

City Council Report

915 I Street, 1st Floor

Sacramento, CA 95814

www.cityofsacramento.org

File ID: 2020-00124

February 18, 2020

Discussion Item 01

Title: (City Council / Housing Authority) 100-Day Challenge Response: Emergency Bridge Housing for Transitional Age Youth (Two-Thirds Vote Required)

Location: Citywide

Recommendation: 1) Pass a Motion by two-thirds vote waiving Sacramento City Code Section 4.04.020 and Council Rules of Procedure (Chapter 7, Section E.2.d) mandating that unless waived by a 2/3 vote of the City Council, all labor agreements and all agreements greater than \$1,000,000 shall be made available to the public at least ten (10) days prior to council action; 2) adopt a City Council Resolution: a) providing a 1.9 million loan from the General Fund to be repaid by State Homeless Housing, Assistance and Prevention (HHAP) Funds; b) approving an amendment to the Housing Authority budget in the amount of \$5.6 million; c) authorizing the City Manager, or his designee, to negotiate, enter into and execute an Administrative Service Agreement with the Housing Authority; d) authorizing the City Manager, or designee, to enter into a lease agreement with St. Paul Church of God in Christ; e) authorizing the City Manager, or designee to provide insurance coverage for the sleeping cabins and operations; and f) making related findings; and 3) adopt a Housing Authority Resolution: a) amending the Housing Authority's budget in the amount of \$5.6 million; b) authorizing the Executive Director, or her designee to increase the Housing Authority's head count by four full-time employees; c) authorizing the Executive Director, or her designee, to negotiate, enter into and execute an Administrative Service Agreement with the City; d) authorizing the Executive Director, or her designee, to enter into and execute a sole source contract and related documents with the selected shelter operator; e) authorizing the Executive Director or her designee, to enter into a lease agreement with St. Paul Church of God in Christ; f) authorizing the Executive Director, or her designee, to provide insurance coverage for the sleeping cabins and operations; and g) making related findings.

Contact: Tyrone Roderick Williams, Deputy Executive Director, (916) 440-1316; Sarah O'Daniel, Director of Homeless Innovations (916) 440-1397, Sacramento Housing and Redevelopment Agency

Presenter: Tyrone Roderick Williams, Deputy Executive Director, (916) 440-1316; Sarah O'Daniel, Director of Homeless Innovations (916) 440-1397; La Shelle Dozier, Executive Director, (916) 440-1319, Sacramento Housing and Redevelopment Agency

Attachments:

- 1-Description/Analysis
- 2-Resolution (Council)
- 3-Resolution (Housing Authority)
- 4-Exhibit A (General Fund Loan)
- 5-Map
- 6-Shelter Provider Scope of Work

Description/Analysis

Issue Detail: On October 22, 2019, the Housing Authority of the City of Sacramento (Housing Authority) staff presented a Five Point Homeless Plan as requested by City Council on September 24, 2019. The plan included the following options: 1) Scattered sites; 2) Safe parking Program; 3) Sleeping Tents/Cabins; 4) Motel Conversion; and 5) Permanent Supportive Housing.

City Council directed the Housing Authority's Executive Director to further refine the Five Point Homeless Plan budget and directed the City Manager to identify current and likely future funding sources, including the amount available, eligible timeline for use, and any restrictions that may apply. This information was discussed and unanimously supported at City Council on December 3, 2019.

The following is an update on the Five-Point Homeless Plan:

- 1. Scattered Sites:** Master leasing of 50 scattered-site housing units for homeless women and children, including domestic violence survivors; (~150 beds per year)
Status Update: Staff has identified a potential service provider and is working with apartment owners to enter into Master Lease Agreements in the spring. Staff will return to Council for approval.
- 2. Safe Parking Program:** Overnight parking available for up to 20 vehicles, including recreational vehicles (RVs) and provide assistance for up to 120 days; (~180 individuals served annually)
Status Update: The Housing Authority has reached out to a local community-based organization regarding the program. However, a specific possible site has not been located. Staff will be reaching out to the faith-based community to determine possible collaborations.
- 3. Sleeping Cabins/Expedited:** Sleeping cabins and/or tents in conjunction with wrap around services; (~150 served annually) and Expedited Modular multifamily units for transitional housing
Status Update: A full update is provided below for the proposed Emergency Bridge Housing at Grove Avenue for sleeping cabins. In addition, Councilmember Guerra proposed using modular units to house homeless individuals and the Housing Authority is looking into siting and costs.
- 4. Motel Conversion Pre-Development Costs:** Motel conversion for homeless services similar to Capitol Park Hotel; (~200 individuals served annually)

Status Update: The Housing Authority is working with a developer on a potential site, which is still in negotiations for acquisition.

