



Sedgwick County...  
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# Sedgwick County

525 North Main Street 3rd  
Floor  
Wichita, KS 67203

## Legislation Text

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**File #:** 16-461, **Version:** 1

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### **Third amendment to the lease agreements between Keith Bomholt and Sedgwick County for apartments for COMCARE's Permanent Housing Project.**

Recommended Action: Approve the agreements and authorize the Chairman to sign.

Background: In 2013, COMCARE's Homeless Program received HUD's funding for Permanent Supportive Housing. This program offers stable housing, mental health services, addiction treatment, and banking services for people enrolled during their transition to permanent housing without support services. The program is funded through two separate grants that provided for a total of 19 units.

The third Amendment to the Lease Agreements revises the current agreements to cover an increase in lease payment. The "Safety Net" agreement covers 11 units at a monthly rental rate of \$544.00 per unit, while the "Samaritan" agreement covers 8 units at a monthly rental rate of \$541.00 per unit. Rates have been approved by the property owner and more accurately reflect market rental rates for units in which all utilities are included. Minor differences in the rent rate between the two agreements are necessitated by the funding coverage limits from HUD for each funding source.

The agreements are automatically renewed each successive year, on the date that matches their funding renewal. Automatic renewals are subject to the program continuing to receive annual approval from the Department of Housing and Urban Development (HUD) for the grants that are used to pay lease costs for these units. It should be noted that the original lease agreements also contain language allowing for termination with a 30 day notice.

Alternatives: The BoCC could choose not to approve this third Amendment to the Lease Agreements, in which case COMCARE would continue paying lease payments at the current rate which does not accurately reflect market rental rates for our area.

#### Financial Considerations:

310965-17 Center City Safety Net Housing HUD Grant (05/01/2016- 04/30/2017)

310975-17 Center City Samaritan HUD Grant (01/01/2016 - 12/31/2016)

#### Monthly costs:

11, one-bedroom apartments x \$544.00 = \$6,528.00 (Safety Net units)

8, one-bedroom apartments x \$541.00 = \$6,492.00 (Samaritan units)

Annual total for all units not to exceed \$123,744.00

Additional budget authority is not requested.

Legal Considerations: The authority for this action is K.S.A. 19-101. A simple majority vote is required.

Policy Considerations: All Sedgwick County policies have been followed.