



Health & Human Services Agency

COUNTY OF TULARE AGENDA ITEM

BOARD OF SUPERVISORS

LARRY MICARI
District One

PETE VANDER POEL
District Two

AMY SHUKLIAN
District Three

EDDIE VALERO
District Four

DENNIS TOWNSEND
District Five

AGENDA DATE: June 11, 2024 REVISED

Public Hearing Required	N/A
Scheduled Public Hearing w/Clerk	N/A
Published Notice Required	N/A
Advertised Published Notice	N/A
Meet & Confer Required	N/A
Budget Transfer (Aud 308) attached	N/A
Personnel Resolution attached	N/A
Agreement(s) attached	Yes

CONTACT PERSON: Vienna Barnes PHONE: 559-624-8075

SUBJECT: Approve an Agreement with Madson Gardens Homekey, LP

REQUEST(S):

That the Board of Supervisors:

1. Approve an agreement with Madson Gardens Homekey, LP to secure housing units for the Housing Disability and Income Advocacy Program in an amount not to exceed \$268,548, retroactive from April 1, 2024, through March 31, 2027. This agreement is retroactive due to construction delays prolonging the facility opening; making it impracticable for the Board to take action prior to April 1, 2024.
2. Find that the Board had the authority to enter into the agreement as of April 1, 2024, and that it was in the County's best interest to enter into the agreement on that date.
3. Authorize the chair of the Board to sign the agreement.

SUMMARY:

The Housing Disability Income Advocacy Program (HDAP) was originally established in 2016 with California Assembly Bill 1603 and assists disabled individuals who are experiencing homelessness with their applications for disability benefit programs while also providing housing assistance. According to 2023 Census estimates, about one in five Tulare County residents live at or below the poverty level. Furthermore, the 2023 Point-In-Time count of residents living without shelter indicates that more than 1,000 Tulare County residents are experiencing homelessness. The issues of poverty and homelessness are exacerbated for residents who are diagnosed with disabilities, which can limit their income-earning potential.

In September 2021, the California Department of Social Services (CDSS) announced the availability of additional HDAP funds for non-competitive, Targeted Strategic Investments

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(TSI). Counties were encouraged to request TSI funds by submitting project proposals and budgets for project implementation. In December of 2021, The Tulare County Health and Human Services Agency (HHSA) submitted a request for TSI funds for the Madson Gardens Homekey, LP (Madson Garden) project. CDSS notified HHSA in February 2022 of the awarded project funding. The project implementation was contingent on the renovation and construction schedule for the identified project site, Madson Gardens, which suffered some delays in completion. The site development and renovation are now complete and ready for occupancy, allowing HHSA to finalize this proposed agreement, securing units specifically for HDAP clients.

Madson Gardens is a 56-unit development jointly owned by RH Community Builders and UPHoldings. Residential units at Madson Gardens will serve households experiencing homelessness, including twenty (20) units designated for persons who are chronically homeless. Further, the project addresses an enormous need in Tulare County, where the demand for service-enriched housing far outpaces the available units.

The TSI funds for this proposed agreement will provide housing and tenancy by subsidizing seven (7) housing units for a period of thirty-six (36) months for HDAP clients. In addition to housing, residents will also have access to supportive services through HHSA. HHSA will provide on-site supportive services for all 56 units, which includes the seven subsidized HDAP units. Guided by Housing First principles and best practices, residents will develop a service plan at the initiation of their lease. HHSA will provide on-site behavioral health care for residents experiencing serious mental illness and who agree to necessary and Medi-Cal claimable services. In addition, additional supports will be available to residents through California Advancing and Innovating Medi-Cal (CalAIM) Enhanced Care Management (ECM) and Customer Supports (CS).

FISCAL IMPACT/FINANCING:

The budgeted costs associated with this agreement are included in the 2023/2024 HHSA's budget 001-142-4032-7043 on the professional services line in an amount not to exceed \$268,548. The annual cost per subsidized unit is approximately \$12,788. HHSA's TulareWORKs will deposit a Capital Operating Subsidy Reserve (COSR) lump sum with the vendor, who will hold funds in a segregated bank account. Madson Gardens will submit a bi-annual statement of account and expenses summary of COSR uses in a COSR format approved by HHSA that will include an itemized listing of reimbursable expenses in excess of the agreed Fair Market Rent. The Targeted Strategic HDAP funding requires a dollar-for-dollar match from the County. That is, for each dollar the county expends, there must be a dollar of matching funds provided by the County. The County of Tulare (County) will be providing a County In-Kind match that has been approved by the State. By using In-Kind, the County will not incur any net County cost.

LINKAGE TO THE COUNTY OF TULARE STRATEGIC BUSINESS PLAN:

The County's five-year strategic plan includes the Quality of Life Initiative that encourages innovative provision of quality supportive services for at-risk adults, youth and children in state and federally-mandated programs. This agreement increases the ability to fulfill that obligation by providing housing support for those who may have a diminished capacity to be self-sufficient as a result of a disability.

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ADMINISTRATIVE SIGN-OFF:

/s/Francena Martinez

Francena Martinez

Director of Human Services

Cc: County Administrative Office

Attachments: Agreement