WASHOE COUNTY

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STAFF REPORT
BOARD MEETING DATE: April 26, 2022

DATE: Thursday, April 21, 2022

TO: Board of County Commissioners

FROM: Dana Searcy, Housing and Homeless Services Manager
(775) 328-2720, dsearcy@washoecounty.gov

THROUGH: Dave Solaro, Assistant County Manager

SUBJECT: Recommendation to (1) approve the amended lease terms between Washoe County and the Housing Authority of the City of Reno, for the County to occupy the property located at 1775 East 4th Street, Reno, Nevada, 89512, for an amended term (December 8, 2021- June 30, 2022) to provide Nevada Cares Campus additional space and electrical and utility access for overflow shelter for individuals experiencing homelessness, parking, temporary office space and construction staging; (2) if approved, authorize County Manager Eric Brown to execute the lease and authorize the County Manager Eric Brown to execute all necessary agreements, warrants and checks for the effectuation of the same; (3) approve the use of Fund 223-4 (Cost Center 223420) in the amount of $1.00 needed to support the Fiscal Year 2022 lease cost. (All Commission Districts.) FOR POSSIBLE ACTION

SUMMARY

Washoe County assumed the lead role in providing homeless services to the region as of September 1, 2021. The Nevada Cares Campus will serve to provide services to individuals experiencing homelessness and is in the final stages of design and bid prior to full construction. The campus will house an emergency shelter, resource center, cafeteria, showers and laundry facilities, pet accommodations and other resources necessary to provide a full range of services. In addition to services, supportive housing is a critical element of the campus. Washoe County plans to construct a 50-unit, supportive housing project on the eastern side of the RHA parcel as well as utilize the existing long structure on the southern side of the parcel for overflow shelter and a resource center.

Construction is set to begin in June and a lease modification would allow access to the electricity supply located at the main structure on the RHA property immediately while the sale is in process.

AGENDA ITEM # _____

Washoe County Strategic Objective supported by this item: Vulnerable Populations: Address homelessness with a regional approach and coordination between agencies & communication of programs.

PREVIOUS ACTION

On January 11, 2022, the Board approved an agreement for the lease terms between Washoe County and the Housing Authority of the City of Reno, for the County to occupy 2.012 acres within the property located at 1775 East 4th Street, Reno, Nevada, 89512, for a six month term (December 8, 2021- June 8, 2022) to provide Nevada Cares Campus temporary overflow shelter capacity for people experiencing homelessness and construction staging space

On August 30, 2021, in a joint meeting between Washoe County, City of Reno and City of Sparks, the three jurisdictions approved Amendment #2 as an extension of the Interlocal Cooperative Agreement for Shelter Operation and Other Homeless Services among the City of Reno, City of Sparks and Washoe County. This amendment transferred the administrative and financial responsibility for the operation of homeless shelters in Washoe County over the term of the amendment which concludes on June 30, 2022 and outlines a cost sharing structure among the entities for the estimated overall costs for both operating [$15,630,777] and capital expenditures [$38,231,250].

On August 24, 2021, the Board approved an Agreement for Professional Services between Washoe County and the Volunteers of America, Greater Sacramento, and Northern Nevada to provide contracted staffing to operate the Cares Campus through June 30th, 2022, for an amount not to exceed $6,783,767.64.

On January 13, 2021, direction was provided by the BCC to include pursuing an expanded role in addressing the regional issue of homelessness in the Strategic Plan.

On Nov 18, 2020, the Interlocal Cooperative Agreement for Shelter Operation and Other Homeless Services Among the City of Reno, Washoe County and the City of Sparks was jointly approved by the three jurisdictions, which included agreeing to acquire and cost share three parcels on East 4th Street for the purpose of expanding shelter capacity in the region to assist people experiencing homelessness.

On June 25, 2019, the Board approved the Interlocal Cooperative Agreement for Operation of the Community Assistance Center and Other Homeless Services Among the City of Reno, Washoe County and the City of Sparks.

BACKGROUND

During the January 13, 2021, special meeting, homelessness was identified as an issue of priority for the Washoe County Strategic Plan and the Board of County Commissioners expressed an interest in one entity being the lead of homelessness within the region.

Washoe County has since stepped up to take this lead role in 2021, including developing a Housing and Homeless Services Division, opening a Safe Camp, taking over operations of the Nevada Cares Campus on September 1, 2021, and becoming the lead of the local HUD mandated Continuum of Care (CoC).

To fulfill Washoe County's role as operator of the Nevada Cares Campus, the County needed to secure the lease on a nearby location to provide emergency overflow capacity for overnight night shelter during cold weather. This is a necessary step to provide adequate access to shelter for some of the County's most vulnerable residents experiencing homelessness.

The original lease agreement provided the County with a 2.012-acre facility for emergency overflow shelter and construction staging. The lease commenced on December 8, 2021.

County Manager Eric Brown signed the lease for the County on an emergency basis on December 8, 2021, to make the overflow capacity available in advance of snow and temperatures in the teens and twenties overnight in the area that were forecasted to start on December 9, 2021. The Board ratify the Manager's prior approval during the next scheduled board meeting on January 11, 2022.

Washoe County is pursing the purchase of this property and plans to construct a 50-unit, supportive housing project on the eastern side of the RHA parcel as well as utilize the existing long structure on the southern side of the parcel for overflow shelter and a resource center.

Construction is set to begin in June and a lease modification would allow access to the electricity supply located at the main structure on the RHA property immediately while the sale is in process.

FISCAL IMPACT

Should the Board approve the lease terms, the $1.00 lease cost will be debited from Fund 223-4 (Cost Center 223420) for FY22.

RECOMMENDATION

Recommendation to (1) approve the amended lease terms between Washoe County and the Housing Authority of the City of Reno, for the County to occupy the property located at 1775 East 4th Street, Reno, Nevada, 89512, for an amended term (December 8, 2021- June 30, 2022) to provide Nevada Cares Campus additional space and utility access for overflow shelter for individuals experiencing homelessness, parking, temporary office space and construction staging; (2) if approved, authorize County Manager Eric Brown to execute the lease and authorize the County Manager Eric Brown to execute all necessary agreements, warrants and checks for the effectuation of the same; (3) approve the use of Fund 223-4 (Cost Center 223420) in the amount of $1.00 needed to support the Fiscal Year 2022 lease cost.

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be: *move to (1) approve the amended lease terms between Washoe County and the Housing Authority of the City of Reno, for the County to occupy the property located at 1775 East 4th Street, Reno, Nevada, 89512, for an amended term (December 8, 2021- June 30, 2022) to provide Nevada Cares Campus additional space and utility access for overflow shelter for individuals experiencing homelessness, parking, temporary office space and construction staging; (2) authorize County Manager Eric Brown to execute the lease and authorize the County Manager Eric Brown to execute all necessary agreements, warrants and checks for the effectuation of the same; (3) approve the use of Fund 223-4 (Cost Center 223420) in the amount of $1.00 needed to support the Fiscal Year 2022 lease cost.*