting young adults to permanent housing.

BACKGROUND:

On December 14, 2021, your Board approved a resolution authorizing the County to co-apply for State of California Homekey funds to support capital and operating costs associated with the subject project. On March 8, 2022, your Board approved the use of Permanent Local Housing Allocation funds for this project as described in the attached Amended and Restated Cooperating Agreement for Homekey Round 2 Project ("Amended Cooperating Agreement") (Exhibit 1) and on July 12, 2022, your Board acknowledged and accepted an award of Homekey funds from the State of California and authorized a revised project description, increasing the number of proposed tiny homes on-site from five to ten.

DISCUSSION:

Your Board is asked to approve the Amended Cooperating Agreement to reflect minor revisions to the project since the original agreement was executed in 2021. The Amended Cooperating Agreement updates the project description based upon subsequent project revisions, clarifies the roles and responsibilities for Mesa Independent Living and People's Self-Help Housing Corporation, memorializes County funding sources reserved for the project, revises the applicable CEQA requirements, and extends the length of time for performance from 730 days from the execution date of the original agreement to 1,095 in response to unanticipated and unavoidable delays in the development process.

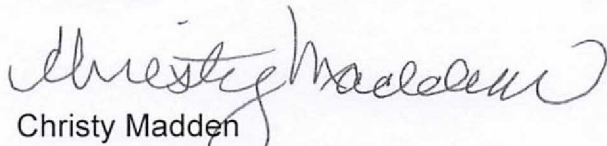
Due to unforeseen difficulties procuring prefabricated tiny homes from the manufacturer that was initially selected for the project, a new more experienced manufacturer is being retained to provide alternative tiny homes on an expedited basis. These alternative tiny homes are slightly larger than the originally proposed tiny homes – they are approximately 300 square feet in ground floor area including a covered deck versus 200 square feet of original design – but will be sited on the same building pads as the original design, and the project's overall site layout will remain the same. County staff have determined that the revised project is exempt from CEQA review pursuant to CEQA Guidelines section 15301 (Existing Facilities), 15302 (Replacement or Reconstruction), and 15303 (New Construction or Conversion of Small Structures), and that no unusual circumstances or other exceptions set forth in CEQA Guidelines section 15300.2 preclude use of these exemptions.

CONCLUSION:

It is recommended that your Board approve and authorize the County Executive Officer or designee to execute the Amended Cooperating Agreement and find that the revised project is categorically exempt from CEQA review.

This item has been reviewed by the offices of County Counsel and the Auditor Controller. Should you have any questions please contact Christy Madden at 805-654-2679.

Sincerely,

A handwritten signature in black ink, appearing to read "Christy Madden", written over the printed name.

Christy Madden
Sr. Deputy Executive Officer

A handwritten signature in blue ink, appearing to read "Sevet Johnson", written over the printed name.

Sevet Johnson, PsyD
County Executive Officer

Exhibit 1: Amended Cooperating Agreement Between the County of Ventura, Mesa
Independent Living and Peoples' Self-Help Housing