5. **Permanent Supportive Housing Funding:** \$10 million in gap financing be provided for construction of 100 or more Permanent Supportive Housing units by 2025.

Status Update: Currently awaiting funding.

Immediately following the Council meeting, on December 5, 2019, Governor Gavin Newsom launched a 100-Day challenge for California Cities. The purpose of the challenge was to jumpstart action to fight homelessness. As the Mayor and City Council continued to stress the need for immediate action, a Declaration of a Shelter Crisis was adopted by City Council on January 14, 2020. California Government Code Section 8698.1 provides that, upon a declaration of a shelter crisis, the provisions of any state or local regulatory statute, regulation or resolution prescribing standards of housing, health, or safety, as applied to public facilities, shall be suspended to the extent that strict compliance would in any way prevent, hinder, or delay the mitigation of the effects of the shelter crisis.

In response to the Shelter Crisis Declaration and the Governor's 100-Day Challenge, the Housing Authority moved quickly to identify as many shelter beds as possible by establishing a sleeping cabin community in District 2 to operate for up to a two-year duration. The community would provide emergency housing for unsheltered transitional age youth between the ages of 18-24 who may be referred through the U.S. Department of Education's Performance Partnership Pilots for Disconnected Youth (P3) Program. Launched in 2017, the P3 Program is in partnership with SHRA, Wind Youth Services, Lutheran Social Services, Waking the Village, and Cosumnes River Community College, and waives various programmatic policies and requirements in order to offer a seamless and barrier free program for disconnected youth to access housing, jobs or job training, and education opportunities. The individuals enter the youth centric coordinated entry system and are placed in the program. Service providers provide wrap around services and determine their needs.

Emergency Bridge Housing (Grove Avenue)

The Housing Authority has identified privately owned property at Grove Avenue as a potential site to develop and operate Emergency Bridge Housing (EBH) as a pilot location for a sleeping cabin community. Currently, the privately-owned site is vacant. A church on the adjacent parcel is also a Sacramento Food Bank pick up location for the neighborhood serving North Sacramento.

The Housing Authority's EBH at Grove proposes development of up to 24 double occupancy cabins, and trailers for office space, restrooms, and showers. Once fully operational, the sleeping cabin community will provide shelter and wrap around services to serve 80 – 100

unsheltered individuals between the ages of 18 – 24 annually with the goal of transitioning them to permanent housing within six to 12 months.

Initial Startup

Upon completion of site preparation as described below, approximately 24 sleeping cabins will be delivered and setup to house 48 individuals, accompanied by case

management services and hygiene facilities. The first phase would provide the necessary facilities for immediate operations and possible expansion.

Future Build Out

St. Paul's Church owns land suitable to accommodate another 26-plus sleeping cabins to potentially expand the cabin community. The full build out will include up to 50 sleeping cabins with double occupancy providing a total of 100 shelter beds. Due to future site availability and funding, the Housing Authority will return to the governing board to receive approval for full build out.

Community Engagement

A community engagement event was held on February 17 to provide surrounding residents and businesses in District 2 an opportunity to learn about the proposed project and elicit their feedback.

Site Preparation and Construction

Site preparation includes grading and leveling the current site to accommodate the placement of cabins, and compaction of a gravel driveway to provide access for emergency vehicles. Fire gates may need to be installed to allow access for emergency vehicles to enter and maneuver onsite. In addition, there is an existing foundation from a previous dwelling on the site that needs to be removed to allow trailers for offices, restrooms, showers, and community space. The Housing Authority is working with the Sacramento Metropolitan Utility District (SMUD) to provide service to trailers and possibly cabins in the future. Additionally, the Housing Authority is working with the City to complete hook-ups for water and sewer service to the hygiene trailers.

On January 15, the Housing Authority issued a Request for Proposals (RFP) to solicit proposals for the construction of the cabins. A total of three proposals were received and a Notice of Award was sent to Tuff Shed on February 5, 2020. Separate contracts will be executed for grading, electrical, and plumbing at the site.

