

CITY OF SANTA ROSA
CITY COUNCIL

TO: MAYOR AND CITY COUNCIL
FROM: KELLI KUYKENDALL, HOUSING AND COMMUNITY SERVICES
MANAGER
SUBJECT: HOUSING AND COMMUNITY SERVICES
SHELTER EXPANSION – HOUSING FIRST-FOCUSED SAFE
PARKING AND CAMPING, COMMUNITY HOMELESS
ASSISTANCE PROGRAM (CHAP)

AGENDA ACTION: MOTION

RECOMMENDATION

It is recommended by the Housing and Community Services Department that the Council, by motion, provide direction on shelter expansion through a Housing First-focused Safe Parking and Camping Program to include a City-sponsored site plus support to private sites as part of the Community Homeless Assistance Program (CHAP).

EXECUTIVE SUMMARY

On November 21, 2017, Council confirmed its interest in exploring Safe Parking and Camping, specifically a Housing First-focused program on a single City-sponsored site plus support to sites on private property through the Community Homeless Assistance Program (CHAP), which allows for safe parking and camping among other activities, and directed staff to return with a program proposal for further consideration. Staff has consulted with Catholic Charities of the Diocese of Santa Rosa (Catholic Charities), former operator of a Safe Parking Program, to develop a preliminary program model with cost estimates and is seeking confirmation from Council regarding its interest to support a Housing First-focused Safe Parking and Camping Program plus support to private sites as part of the Community Homeless Assistance Program (CHAP).

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

BACKGROUND

1. During the October 24, 2017 Council meeting, in light of the recent wildfire events and subsequent proclamation of local emergency, Council expressed interest in

exploring Safe Parking, a former County of Sonoma-sponsored program operated by Catholic Charities, which concluded at the end of Fiscal Year 2017/2018.

2. On November 21, 2017, staff provided Council with preliminary information on Safe Parking, including potential City sites, program models, and Housing First elements for consideration. Council confirmed its interest in exploring Safe Parking and Camping, specifically a Housing First-focused program on a single City-sponsored site plus support to sites on private property through the Community Homeless Assistance Program (CHAP), which allows for safe parking and camping among other activities, and directed staff to return with a program proposal for further consideration.
3. Staff has developed a preliminary program model with cost estimates and is seeking confirmation from Council regarding its interest to support a Housing First-focused Safe Parking and Camping Program.

PRIOR CITY COUNCIL REVIEW

On October 11, 2016, Council, by Resolution No. 28868, issued regulations under the City's declaration of homeless emergency to allow for immediate implementation of an expanded year-round Community Homeless Assistance Program (CHAP) to include safe parking, safe camping, the placement and maintenance of portable toilets including access to existing bathroom facilities, provision of temporary overnight shelter, and storage for personal belongings.

On July 11, 2017, Council, by motion, confirmed its direction on homeless services programing, including but not limited to: 1) participation in long-term regional planning efforts through the Sonoma County Continuum of Care to develop a system-wide Housing First approach; 2) implementation of short-term efforts including a pilot program to address the health and safety needs of known encampments and activation of a 50-bed housing-focused shelter; 3) evaluation of existing City-sponsored programs while regional planning recommendations are developed; 4) decision to fund a former County-sponsored program – Safe Parking; 5) decision to develop sanctioned encampments; and 6) other topics which included the creation of a fund to provide landlord incentives, risk mitigation, and tenant assistance (Housing First Fund). Council supported items 1 through 3, directing staff to prioritize the pilot program including the consolidation of the year-round and winter shelter programs at the Samuel L. Jones Hall Homeless Shelter into a 188-bed year-round housing-focused shelter; and declined items 4 and 5 opting not to fund Safe Parking or to develop a sanctioned encampment program.

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Program (CHAP), which allows for safe parking and camping among other activities, and directed staff to return with a program proposal for further consideration.

ANALYSIS

1. Staff has consulted with Catholic Charities, former operator of a Safe Parking Program, to develop a budget for a Housing First Safe Parking and Camping Program.

Program	Operating Budget Annual (Estimate)
50-spot, single-site, 24/7	\$639,000
50-spot, scattered-site, overnight (8pm to 7am, for example)	\$498,000
100-spot, single-site, 24/7	\$1.1 million
100-spot, scattered-site, overnight (8pm to 7am, for example)	\$919,000

2. In alignment with Housing First protocols, the budgets include positions for housing navigators, housing locators, and housing stabilization case managers plus funding for operational staff, portable toilets and handwashing stations, and operational expenses. Support to private sites through the CHAP may be achieved through the scattered-site or single-site programs, however, CHAP sites have typically hosted fewer than ten (10) spots.
3. Potential City-sponsored sites suited for a scattered-site, overnight program (8pm to 7am, for example) include the parking lots at the Finley Community Center, Utilities Field Office (UFO), Samuel L. Jones Hall Homeless Shelter and City Hall given daytime use of the parking areas and capacity to accommodate fewer than 50 spots.
4. Potential City-sponsored sites suited for a single-site, overnight or 24/7 program include vacant property given limited restrictions on daytime or evening parking and capacity to accommodate up to 50 spots, an example is KBBF's property (4010 Finley Avenue) located near the Samuel L. Jones Hall Homeless Shelter (4020 Finley Avenue). Vacant property currently leases for approximately \$0.50 to \$1.00 per square foot.
5. Given the potential public health and safety challenges presented by outdoor shelter models such as Safe Parking and Camping, staff has researched leasing a commercial building for indoor shelter. The current rate is approximately \$0.85 to \$1.50 per square foot prior to any necessary improvements or other negotiated costs.

6. Of the \$600,000 (Expansion Funds) approved by Council as part of the Fiscal Year 2017/2018 adopted budget for the expansion of homeless services, the remaining balance is \$3,089. The other funds were used for the housing-focused program at the Samuel L. Jones Hall Homeless Shelter (\$496,911) and to expand hours at the Homeless Services Center (\$100,000) as part of the Homeless Encampment Assistance Pilot Program.

FISCAL IMPACT

Funding for a City-sponsored Housing First-focused Safe Parking and Camping program was not included in the Fiscal Year 2017/2018 adopted budget and will require an appropriation of General Funds, subject to Council direction. The total cost is estimated at \$498,000 to \$1.1 million depending on the size and scope of the program.

The General Fund is currently below reserve policy levels and an appropriation of funding will exacerbate its being out of compliance. Additionally, an appropriation of funding will increase the General Fund's structural deficit annually, which may result in reductions to other General Fund programs, or drawing General Fund reserves further out of compliance with Council policy.

ENVIRONMENTAL IMPACT

This action is 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

Not applicable

CONTACT

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