



COUNTY of VENTURA
COUNTY EXECUTIVE OFFICE

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February 28, 2023

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

Subject: Approval of a One-Year Annually Renewing Agreement with the City of Thousand Oaks to Provide Financial Support (\$2 Million in Initial Capital Funding and \$450,000 Annual Operations Funding) for a Permanent, Year-Round Shelter, With Thirty Beds, Serving Homeless Individuals and Families ("Agreement"); and Authorize the County Executive Officer, or Designee, to Approve and Sign Limited Modifications to the Agreement (Supervisory District 2)

Recommendations:

1. Approval of a one-year annually renewing agreement with the City of Thousand Oaks to provide financial support (up to \$2 million in initial capital funding and \$450,000 for annual operating funding) for a permanent, year-round shelter with thirty beds serving homeless individuals and families ("Agreement") at 1205 Lawrence Drive, Thousand Oaks, California. (Exhibit 1)
2. Authorize the County Executive Officer, or her designee, to sign modifications to the Agreement to make corrections, clarifications, technical changes and financial adjustments not to exceed 10% of operational costs to the Agreement, when the changes are consistent with the original purpose of the Agreement, and Board's Decision to Approve Protocols and Policies for Working with Cities to Provide Crisis Housing, Year-Round Shelter or Foul Weather Shelter for the Homeless, Approved on March 20, 2018, after review by County Counsel for legal sufficiency.

Fiscal/Mandates Impact:

Fund G001 County Executive Office, Division 1050 – Special Accounts and Contributions

Mandatory:	No
Source of Funding:	General Fund
Funding Match Required:	No
Impact on Other Departments:	Minimal

Summary of Revenues and Costs:		FY 2022-23	FY2023-24
Revenues:		\$ 0	\$ 0
Costs:			
	Direct	\$ 0	\$ 2,450,000
	Indirect-Dept	\$ 0	\$ 0
	Indirect-County CAP	\$ 0	\$ 0
	Total Cost	\$ 0	\$ 2,450,000
	Net County Cost	\$ 0	\$ 2,450,000
	Recovered Indirect Costs	\$ 0	\$ 0

FY 2022-23 Budget Projection for Special Accounts and Contributions – Division 1050

	Adopted Budget	Adjusted Budget	Projected Budget	Estimated Savings/(Deficit)
Appropriations	\$ 58,709,921	\$ 50,050,559	\$ 51,019,979	(\$ 969,420)
Revenue	\$ 7,335,000	\$ 7,335,000	\$ 6,451,408	(\$ 883,592)
Net Cost	\$ 51,374,921	\$ 42,715,559	\$ 44,568,571	(\$ 1,853,012)

*Appropriations for the County's share of construction costs (\$2M) and operational costs (\$450k) of the homeless navigation center will be incorporated in the Fiscal Year 2023-24 Preliminary Budget.

Background:

At the direction of your Board, the County previously worked with both the Cities of Ventura and Oxnard to establish permanent year-round homeless shelters in each community. The County entered into a Memorandum of Understanding and Financial Sharing Agreement with each city regarding the development and on-going operations of permanent emergency shelters within those communities. There has been significant progress in providing permanent year-round shelter with housing navigation services. Mercy House is the shelter operator at both West County locations and actively participates in the Coordinated Entry System to assist those experiencing homelessness with a pathway to permanent housing.

The County recognizes a pressing need for this model in East County and applauds the City of Thousand Oaks for moving forward with the development of a permanent year-round homeless navigation center on a city-owned parcel at 1205 Lawrence Drive, Thousand Oaks, California. The City's Homeless Ad Hoc Committee, following recommendations of staff from both the City and County, reviewed four proposals and unanimously selected the team of Dignity Moves, Hope of the Valley and Many Mansions to develop and operate the navigation center (as delineated in the communication from the City of Thousand Oaks, attached as Exhibit 2). The navigation center will include 30 shelter beds with showers and laundry amenities as well as employment, healthcare, and mental health services. This is not a drop-in center, and the operator will be required to receive referrals through homeless service providers and law enforcement. The goal of this navigation center is to create a pathway to permanent housing. The proposal selected by the City of Thousand Oaks is included as Exhibit 3.

Discussion:

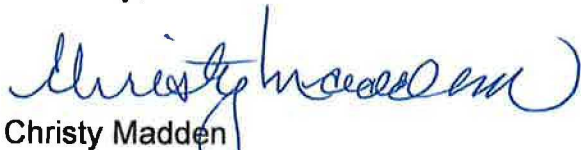
The estimated development costs of about \$4 million is commensurate with the contribution for the Ventura shelter (\$3.047M) and Oxnard (\$5.87M), but higher than the per/person development costs for both locations. The 55-bed ARCH in Ventura is located in a County-owned building that was renovated from office to commercial use, and the Oxnard Homeless Solutions Center's first floor 110-bed shelter benefits from the infrastructure in the permanent housing and offices in the four stories above. The Thousand Oaks location lacks infrastructure that must be extended to the property, further increasing development costs. The estimated total annual operational costs of about \$900,000 (\$25,714/person) is about 4%-9% less than the per/person costs for the other two shelters. As reflected in the above recommendation and attached agreement, the County would be responsible for 50% of the estimated development costs and annual operating costs (\$2 million and \$450,000, respectively).

It should be noted that the City of Thousand Oaks is partnering with the County in pursuit of an Encampment Resolution grant that, if awarded, could offset the development and/or up to two years of operational costs for the Thousand Oaks Navigation Center. As was included in both the Ventura and Oxnard financial sharing agreements, any external funding awarded to a shelter project comes off the top of the project budget, benefitting each party equally.

It is anticipated that the construction of the shelter will be completed within eighteen months. Participation in the development and on-going operations would be at a shared cost at 50/50 less any non-entitlement grant funds awarded for the project. Before your Board today is the financial agreement that establishes this arrangement based on the final negotiated budget with Hope of the Valley. The County's share of costs will be reviewed annually and included as part of the County's annual budget process.

This item has been reviewed by the offices of the Auditor-Controller and County Counsel. If you have any questions, please contact any of the undersigned.

Sincerely,



Christy Madden
Sr. Deputy Executive Officer



Sevet Johnson, PsyD.
County Executive Officer

- Exhibit 1: Financial Sharing Agreement
- Exhibit 2: Communication from the City of Thousand Oaks
- Exhibit 3: Proposal for Thousand Oaks Navigation Center