Operations and Services

The Emergency Bridge Housing at Grove is envisioned to serve transitional age youth living unsheltered in the community and will allow access through referral only. The Housing Authority proposes to sole source with First Steps Communities (FSC) to be the shelter operator and property manager. Sole sourcing is necessary to immediately house homeless individuals and meet the Governor's 100-Day challenge. FSC will be required to operate from a low barrier approach.

FSC has considerable experience with applying Housing First principles and leverages existing partnerships to increase the provision of mental health and substance abuse counseling, legal services, domestic violence counseling, job search and job readiness preparation, and life skills and nutritional training to better serve individuals experiencing homelessness. FSC has worked closely with Sacramento's faith-based community to offer programs such as the former Winter Sanctuary Program (WSP) to provide emergency shelter on a rotating church model. This program helped admit 100 homeless adults each evening during the winter season. Currently, FSC oversees shelter operations and case management at the North A Center in the River District. Operational responsibilities include, but are not limited to security, meals, laundry, hygiene, sanitation, and community engagement services. Individualized case management will also be provided in coordination with social service agencies and other community-based organizations to include assistance for employment, transportation, health and wellness care, and behavioral health care. Re-housing efforts will begin upon entry into the program with the goal to successfully transition individuals into permanent supportive housing within six to 12 months.

Through partnerships including, but not limited to, the P3 partnership with Wind Youth Services, Lutheran Social Services, Waking the Village, and Cosumnes River Community College, a coordinated youth centric referral system will streamline entry for youth to access services for EBH at Grove. Once youth are stabilized in a safe environment, the program partners will work with the youth to attain education and employment goals. Collaboration among the partners is enhanced by the development of an integrated data management system. Additionally, all front-line staff are trained to deliver "youth mental health first aid" to help an adolescent who is experiencing a mental health or addictions challenge or is in crisis.

Hygiene Services

Hygiene facilities will include mobile trailer options for restrooms and shower services, and will include ADA compliant facilities. While restroom trailers can remain onsite for the duration of the program operations, shower services could be provided by renting or purchasing a trailer or through the replication of other mobile shower programs if funds are available. Communities in the Bay Area and Los Angeles have used a program called LavaMae to provide mobile shower services at shelter communities. However, the LavaMae program is not

available in Sacramento. Recent changes to LavaMae's operations now focus on providing support for nonprofit accelerator programs to replicate the LavaMae program in local communities. A local nonprofit accelerator program in Sacramento could allow shower programs to replicate LavaMae's pop-up, mobile shower services to rotate from shelter to shelter throughout Sacramento each week.

Budget

Costs reflected in the table below include construction, operations, mitigation, re-housing and facility maintenance costs. The initial startup costs to launch 24 sleeping cabins is approximately \$5.6 million for construction and operations of which, the Housing Authority would receive \$1.9 million from the General Fund to launch construction and operations. The General Fund will be repaid upon receipt of the State HHAP funds which are eligible for this project. The estimated cost for the full project build out which would include a total of 50 cabins is approximately \$7.6 million for a two-year period. Upon authorization of funding, it is estimated that construction and cabin assembly can commence to allow for a March 2020 target open date.

Table 1: Project Budget for Start Up and Build Out

Emergency Bridge Housing

	2 year Funding 24 Cabins ¹ 48 Individuals	2 year Funding 50 Cabins ² 100 individuals	Funding need prior to availability ³ of HHAP funding
Construction			
Cabins	\$ 300,000	\$ 625,000	\$ 300,000
Other Construction Costs	638,000	1,147,000	638,000
<i>Subtotal</i>	<i>\$ 938,000</i>	<i>\$ 1,772,000</i>	<i>\$ 938,000</i>
Operations			
Shelter Operator	\$ 2,582,000	\$ 3,213,000	\$ 537,917
Property lease	120,000	168,000	25,000
Re-Housing	374,400 ⁴	624,000 ⁵	78,000 ⁶
Facility Maintenance	150,000	150,000	31,250
Case Management	23,000	23,000	4,792
Outreach	600,000	600,000	125,000
<i>Subtotal</i>	<i>\$ 3,849,400</i>	<i>\$ 4,778,000</i>	<i>\$ 801,958</i>
Administration			
Staffing	\$ 340,000	\$ 395,000	\$ 70,833
Operational Oversight	469,000	655,000	97,708
<i>Subtotal</i>	<i>\$ 809,000</i>	<i>\$ 1,050,000</i>	<i>\$ 168,542</i>
Grand Total	<u>\$ 5,596,400</u>	<u>\$ 7,600,000</u>	<u>\$ 1,908,500</u>

¹ Funding anticipated from Homeless Housing, Assistance and Prevention (HHAP) from the State of California.

