COUNTY OF HUMBOLDT

For the meeting of: 8/13/2024

File #: 24-1203

To: Board of Supervisors

From: DHHS: Administration

Agenda Section: Consent - Received Too Late For Review (TLFR)

Vote Requirement: Majority

SUBJECT:
Approval of Lease with Hoopa Valley Tribe at 68 Orchard Street, Hoopa

RECOMMENDATION(S):
That the Board of Supervisors:

1. Approve the lease with Hoopa Valley Tribe at 68 Orchard Street, Hoopa;
2. Authorize the Board Chair to sign two (2) original leases; and
3. Direct the Clerk of the Board to return one (1) executed original lease to Public Works - Real Property.

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

Area of Focus: Safe & Healthy Communities
Strategic Plan Category: 1001 -Support and sustain partnerships between public safety and partner agencies to enhance public safety in our communities

DISCUSSION:
The county has diligently worked collaboratively with the Hoopa Valley Tribe since 2019 to co-locate and lease a portion of the facility located at 68 Orchard Street, Hoopa from the Hoopa Valley Tribe. The lease term is four years with three and five-year options to extend. The final option shall terminate on June 30, 2043.

This facility will house the Department of Health and Human Services (DHHS) and will provide Child Welfare Services, Behavioral Health and Social Services programs. This lease will facilitate co-location of DHHS staff with tribal staff who provide services to the same families. This co-location allows more collaborative service provision across systems and improves outcomes for children and families in the Hoopa area. Over the years DHHS-CWS has worked extensively to improve relationships with the Tribes, including the Hoopa Tribe, to better serve children and families, to improve compliance with the Indian Child Welfare Act, and to meet the terms of the 2018 Stipulated Judgement. Discussion of co-location with the Hoopa Tribe began years ago, prior to the end of Stipulated Supplemental Judgement in 2021. DHHS-Child Welfare Services and Hoopa tribal social workers working side-by-side increases communication and coordination of services for families and is integral to continued improvement in CWS's relationship with the Hoopa Tribe. Therefore, staff recommends that your Board approve this new lease for 68 Orchard Street, Hoopa. As part of this co-location, necessary construction for accessibility has been identified and will be completed once this lease is executed.

SOURCE OF FUNDING:
Social Services Fund (1160), 511 Social Services

FINANCIAL IMPACT:

Expenditures (Fund, Budget Unit)	**FY23-24**	**FY24-25 Projected***	**FY25-26 Projected***
Budgeted Expenses	$72,394	$74,566	$76,803
Total Expenditures	$72,394	$74,566	$76,803

**Projected amounts are estimates and are subject to change.*

Funding Sources (Fund, Budget Unit)	**FY23-24**	**FY24-25 Projected***	**FY25-26 Projected***
State/Federal Funds	$72,394	$74,566	$76,803
Total Funding Sources	$72,394	$74,566	$76,803

**Projected amounts are estimates and are subject to change.*

Narrative Explanation of Financial Impact:
The monthly rent for 68 Orchard Street, Hoopa shall be $6,032.85 per month. The monthly lease cost is included in the budget for Fund 1160, Budget Unit 511-Social Services in fiscal year (FY) 2024-25 and will be included in the proposed budget for FY 2025-26. The lease amount is included in the Social Service County Expense Claim and is reimbursed through Federal (54%), State (16%) and Local funds (30%).

Local funds are a combination of state realignment and county match fund requirements. County match is County General Fund as counties are obligated to pay a match to draw down funds. The current General Fund contribution to Social Services in fund 1160, Budget Unit 511 is $294,228. The projected 30% of local funds is based on prior year averages from the County Expense Claim. Social Service Finance and Program Staff are working on a variety of improvements and adjustments to decrease the local share and increase other funding streams. DHHS has already identified a shift that will increase federal sharing ratios that has gone into effect as of the 1st quarter: DHHS is adjusting the foster care federal ratio to increase it by 5 to 10% to take the federal ratio from the high sixties to the seventies. This is estimated to result in increased federal reimbursement of $460,000 to $950,000 annually based on mock claim data. The Hoopa site is necessary to provide a variety of services to a rural community in partnership with the Tribe. As the site will provide a variety of Social Services programs this expense is split to all areas of Social Services and not directly related to a specific funding allocation.

All DHHS sites are being evaluated for vacant desks and DHHS is looking to fully utilize current offices rather than expanding. DHHS anticipates savings in other program areas that will help support the increased rental costs for the Hoopa site.

STAFFING IMPACT:
This lease shall not impact staffing.

OTHER AGENCY INVOLVEMENT:
None

ALTERNATIVES TO STAFF RECOMMENDATIONS:
Your Board may decide not to approve this Lease at 68 Orchard Street, Hoopa. This is not recommended as there is no available nearby alternative site that is ADA Compliant.

ATTACHMENTS:
Attachment 1 - Lease with Hoopa Valley Tribe
Attachment 2 - HVTC Certificates of Insurance - 68 Orchard Street

PREVIOUS ACTION/REFERRAL:
Meeting of: N/A
File No.: N/A