

CITY OF SANTA ROSA
CITY COUNCIL

TO: MAYOR AND CITY COUNCIL
FROM: KELLI KUYKENDALL, HOUSING AND COMMUNITY SERVICES
MANAGER
SUBJECT: POTENTIAL USE OF FORMER BENNETT VALLEY SENIOR
CENTER FOR HOMELESS SERVICES, PERMANENT
SUPPORTIVE HOUSING, AND/OR AFFORDABLE HOUSING;
AND STATE HOMELESS EMERGENCY AID PROGRAM (S-
HEAP) FUNDS FOR SAMUEL L. JONES HALL HOMELESS
SHELTER AND BENNETT VALLEY SENIOR CENTER

AGENDA ACTION: STUDY SESSION

RECOMMENDATION

It is recommended by the Housing and Community Services Department that the Council hold a study session to discuss the following: 1) potential short-term use of the former Bennett Valley Senior Center (BVSC) for homeless services, including shelter, safe haven, and/or navigation center to be coordinated with Catholic Charities of the Diocese of Santa Rosa in association with the Samuel L. Jones Hall Homeless Shelter (SJH) or independently through another provider; 2) application to the Sonoma County Community Development Commission (CDC), lead agency for the Sonoma County Continuum of Care (Home Sonoma County), for \$3.6 million in State Homeless Emergency Aid Program (S-HEAP) funding for the SJH and BVSC; and 3) potential long-term use of the BVSC site for permanent supportive housing and/or affordable housing.

EXECUTIVE SUMMARY

On December 18, 2018, the Sonoma County Community Development Commission (CDC), as lead agency for the Sonoma County Continuum of Care (CoC), recently rebranded as Home Sonoma County, submitted an application to the State for Homeless Emergency Aid Program (hereinafter "S-HEAP") funding in the amount of \$12.1 million. This application included a set-aside for capital requests from local cities totaling \$4.9 million, including a request from Santa Rosa in the amount of \$3.6 million for the Samuel L. Jones Hall Homeless Shelter (SJH) and former Bennett Valley Senior Center (BVSC). Staff based its application for \$3.6 million in S-HEAP funding on the immediate need to replace the roof at SJH, identified in a May 2018 report to Council,

as well as Council's interest in exploring the use of the BVSC for homeless services (shelter or safe haven) per its June 2018 request for a study session on this subject.

Staff is seeking Council direction on the following: 1) potential short-term use of the BVSC for homeless services, including shelter, safe haven, and/or navigation center to be coordinated with Catholic Charities of the Diocese of Santa Rosa in association with SJH or independently through another provider; 2) application to the CDC for \$3.6 million in S-HEAP funding for the SJH and BVSC; and 3) potential long-term use of the BVSC site for permanent supportive housing and/or affordable housing.

BACKGROUND

1. In June 2018, Council requested a study session on the BVSC and its possible use for homeless services, specifically for shelter or safe haven. The U.S. Department of Housing and Urban Development (HUD) defines a safe haven as a "form of supportive housing that serves hard-to-reach homeless persons with severe mental illness who come primarily from the streets and have been unable or unwilling to participate in housing or supportive services." HUD's safe haven program was repealed under the Homeless Emergency and Rapid Transition to Housing Act of 2009 (HEARTH Act), essentially eliminating funding to the CoC program for this purpose, except for existing safe haven projects in effect as of 2012.
2. In September 2018, the California Homeless Coordinating and Financing Council (HCFC) issued a Notice of Funding Availability (NOFA) for the S-HEAP, a \$500 million block grant designed to provide funding to CoCs to address the homelessness crisis throughout California.
3. On December 18, 2018, the CDC, as lead agency for the Sonoma County CoC, recently rebranded, Home Sonoma County, submitted an application to the State for S-HEAP funding in the amount of \$12.1 million. This application included a set-aside for capital requests from local cities totaling \$4.9 million, including a request from Santa Rosa in the amount of \$3.6 million for the SJH and BVSC.
4. The balance of S-HEAP funding, approximately \$6.5 million, has been made available on a competitive basis through a NOFA issued by the CDC on January 8, 2019 with applications due by February 8, 2019. Cities which previously requested set-aside funds for capital improvements are also required to submit an application under the NOFA. On February 6, staff submitted an application (attached) to the CDC based on its initial proposal requesting \$3.6 million.
5. The timing of the S-HEAP application to the State and subsequent NOFA required staff to submit an application to the CDC in advance of receiving Council direction. Home Sonoma County's Leadership Council, which includes Mayor Schwedhelm and Council Member Combs, have had the opportunity to review

the initial proposal. Additionally, final funding recommendations will not be considered by the Leadership Council until March 2019, which allows for modifications to the application prior to this timeline.