² This calculation assumes a build out of 50 cabins at initial Start up.

³ This calculation estimates 5 months of funding needed prior to the availability of the HHAP funding.

⁴ Estimates 50% of yearly population (48 people) rehoused per year for \$650 per month for 6 months of rental assistance.

⁵ Estimates 50% of yearly population (80 people) rehoused per year for \$650 per month for 6 months of rental assistance.

⁶ Estimating the possibility of 20 people needing rehousing at the rate of \$650 per month for 6 months of rental assistance.

Policy Considerations: The actions recommended in this report are consistent with the Homeless Services Funding Plan approved by Council on April 23, 2019. Utilizing the Shelter Crisis Declaration will quickly facilitate the implementation for Emergency Bridge Housing including the pilot sleeping cabin community at Grove Avenue. However, the declaration is in effect for only one year. Subject to review prior to the end of the one year period, an extension of the Emergency Shelter Declaration may be needed if there continues to be a significant number of persons without the ability to obtain shelter in the City of Sacramento. Recommendations are also consistent with the Governors Executive Order N-23-20 to reduce street homelessness, break down barriers to homeless individuals accessing health care and other critical services, and to increase housing options for those experiencing homelessness.

The Sacramento City Code Section 4.04.020 and Council Rules of Procedure (Chapter 7, Section E.2.d) mandate that unless waived by a 2/3 vote of the City Council, all labor agreements and all agreements greater than \$1,000,000 shall be made available to the public at least ten (10) days prior to council action. The recommendation includes waiving this requirement.

Economic Impacts: Not applicable.

Environmental Considerations: This low barrier navigation project is not a discretionary action subject to the California Environmental Quality Act (CEQA) pursuant to Government Code §§ 65660 & 65662, and is exempt as a project necessary to mitigated an emergency pursuant to CEQA Guidelines §15269(c).

Sustainability Considerations: The Emergency Bridge Housing sleeping cabin community is a pilot program. Upon evaluation and review, the pilot may be considered for scaling up or replicating for another sleeping cabin community to be operated in a different City Council District with a goal of self-sufficiency.

Rationale for Recommendation: The City of Sacramento has declared a shelter crisis emergency indicating that there are not enough beds to serve individuals experiencing homelessness and shelter beds need to be made available as soon as possible. The United States Interagency Council on Homelessness recommends that “shelters must be low barrier, focus on assessment and triage, and intentionally link to permanent housing resources so that people move through to housing quickly”. The Housing Authority’s significant experience in providing housing and services to people in need throughout Sacramento makes the agency a natural partner to help the City in meeting the Governor’s 100-Day challenge to providing shelter and re-housing for people experiencing homelessness in Sacramento.

Financial Considerations: The initial startup to launch 24 sleeping cabins is approximately \$5.6 million for construction and operation costs. The estimated total for the entire project build out for a total of 50 cabins is approximately \$7.6 million for a two-year period.

In order to expedite this project the City of Sacramento will provide \$1,908,500 from available fund balance in the General Fund (Attachment 4, Exhibit A). Upon receipt of the HHAP Funds the City will work with Housing Authority staff to ensure the General Fund is repaid.

LBE - M/WBE and Section 3 requirements: Minority and Women's Business Enterprise requirements will be applied to all activities to the extent required by federal funding to maintain that federal funding. Section 3 requirements will be applied to the extent as may be applicable.

