

Council/Agency Meeting Held: RECEIVED	
Deferred/Continued to: _____	
<input type="checkbox"/> Approved <input type="checkbox"/> Conditionally Approved <input type="checkbox"/> Denied	City Clerk's Signature
Council Meeting Date: 12/19/2005	Department ID Number: ED 05-38

**CITY OF HUNTINGTON BEACH
REQUEST FOR CITY COUNCIL ACTION**

SUBMITTED TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

SUBMITTED BY: *Penelope Culbreth Graft*
PENELOPE CULBRETH-GRAFT, DPA, CITY ADMINISTRATOR

PREPARED BY: KEN SMALL, CHIEF OF POLICE *Ken Small*
JIM B. ENGLE, DIRECTOR OF COMMUNITY SERVICES *Jim Engle*
STANLEY SMALEWITZ, DIRECTOR OF ECONOMIC DEVELOPMENT *Stanley Smalewitz*

SUBJECT: **Approval of Huntington Youth Shelter Lease and Management Agreement with Community Service Programs, Inc.**

Statement of Issue, Funding Source, Recommended Action, Alternative Action(s), Analysis, Environmental Status, Attachment(s)

Statement of Issue: A ten-year lease and management agreement is being proposed with Community Service Programs, Inc. (CSP) for the operation of the Huntington Youth Shelter located at 7291 Talbert Avenue.

Funding Source: Not Applicable

Recommended Actions: Motion to:

1. Approve the Lease and Management Agreement between the City of Huntington Beach and Community Service Programs, Inc. for the Operation of the Huntington Youth Shelter Located at 7291 Talbert Avenue;
2. Authorize execution of the Lease and Management Agreement by the Mayor and City Clerk; and
3. Authorize execution of all necessary documents in furtherance of the Lease and Management Agreement by the City Administrator, Chief of Police, or Director of Economic Development.

Alternative Action(s): Do not approve an agreement with CSP; and direct staff to evaluate other uses for the Huntington Youth Shelter.

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Analysis: The Huntington Youth Shelter was founded in 1987, when the "Brooks House," a single-family property located at 7291 Talbert Avenue, adjacent to Central Park, was donated to the City (Attachment 1). With support from the community, the shelter originally opened as a six-bed facility where homeless youth could find temporary shelter, sleeping facilities, food, counseling, and family reunification services.

In 1990, the house was rebuilt with the donation of labor and material from HomeAid Orange County, doubling the facility's size to 4,000 square feet and increasing the capacity to 20 beds. The facility is currently configured to provide a home environment for the residents with a living room, family room, kitchen, and dining room. One-half of the bedrooms with a shared bathroom for female residents are located in one wing, while the other one half of the bedrooms with a shared bathroom for male residents are located in another wing.

The primary goal of the shelter is to provide effective intervention, including medical care, psychological care, academic assessment, and other social services as needed for homeless, runaway, and other youth-in-crisis from the age of 11 through 18, and to reunite them with their families or, where that is not possible, to stabilize and prepare residents to move to the next level of appropriate housing or independence in a reasonable amount of time.

On February 22, 2005, Council terminated the City's existing youth shelter lease agreement with Volunteers of America for their material breach of the terms of the agreement (Attachment 2). Staff was directed at that time to solicit proposals from nonprofit agencies to reopen and operate the shelter. Such proposals were requested between May and July.

Two different nonprofit agencies expressed an interest in operating the City's facility. Community Service Programs, Inc. (CSP) currently runs a youth shelter in Laguna Beach and has had a relationship with the Huntington Beach Police Department for over 20 years, working on juvenile diversion and gang prevention programs. Integrity House operates a teen rehabilitation facility in Utah. Although Integrity House is located in Utah, they are familiar with the local community and have an existing relationship with the District Attorney's Office.

Both CSP and Integrity House proposed high quality services for Huntington Beach. A selection committee representing Police, Community Services, Affordable Housing, and Real Estate Services evaluated both proposals and ultimately decided that CSP would be a better fit for the community.

After submitting their proposal to operate the Huntington Youth Shelter, CSP successfully applied to the federal Department of Housing and Urban Development for grant funding under the Runaway and Homeless Youth Act. To be eligible to receive these grant funds, which will cover a significant portion of the shelter's administrative expenses, CSP must have possession of the facility by January 1, 2006, and the shelter must be open and operating shortly thereafter. Under the terms of the proposed ten-year Lease and Management Agreement between the City and CSP, the remaining shelter administrative expenses will be

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paid by CSP, the funds for which are anticipated to be generated through fundraising campaigns.

CSP intends to reopen the shelter with an initial capacity of six residents, the level supported by their proposed funding. Because the facility can accommodate up to 20 residents, the Lease and Management Agreement stipulates that CSP will accept up to 20 residents, if such demand exists and if sufficient funding is available. CSP has not requested financial assistance from the City for the youth shelter.

Because the Police Department has an existing relationship with CSP, a representative will be appointed from this department to serve as the City's regular liaison with the shelter board and to oversee ongoing program monitoring activities.

In the event that CSP fails to fulfill its obligations under the proposed Lease and Management Agreement, which would include closure of the Youth Shelter for more than 20 days in a calendar year or a material breach of any other provision of the agreement, the City may terminate the agreement and take immediate possession of the property. Additional specific terms of the management of the facility are provided in Exhibit C of the agreement. (Attachment 3).

Staff recommends approval of the proposed youth shelter Lease and Management Agreement with CSP for a ten-year term commencing on January 1, 2006 and terminating on January 1, 2016.

Environmental Status: Not Applicable.

Attachment(s):

City Clerk's Page Number	No.	Description
4	1.	Huntington Youth Shelter Site Map.
6	2.	2/22/05 RCA Approving the Termination of Volunteers of America's Huntington Youth Shelter Lease.
10	3.	Proposed Lease and Management Agreement Between the City of Huntington Beach and Community Service Programs, Inc. for the Operation of the Huntington Youth Shelter Located at 7291 Talbert Avenue.

HOLTZ (5901)

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*Attachments on file
in the city clerk's office E-11.3*

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