

*Setting the Standard in Health Care Excellence*

November 10, 2020

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

**Subject:**

**Approval of, and Authorization for the Health Care Agency (HCA) Director or Designee to Sign, a Sales Contract with Woodstot Modules, LLC, in the Amount of \$179,828 for the Purchase of two Retrofitted Portable Container Units (Care Pods) for Outreach and Services to the Homeless; Approval of, and Authorization for the HCA Director or Designee to Sign, the License Agreement with the City of San Buenaventura for the Period of November 15, 2020 Through November 14, 2023, to Place a Care Pod at the River Haven Site as a Service Location for the Homeless; Approval of, and Authorization for the HCA Director or Designee to Sign, the License Agreement with The Nature Conservancy for the Period of November 15, 2020 Through December 31, 2020 and for Up to two Additional Years, to Place a Care Pod at the Ormond Beach Site as a Service Location for the Homeless; Approval of, and Authorization for the HCA Director or Designee to Sign, Care Pod Agreements with Other Community Organizations for the Placement of Care Pods at Various Sites as Service Locations for the Homeless; Authorization for the HCA Director or Designee to Agree to Non-Material Changes in the Care Pod Agreement and the License Agreement with the City of San Buenaventura, Subject to Approval by County Counsel.**

**Recommendations:**

1. That your Board approve, and authorize the Health Care Agency (HCA) Director or designee to sign, the sales contract (Exhibit 1) with Woodstot Modules, LLC (Woodstot) in the amount of \$179,828, for the purchase of two retrofitted portable container units (care pods) for outreach and services to the homeless.
2. That your Board approve, and authorize the HCA Director or designee to sign, the license agreement (Exhibit 2) with the City of San Buenaventura for the period of November 15, 2020 through November 14, 2023, to place a care pod at the River Haven site as a service location for the homeless.

3. That your Board approve, and authorize the HCA Director or designee to sign, the license agreement (Exhibit 3) with The Nature Conservancy for the period of November 15, 2020 through December 31, 2020, and for up to two additional years, to place a care pod at the Ormond Beach site as a service location for the homeless, and authorize the HCA Director or designee to approve extensions of the license agreement.
4. That your Board approve, and authorize the HCA Director or designee to sign, care pod agreements in the form attached as Exhibit 4 with other community organizations for the placement of care pods at various sites as service locations for the homeless.
5. That your Board authorize the HCA Director or designee to agree to non-material changes in the care pod agreement or the license agreement with the City of San Buenaventura, subject to approval by County Counsel.

**Fiscal Impact:**

Mandatory: No  
 Source of Funding: VCMC Operating Revenues/Collections/Department of Health Care Services Whole Person Care Grant Funds  
 Funding Match Required: None  
 Impact on Other Departments: NA

Summary of Annual Revenues and Costs under these agreements:

	<u>FY2020-21</u>	<u>FY2021-22</u>
REVENUE:	\$179,828	\$0
DIRECT COSTS:	\$179,828	\$0
INDIRECT COSTS:	Minor	Minor
Net Revenue <cost>	\$0	\$0

**Current Year Fiscal Budget:**

<b>Current FY 2020-21 Budget Projections for Ventura County Medical Center #3300</b>				
	<b>Adopted Budget</b>	<b>Adjusted Budget</b>	<b>Projected Actual</b>	<b>Estimated (Savings/Deficit)</b>
Expenditures	\$523,626,081	\$523,626,081	\$523,626,081	\$0
Revenue	\$540,682,161	\$540,682,161	\$540,682,161	\$0
Operational Income/(Loss)	\$17,056,080	\$17,056,080	\$17,056,080	\$0

\* Revenue and appropriations are included in the FY20-21 adopted budget. The operational income includes "Operating Transfers In" that is primarily attributed to County contributions.

### **Discussion:**

This letter requests your Board's approval of mobile outreach care pod site agreements with City of San Buenaventura and The Nature Conservancy, authorization to purchase two new care pods from the current vendor, and authorization for the HCA Director or designee to execute standard care pod agreements with other community organizations.