RESOLUTION NO. 2020-

Adopted by the Sacramento City Council

On date of

IMPLEMENTATION AND OPERATION OF EMERGENCY BRIDGE HOUSING AT GROVE AVENUE

BACKGROUND

- A. At any point in time, approximately 2,800 persons within the city are experiencing unsheltered homelessness, according to the 2019 Homelessness in Sacramento County Point in Time Report.
- B. The City Council has heard extensive testimony on the impacts of homelessness on persons without shelter as well as on the community at large.
- C. On September 24, 2019, the City Council requested a Five Point Plan of homeless strategy options for discussion.
- D. On October 22, 2019, the City Council was presented with a Five Point Plan that included the following options: 1) Scattered sites; 2) Safe parking Program; 3) Sleeping Tents/Cabins; 4) Motel Conversion; and funding to increase permanent supportive housing, which the City Council requested further refinement and coordination with the City Manager.
- D. On December 3, 2019, recommendations were presented to the City Council on how to implement the Five Point Plan with various funding streams and discussed the need for site control in order to initiate an array of shelter programs.
- E. On December 5, 2019, Governor Gavin Newsom challenged California Cities to take action to house 100 unsheltered individuals within 100 days.
- F. On January 14, 2020, the City Council declared a Shelter Crisis Emergency under California Government Code Title 2, Division 1, Chapter 7.8 including in particular sections 8698, 8698.1, and 8698.2, which will run through January 14, 2020.
- G. The City Manager was directed to prepare an interim ordinance if required to streamline zoning regulations for privately-owned or operated shelters, including zoning administrator approval of conditional use permits for shelters, allowing small temporary shelters by rite on sites with an approved assembly use, and streamlining approval of city-sponsored shelters on private property that may otherwise require zoning approvals.
- H. The Housing Authority of the City of Sacramento (Housing Authority) identified a site privately-owned by St. Paul Church of God in Christ located at 2787 Grove

Avenue to pilot an Emergency Bridge Housing (EBH) sleeping cabin community for up to 50 cabins at full build out intended for transitional age youth.

- I. In addition to providing shelter beds, the low-barrier EBH at Grove will include meals, case management and wrap around service, restrooms, and showers facilities, which will be operated by a selected shelter provider for up to two years.
- J. This low barrier navigation project is not a discretionary action subject to the California Environmental Quality Act (CEQA) pursuant to Government Code §§ 65660 & 65662 and is exempt as a project necessary to mitigate an emergency pursuant to CEQA Guidelines §15269(c).
- K. The City of Sacramento has been allocated approximately \$13.7 million in State Homeless Housing, Assistance and Prevention (HHAP) Funds. These resources will be used to repay the loan necessary from the General Fund to expedite this project.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1. All of the evidence having been duly considered, the facts as presented and stated above, including the environmental facts and findings, as stated above, are found to be true and correct.
- Section 2. The City Manager or his designee is authorized to streamline zoning regulations and zoning administrator approval for the approval of a conditional use permit for the EBH at Grove.
- Section 3. The City will provide \$5.6 million of funding to the Housing Authority, from the City's allocation of the State Homeless Housing, Assistance and Prevention (HHAP) Funds.
- Section 4. The loan from available fund balance in the General Fund is approved and the City Manager is authorized to execute the necessary financial transactions required in accordance with Exhibit A.
- Section 5. The City Manager, or his designee, is authorized to negotiate, enter into and execute an Administrative Service Agreement with the Housing Authority and to enter into and execute contracts and related documents, in a form approved by the City Attorney, for the purpose of operating the EBH at Grove.
- Section 6. The City Manager, or his designee, is authorized to enter into a lease agreement with St. Paul's Church of God in Christ.
- Section 7. The City Manager, or his designee, is authorized to provide insurance coverage between the City and the Housing Authority to ensure the cabins, property, and other liabilities.

RESOLUTION NO. 2020-

Adopted by the Housing Authority of the City Sacramento

On date of

IMPLEMENTATION AND OPERATION OF EMERGENCY BRIDGE HOUSING AT GROVE AVENUE

BACKGROUND

- A. At any point in time, approximately 2,800 persons within the city are experiencing unsheltered homelessness, according to the 2019 Homelessness in Sacramento County Point in Time Report.
- B. The City Council of Sacramento (City Council) has heard extensive testimony on the impacts of homelessness on persons without shelter as well as on the community at large.
- C. On September 24, 2019, the City Council requested a Five Point Plan of homeless strategy options for discussion.
- D. On October 22, 2019, the City Council was presented with a Five Point Plan that included the following options: 1) Scattered sites; 2) Safe parking Program; 3) Sleeping Tents/Cabins; 4) Motel Conversion; and funding to increase permanent supportive housing, which the City Council requested further refinement and coordination with the City Manager.
- D. On December 3, 2019, recommendations were presented to the City Council on how to implement the Five Point Plan with various funding streams and discussed the need for site control in order to initiate an array of shelter programs.
- E. On December 5, 2019, Governor Gavin Newsom challenged California Cities to take action to house 100 unsheltered individuals within 100 days.
- F. On January 14, 2020, the City Council declared a Shelter Crisis Emergency under California Government Code Title 2, Division 1, Chapter 7.8 including in particular sections 8698, 8698.1, and 8698.2, which will run through January 14, 2020.
- G. The City Manager was directed to prepare an interim ordinance if required to streamline zoning regulations for privately-owned or operated shelters, including zoning administrator approval of conditional use permits for shelters, allowing small temporary shelters by rite on sites with an approved assembly use, and streamlining approval of city-sponsored shelters on private property that may otherwise require zoning approvals.
- H. The Housing Authority (Authority) identified a site privately-owned by St. Paul Church of God in Christ located at 2787 Grove Avenue to pilot an Emergency

