



COUNTY OF HUMBOLDT

For the meeting of: 7/2/2024

File #: 24-1023

To: Board of Supervisors

From: DHHS: Administration

Agenda Section: Consent

Vote Requirement: Majority

SUBJECT:

Approval of First Modification to Lease for 80 West 3rd Street, Eureka

RECOMMENDATION(S):

That the Board of Supervisors:

1. Approve and authorize the Chair of the Board to execute the first lease modification with 80 West Third Eureka, LLC.; and
2. Authorize County of Humboldt Department of Health and Human Services Director, or authorized designee, to execute any subsequent modifications, amendments to, or extensions of, the Lease Agreement executed on Sept. 12, 2023, with 80 West Third Eureka, LLC., after review and approval by County Counsel, Risk Management and the County Administrative Office.

STRATEGIC PLAN:

This action supports the following areas of your Board's Strategic Plan.

Area of Focus: Housing for All

Strategic Plan Category: 4001 - Provide housing and sheltering solutions for people experiencing homelessness

DISCUSSION:

On Sept. 12, 2023, your Board approved agenda item 23-957, the lease for 80 West 3rd Street, Eureka. The unimproved lot at West 3rd and Commercial Streets in Eureka, owned by 80 West Third, LLC., is directly across from the St. Vincent DePaul Free Dining Facility. The St. Vincent DePaul Free Dining Facility serves many people experiencing homelessness. This was identified as an appropriate site for a Navigation Center per Section 50216(n) in the California Health and Safety (H&S) Code ("housing first, low barrier, service enriched shelter focused on moving homeless individuals into permanent housing").

The Sept. 12, 2023, lease for the Navigation Center includes a "build-to-suit" two-story building with residential shelter units on the top floor, offices and service facilities on the ground floor, and a large outdoor fenced area with additional service features and activities for clients. This Navigation Center is intended to be a safe low-barrier place for adults during the day. It will not be a crisis center not a place for acute medical or psychiatric services or detox. The Navigation Center will service adults. Families with minor children needing services will be linked to nearby, more appropriate services.

During the Design/Programming Phase of this project, it was discovered that the insurance requirements of the consultant needed modification. This Board action for approval of the first Lease Modification for 80 W 3rd Street, will decrease the consultant's required professional liability insurance. This Board action will also allow the Director of the Department of Health and Human Services to execute subsequent lease amendments, modifications or lease extensions.

SOURCE OF FUNDING:

Social Services Fund (1160-520) - Homeless Housing Assistance Prevention grant

FINANCIAL IMPACT:

This Board action will not have a financial impact. Financial impacts of the lease were reflected in the staff report that went before your Board Sept. 12, 2023. Grant funds through California Interagency Council on Homelessness, Homeless Housing, Assistance, and Prevention Program (HHAP) have been set aside to pay for the construction drawdown account.

STAFFING IMPACT:

This Board action will not impact staffing.

OTHER AGENCY INVOLVEMENT:

None

ALTERNATIVES TO STAFF RECOMMENDATIONS:

Your Board may decide not to authorize this lease modification. This is not recommended, as it would result in not being able to provide additional needed services to the community.

ATTACHMENTS:

1. First Modification to Lease for 80 West 3rd Street, Eureka
2. 2024-9-12 Lease Agreement (by and between County of Humboldt and 80 west Third Eureka, LLC)
3. Modified Exhibit D - Consultant Contract Terms and Conditions

PREVIOUS ACTION/REFERRAL:

Meeting of: 2/27/2018; 6/27/2022; 4/4/2023; 9/12/2023

File No.: 18-92; 22-561; 23-237; 23-957