COUNTY OF HUMBOLDT

Legislation Text

File #: 18-1330, **Version:** 1

To: Board of Supervisors

From: Public Works

SUBJECT:
Request Approval of New Lease at 230 4th St, Eureka

RECOMMENDATION(S):
That the Board of Supervisors approve the lease with Dante G. Vitale, Sr. Trust for space located at 230 Fourth Street, Eureka; and direct the Clerk of the Board to return two (2) executed leases to Public Works - Real Property for transmittal to the Lessor.

SOURCE OF FUNDING:
Social Services Fund (1160 511)

DISCUSSION:

The Department of Health and Human Services (DHHS) desires to lease 230 Fourth Street, Eureka from Dante G. Vitale, Sr. Trust with two (2) options to extend the lease. This location would be for a new work program called Helping Humboldt.

Helping Humboldt

The Department of Health and Human Services (DHHS) currently manages work programs through California Work Opportunity and Responsibility to Kids (CalWORKs), the General Relief program for services to disabled recipients (GR), Assembly Bill 109 for felons (AB 109), and Transitional - Age Youth Division for youth and young adults ages 16 to 26 (TAY). Yet many residents in need of employment don't qualify for any of these programs. To expand work opportunities to all county residents, DHHS's Employment Training Division is partnering with CalWORKs and GR to create a new work program called Helping Humboldt: An Occupational Empowerment Program, which will provide immediate work opportunities to all residents, including clients of GR, Mobile Intervention & Services Team (MIST), and Street Outreach Services (SOS).

The program will feature a Drop-In Center where clients can be immediately linked to services and work opportunities. Vocational staff, social works and Mental Health staff will be on site to provide support and direction. The focus will be on encouraging participation at any level and making it easy for clients to connect to both services and work.

DHHS staff will meet clients where they are, supporting efforts to participate by removing barriers to entry. For example:

* Clients who are homeless will be able to store their belongings and have a safe space for their pets while they work. Clients can link to services, participate in work tasks and build readiness for fuller participation in a vocational program. Regardless of clients' skills, abilities or readiness, from day one they will be able to work, earn, engage and hope.

* When possible, a 30- to 60- day work program will focus on work readiness and job skills for clients stabilized and ready to build their skills. A more in-depth 3- to 6-month program will promote a few clients to leadership positions and provide additional vocational and leadership skills.

* Initial projects will include care washing and helping other clients move into housing. Workers will also support county beautification projects such as painting, cleanup and minor repairs. They will assist at some county sites, such as the library in Eureka, with yard maintenance and cleanup.

The long-term goal is to build a revenue-generating business with primarily social and community objectives. Ideas for initial projects include Social Service and Probation clients making wood products for the local tourism trade and totes for CalFresh program.

DHHS is partnering with County of Humboldt departments such as Public Works and the Library, as well as working with Eureka Main Street, the business community as a whole and Eureka Rescue Mission. Because MIST clients will be served, law enforcement agencies will also partner.

Every client at every level of participation will be fully linked to DHHS services and other community supports as appropriate, including Medi-Cal, CalFresh, mental health services and housing programs.

Lease Agreement

A condition of the lease is for the county to pay for all utilities, including janitorial and maintenance of HVAC system. The landlord will maintain the structure of the building, such as the outside walls, roof, and parking lot.

Another condition of the lease is for the landlord to remove all accessibility barriers in order to comply with all federal, state, and local accessibility laws, standards, and guidelines including, but not limited to Americans with Disabilities Act (ADA) at their cost prior to the county moving in. The lease will become effective with rent being charged upon completion of a passing final Certified Access Specialists (CASp) inspection. Per the proposed lease, if passing a final CASp inspection cannot be accomplished within one hundred eighty (180) days upon execution of the lease date, then the county has the option to terminate the lease or proceed with the lease and landlord is still responsible for completing accessibility barrier removal.

Therefore, staff recommends that your Board approve the lease at 230 Fourth Street, Eureka.

FINANCIAL IMPACT:
The monthly lease costs for five thousand (5,000) square feet is $3,500, or $0.70 per square feet, with annual consumer price index increases not to exceed 3 percent. This is well below the market rate of $1.25 per square feet. The monthly utility costs to be paid by the county is estimated at $700, which would bring the monthly costs at $4,200, or $0.84 per square feet, which is still considered below market rate of $1.25 per square feet. There is no impact on the county's General Fund.

The recommend action conforms to the Board of Supervisors' core roles of providing for and maintaining infrastructure, as well as protecting vulnerable populations.

OTHER AGENCY INVOLVEMENT:
Public Works - Real Property Division

ALTERNATIVES TO STAFF RECOMMENDATIONS:
The Board could choose not to approve the lease; however this is not recommended based on unavailability of other sites.

ATTACHMENTS:
Attachment 1 - Lease with Dante G. Vitale, Sr. for office space at 203 Fourth St, Eureka.

PREVIOUS ACTION/REFERRAL:
Board Order No. N/A
Meeting of: N/A