

CITY OF SANTA ROSA  
CITY COUNCIL

TO: MAYOR AND CITY COUNCIL  
FROM: KELLI KUYKENDALL, HOMELESS SERVICES MANAGER  
HOUSING AND COMMUNITY SERVICES  
SUBJECT: CITY AGREEMENTS FOR HOMELESS SERVICES – SAMUEL L.  
JONES HALL HOMELESS SHELTER AND HOMELESS  
OUTREACH SERVICES TEAM PROGRAM

AGENDA ACTION: RESOLUTIONS

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RECOMMENDATION

It is recommended by the Housing and Community Services Department that the Council, by two (2) resolutions, approve the following agreements for homeless services with Catholic Charities of the Diocese of Santa Rosa: 1) a Grant Agreement for Homeless Outreach Services Team Program in the amount of \$466,450 for the period July 1, 2018 to June 30, 2019 (Year One); and 2) an Agreement for the Operation and Use of the Samuel L. Jones Hall Homeless Shelter Housing-Focused Program in the amount of \$1,349,331 for the initial period July 1, 2018 to June 30, 2019 (Year One).

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EXECUTIVE SUMMARY

Staff seeks approval of the following agreements for homeless services with Catholic Charities of the Diocese of Santa Rosa: 1) a Grant Agreement for Homeless Outreach Services Team Program (HOST Agreement) in the amount of \$466,450 for program operations, including operation of the mobile bathroom-shower trailer for the period July 1, 2018 to June 30, 2019 (Year One), and continuing in effect until terminated subject to appropriation of funding by City Council and by amendment to the HOST Agreement; and 2) an Agreement for the Operation and Use of the Samuel L. Jones Hall Homeless Shelter Housing-Focused Program (SJH Agreement) in the amount of \$1,349,331 for the initial period July 1, 2018 to June 30, 2019 (Year One), and continuing in effect until terminated subject to appropriation of funding by City Council, the County of Sonoma, and the Community Foundation of Sonoma County, as funders of the Shelter, and by amendment to the SJH Agreement. Staff is seeking Council's approval to execute the SJH Agreement and the HOST Agreement, subject to Council's approval of the Fiscal Year 2018/2019 budget.

This item relates to Council Goal 6: Committed to making Santa Rosa a community where people feel safe to live, work, and play.

**BACKGROUND**

**Samuel L. Jones Hall Homeless Shelter**

1. Samuel L. Jones Hall Homeless Shelter (Shelter) is a City-owned facility which has been operated by Catholic Charities of the Diocese of Santa Rosa (Catholic Charities) since it opened in November 2005. The initial year-round 80-bed occupancy has increased over time with the consolidation of the Brookwood Shelter (40 beds) in 2009 and more recently, in November 2014, Council approved a modification to the Conditional Use Permit allowing an increase in year-round beds from 120 to 138 plus 50 winter shelter beds between November and March.
2. In Fiscal Year 2017/2018, Council approved additional funding (see No. 3) for the consolidation of the year-round and winter shelter programs into a housing-focused shelter (Housing Focused Program) and providing additional beds to support shelter needs identified through the Homeless Encampment Assistance Pilot Program (Pilot Program) or during emergent situations. This was achieved under the flexibility provided by the proclamation of local homeless emergency without the need for a formal modification to the Conditional Use Permit.
3. On June 20, 2017, Council approved an Agreement for the Operation and Use of the Samuel L. Jones Hall Homeless Center Year-Round and Winter Shelter Programs for the period July 1, 2017 to June 30, 2018. This agreement was amended twice during Fiscal Year 2017/2018 as follows:

Fiscal Year 2017/2018 Shelter Agreement, consolidated year-round and winter shelter programs, approved June 2017 (188 beds)	\$572,803
Amendment No. 1 – Housing Focused Program, approved August 2017	\$496,911
Amendment No. 2 – Additional 25 beds to support Pilot Program/emergent situations and funding from County of Sonoma for rapid re-housing (213 beds)	\$279,617
<b>Total</b>	<b>\$1,349,331</b>

4. The Housing Focused Program provides 213 year-round beds, 138 of which are set aside for individuals with highest vulnerability in conjunction with Coordinated Entry plus up to 75 beds prioritized for individuals identified through the Pilot Program or during emergent situations.
5. Subject to Council approval, operation of the Housing Focused Program will be funded with the following sources for Fiscal Year 2018/2019 for a combined total of \$1,349,331 broken down as follows:

\$ 69,500 – Community Foundation Sonoma County  
 \$ 255,000 – County of Sonoma (\$165,000 operations; \$90,000 rapid rehousing)  
\$1,024,831 – City of Santa Rosa General Fund  
 \$1,349,331 – Total

6. The proposed SJH Agreement includes a detailed scope of services, a budget, and a quarterly status report, included as exhibits to the SJH Agreement, attached.
7. The SJH Agreement will continue in effect until terminated subject to the appropriation of funding by City Council, the County of Sonoma, and the Community Foundation of Sonoma County, as funders of the Shelter, and by amendment to the SJH Agreement. Staff is currently negotiating with the Sonoma County Community Development Commission a funding agreement for Fiscal Year 2018/2019.