The HCA's one stop program, operational since 2002, offers an array of services for the homeless population through rotating community outreach events at different locations across the County. Resources and additional support through the Whole Person Care (WPC) program, starting in 2017, allowed the addition of care pods and the expansion of the one stop program to several other locations throughout the County, including North Ventura Avenue and River Haven in Ventura (and the addition of mobile showers to the existing one stop site at Ventura County Medical Center in Ventura); at the Rescue Mission and the Halaco site in Oxnard; and at El Buen Pastor Church in Santa Paula.

Mobile outreach care pod events are offered daily and, in some cases twice daily, and serve between 20 and 80 persons depending upon location. Typical offerings include housing assistance, health insurance and benefit programs enrollment, case management support, and mental health, substance use disorder, communicable diseases, and veterans services. The HCA mobile medical unit, which is a full medical clinic on wheels, travels to most events and offers vaccinations and basic medical treatment. Backpack medicine outreach activities are frequently paired with one stop events so that persons engaged during backpack medicine can be linked with a regular resource for services and hygiene.

Mobile outreach care pod events have remained operational during the COVID-19 local health emergency, providing a durable service and hygiene connection for this highly vulnerable population. Social distancing and infection control protocols are in place to support participant, staff, and partner safety. New one stop/care pod sites are under development in South Oxnard and Thousand Oaks.

In 2020, WPC funds are supporting the purchase of the two additional care pods units from the current supplier, Woodstot, at a cost of \$179,828 which is comparable to the prior lease agreement price. Care pods are custom retrofitted container boxes equipped with sinks and showers including an ADA accessible shower on one end of the unit. Portable and self-contained, care pods can be transported as needed between locations or placed in a fixed location with power, water, and drainage hookups.

Mobile outreach care pod events are staffed by representatives from the WPC program, Health Care for the Homeless, Ventura County Public Health Department, Ventura County Behavioral Health Department and Las Islas Family Medical Group (Mobile Health Unit) using existing funding for salaries and benefits. Community Partners such as

Salvation Army, Rescue Mission, Spirit of Santa Paula and Turning Point Foundation provide staff and volunteers. Supplies and operating costs for the care pods, including medical supplies, disposable linens, security, janitorial, porta-potty rental, transport of pods between locations, fresh/gray water service, and fuel for the generator are anticipated to total \$100,000 in FY 2020-21 and are reimbursable through the WPC program. Title to the three care pods leased from Woodstot in calendar years 2017-2020 will transfer to County ownership on January 1, 2021, and the pods will continue in service at their current locations.

The license agreement with the City of San Buenaventura will allow continued placement of a care pod at the River Haven site and provision of services at that site using the care pod up to two days per week through November 14, 2023. HCA is responsible for maintaining the site clean of debris, managing use to minimize negative impacts, security and insurance for the care pod, and peaceful coexistence with other users of the site including the Turning Point Foundation camp.

The license agreement with The Nature Conservancy allows placement of a care pod at the Ormond Beach site to service the homeless population.

The proposed care pod agreement template will allow for flexibility and growth of the mobile outreach care pod program. All community partners providing services at the care pods and volunteers will be coordinated through the Healthcare for the Homeless Clinic, which currently organizes the One Stop Center providing outreach and services to the homeless.

This letter has been reviewed by the County Executive Office, County Counsel, and Auditor-Controller's Office. If you have any questions regarding these recommendations, please contact me or Barry Zimmerman, Chief Deputy Director, at (805) 677-5110.



William T. Foley  
Health Care Agency Director

- Exhibit 1 – Woodstot Modules, LLC, Sales Contract for Products
- Exhibit 2 – City of San Buenaventura, License Agreement
- Exhibit 3 – The Nature Conservancy, License Agreement
- Exhibit 4 – Mobile Outreach Care Pod Program Agreement Template