PRIOR CITY COUNCIL REVIEW

On May 22, 2018, Council, received a report from the Department of Transportation and Public Works providing the results of a facilities and maintenance analysis, which identified Priority 1 needs (currently critical, requiring immediate attention, 0-12 months) at both the SJH and BVSC.

On August 7, 2018, Council, by Resolution No. RES-2018-136, approved the consolidation of senior services at the BVSC to Person Wing and Steele Lane Center and closure of the BVSC facility.

ANALYSIS

1. Staff based its application for \$3.6 million in S-HEAP funding on the immediate need to replace the roof at SJH, identified in a May 2018 report to Council, as well as Council's interest in exploring the use of the BVSC for homeless services (shelter or safe haven) per its June 2018 request for a study session on this subject. Based on this proposal, staff is recommending the use of S-HEAP funding as follows:

	Estimated Cost:
Replacement of roof at SJH	\$1.6 million
Activation of navigation center at BVSC to include shelter beds and temporary structures (Santa Rosa Navigation Center)	\$2.0 million
TOTAL	\$3.6 million

2. The Department of Transportation and Public Works anticipates the replacement of the roof at SJH to cost approximately \$1.6 million based on an assessment of City facilities completed in 2017. Further evaluation of the roof is required to develop a scope of work and refine this estimate, which effort is currently underway, however, it is uncertain at this time how much of the S-HEAP funds will be required for the roof replacement.
3. Estimates for the Santa Rosa Navigation Center (SRNC) include capital improvements to activate the site (maintenance and repair costs, health and safety items, shower trailer, temporary structures, contingency, etc.) and operating costs based on SJH, which combined (capital and operating) total

approximately \$2.0 million for a two-year period (Summer 2019 to Summer 2021) in alignment with S-HEAP expenditure requirements.

4. The navigation center concept employs a housing-focused, low-barrier emergency shelter model aimed at serving individuals facing the highest vulnerability and need for assistance. This model is similar to SJH, although, typically on a smaller scale with fewer beds. Activation of the SRNC contemplates the use of the existing facility to provide up to forty (40) shelter beds, relocated from SJH, and the parking lot for temporary structures providing up to twenty (20) additional beds. The current bathroom facilities (toilets and sinks only) allow for up to sixty (60) occupants and will require the provision of a shower trailer.
5. Until estimates for the replacement of the roof at SJH are finalized, staff recommends that the SRNC be activated in two phases:

	Timeline
Phase I: Relocation of up to 40 beds from SJH to existing facility	Summer 2019
Phase II: Expand SRNC to include temporary structures in parking lot (up to 20 beds), subject to final cost estimates for SJH roof replacement	Fall 2019

6. Staff recommends that Catholic Charities serve as the operator of the SRNC for the following reasons:
 - The high likelihood that the SRNC will need to accommodate SJH clients during replacement of the roof, ensuring continuity of services for clients at both facilities as well as economies of scale.
 - SJH has maximized its bed capacity resulting in a need to reduce the number of beds on an on-going basis. The relocation of beds from SJH to SRNC will enable Catholic Charities to better serve highly vulnerable individuals, which are prioritized for services through the Coordinated Entry system, on a smaller scale at the SRNC (up to 60 beds versus 213 at SJH) and provide more options to accommodate persons with disabilities.
7. Other considerations include running a competitive process through a Requests for Proposals (RFP), which would provide for greater equity and potentially result in proposals from providers serving a range of vulnerable subpopulations, for example, youth, families, veterans, and older adults, in addition to single adults and chronically homeless individuals (SJH's target population). As well as longer term considerations for the property such as sustaining the SRNC beyond the

two-year S-HEAP funding and developing the site for permanent supportive housing and/or affordable housing.

8. Staff is seeking Council direction on the following: 1) potential short-term use of the BVSC for homeless services, including shelter, safe haven, and/or navigation center to be coordinated with Catholic Charities of the Diocese of Santa Rosa in association with SJH or independently through another provider; 2) application to the CDC for \$3.6 million in S-HEAP funding for the SJH and BVSC; and 3) potential long-term use of the BVSC site for permanent supportive housing and/or affordable housing.

FISCAL IMPACT

This item proposes the use of State S-HEAP funding for the SJH and BVSC, therefore, there is no fiscal impact to the General Fund at this time.

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. Additional CEQA review may be required subject to Council direction.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

Not applicable

NOTIFICATION

Not applicable

ATTACHMENTS

- Attachment 1 – Funding Application

CONTACT

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