HOST Program

8. The Council has funded a City-sponsored HOST Program for three years beginning in August 2015 for Fiscal Year 2015/2016, including the purchase and operation of a mobile bathroom-shower trailer (Clean Start), and has renewed funding annually since that time for Fiscal Years 2016/2017 and 2017/2018.
9. On June 20, 2017, Council approved a Grant Agreement for Homeless Outreach Services Team Program for the period July 1, 2017 to June 30, 2018. This agreement was amended twice during Fiscal Year 2017/2018 as follows:

Fiscal Year 2017/2018 HOST Agreement, approved June 2017	\$466,450
Amendment No. 1 – Funding for operation of the shelter at the Finley Community Center, approved November 2017	\$20,000
Amendment No. 2 – Housing First Fund	\$200,000
Total	\$686,450

10. HOST is a multi-disciplinary street outreach team that works to engage unsheltered homeless into services with the ultimate goal of placing them into housing as part of the “Housing First” model. HOST coordinates services in partnership with local providers including Social Advocates for Youth and also works with law enforcement, parks systems and water agencies to address issues that arise from activities related to homelessness. The primary service area for the City-sponsored HOST Program is downtown Santa Rosa, although this area has been expanded to other areas of the city to support the Pilot Program. HOST also operates a mobile bathroom-shower trailer (Clean Start) at

various locations throughout the city, which serves as an outreach tool to further HOST's efforts.

11. The proposed HOST Agreement includes a detailed scope of services, a budget, and a quarterly status report, included as exhibits to the HOST Agreement, attached.
12. The HOST Agreement will continue in effect until terminated subject to the appropriation of funding by City Council, and by amendment to the HOST Agreement.

### PRIOR CITY COUNCIL REVIEW

#### Samuel L. Jones Hall Homeless Shelter

On June 20, 2017, Council, by Resolution No. RES-2017-116, approved an Agreement for the Operation and Use of the Samuel L. Jones Hall Homeless Center Year-Round and Winter Shelter Programs, in the amount of \$572,803, for the period July 1, 2017 to June 30, 2018 (Fiscal Year 2017/2018). This agreement was subsequently amended on August 29, 2017, by Resolution No. RES-2017-168, consolidating operation of these programs into a Housing Focused Program and designating up to 50 beds for the Homeless Encampment Assistance Pilot Program (Pilot Program), and increasing the total compensation under the agreement by \$496,911. The agreement was amended a second time on December 12, 2017, by Resolution No. RES-2017-246, increasing the total compensation under the agreement by \$279,617, bringing the total amount under the agreement to \$1,349,331 for Fiscal Year 2017/2018, providing an additional 25 beds to support shelter needs identified through the Pilot Program or during emergent situations and to account for funding from the County of Sonoma for rapid re-housing.

#### HOST Program

On June 20, 2017, Council, by Resolution No. RES-2017-115, approved a Grant Agreement for Homeless Outreach Services Team Program, in the amount of \$466,450, for the period July 1, 2017 to June 30, 2018 (Fiscal Year 2017/2018). This agreement was subsequently amended on November 21, 2017, by Resolution No. RES-2017-224, increasing the total compensation under the agreement by \$20,000 to reimburse Catholic Charities for expenses incurred to continue operation of the disaster shelter at the Finley Community Center. The agreement was amended a second time on March 20, 2018, by Resolution No. RES-2018-045, increasing the total compensation under the agreement by \$200,000, bringing the total amount under the agreement to \$686,450 for Fiscal Year 2017/2018, providing funding for landlord incentives and rapid re-housing (Housing First Fund).

## ANALYSIS

1. Catholic Charities has successfully operated the Shelter for more than twelve (12) years, including operation of the winter shelter bed program for four (4) years, which concluded in Fiscal Year 2016/2017, and implementation of the Housing Focused program starting in August 2017; responded to neighborhood concerns in a timely manner; and met compliance reporting requirements. As of March 2018 (third quarter), the Housing Focused program has provided shelter to 491 individuals, including 48 exits to temporary housing (14% of exits) and 56 exits to permanent housing (16% of exits) with 75% of individuals retaining housing.
2. The Housing Focused program has been in operation for less than a year and has faced a number of challenges, including serving a more vulnerable population through a system-wide shift to Coordinated Entry and the Pilot Program as well as the October wildfires which delayed Catholic Charities ability to fully staff the shelter and implement new programming, resulting in lower than expected housing placement rates for Fiscal Year 2017/2018. The Housing Focused program is now fully staffed and Catholic Charities anticipates that the housing placement rates will increase in the upcoming Fiscal Year 2018/2019.
3. Catholic Charities has successfully operated the HOST Program for three (3) years starting in August 2015, including operation of the mobile bathroom-shower trailer (Clean Start) and a Housing First fund starting in March 2018. As of March 2018 (third quarter), 683 individuals engaged into services, including 352 placed into safe shelter (52%), 133 placed into housing (19%) with 78% retaining housing.
4. Continued support of these programs, along with the other homeless services programs supported by the City, aligns with the Council's priority to address homelessness in our community. Staff is seeking Council's approval to execute the SJH and HOST agreements subject to Council's approval of the Fiscal Year 2018/2019 budget. The housing placements rates for Fiscal Year 2017/2018 far exceed outcomes achieved in 2015/2016 and 2016/2017, where 76 and 73 individuals were housed, respectively.

## FISCAL IMPACT

The proposed SJH Agreement, if approved, will provide \$1,349,331 broken down as follows: \$1,024,831 from the General Fund and the balance from the Community Foundation of Sonoma County (\$69,500) and the County (\$255,000), subject to Council's approval of the Fiscal Year 2018/2019 budget.

The proposed HOST Agreement, if approved, will provide \$466,450 for Fiscal Year 2018/2019 from the General Fund, subject to Council's approval of the Fiscal Year 2018/2019 budget.

### ENVIRONMENTAL IMPACT

The proposed services under the SJH Agreement and HOST Agreement are exempt from the California Environmental Quality Act (CEQA) because it is not a project which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, pursuant to CEQA Guideline section 15378.

### BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

Not applicable

### NOTIFICATION

Not applicable

### ATTACHMENTS

- Resolution/Exhibit A (HOST Agreement)
- Resolution/Exhibit A (SJH Agreement)

### CONTACT

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