Bridge Housing (EBH) sleeping cabin community for up to 50 cabins at full build out to serve transitional age youth.

- I. In addition to providing shelter beds, the low-barrier EBH at Grove will include meals, case management and wrap around service, restrooms, and showers facilities, which will be operated by a selected shelter provider for up to two years.
- J. This low barrier navigation project is not a discretionary action subject to the California Environmental Quality Act (CEQA) pursuant to Government Code §§ 65660 & 65662, and is exempt as a project necessary to mitigated an emergency pursuant to CEQA Guidelines §15269(c).

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1. All of the evidence having been duly considered, the facts as presented and stated above, including the environmental facts and findings, as stated above, are found to be true and correct.
- Section 2. The amendment to the Housing Authority’s budget in the amount of \$5.6 million in City funding for the purpose of funding the costs for EBH at Grove is approved.
- Section 3. The Executive Director, or her designee, is authorized to add an additional 4 full-time employees and increase full-time employees to support the administration of the EBH at Grove.
- Section 4. The Executive Director, or her designee, is authorized to negotiate, enter into and execute an Administrative Service Agreement with City and to enter into and execute contracts and related documents, in a form approved by Agency Counsel, for the purpose of operating the EBH at Grove.
- Section 5. The Executive Director, or her designee, is authorized to enter into and execute a sole source contract and related documents with a shelter operator, in a form approved by Agency Counsel, for the purpose of operating EBH at Grove for approximately 24 months.
- Section 6. The Executive Director, or her designee is authorized to enter into a lease agreement with St. Paul’s Church of God in Christ.
- Section 7. The Executive Director, or her designee, is authorized to provide insurance coverage between the City and the Authority to ensure the cabins, property, and other liabilities.

General Fund Loan to the Housing Authority for the Implementation and Operation Of Emergency Bridge Housing at Grove Avenue

Purpose: The Housing Authority has identified privately owned property at Grove Avenue as a potential site to develop and operate Emergency Bridge Housing (EBH) as a pilot location for a sleeping cabin community. Currently, the privately-owned site is vacant. A church on the adjacent parcel is also a Sacramento Food Bank pick up location for the neighborhood serving North Sacramento.

The Housing Authority's EBH at Grove proposes development of up to 24 double occupancy cabins, and trailers for office space, restrooms, and showers. Once fully operational, the sleeping cabin community will provide shelter and wrap around services to serve 48 unsheltered individuals between the ages of 18 – 24 annually with the goal of transitioning them to permanent housing within six to 12 months.

The estimated cost of the project is \$5.6 million. To move this project forward and provide housing as soon as possible, an initial loan of \$1.9 million from the General Fund is necessary. These funds will be repaid when the City receives its allocation from the Homeless Housing, Assistance and Prevention (HHAP) Program.

Funding Source:

Available Fund Balance in the General Fund (Fund 1001).

Availability of Funds:

The available fund balance in the General Fund is sufficient to provide temporary funding for this time sensitive investment without affecting current program needs.

Repayment of Interfund Loan: The HHAP was signed into law on July 31, 2019 by Governor Gavin Newsom. The HHAP is a \$650 million one-time block grant that provides local jurisdictions with funds to support regional coordination and expand or develop local capacity to address their immediate homelessness challenges.

Allocations were approved for the following:

- The 44 Continuums of Care (CoCs) (will share 190 million)
- The 13 large cities, or cities that are also counties, with populations of 300,000 or more, as of January 1, 2019, according to data published on the Department of Finance's internet website (will share 275 million)
- 58 counties (will share 175 million)

On February 15, 2020 the City of Sacramento submitted a grant application to the State of California for funding through the HHAP Program. The City's allocation as approved

in the budget is approximately \$13.7 million. It is anticipated that these funds will be received by the end of FY2019/20. The \$1.9 million loan will be returned to the General Fund upon receipt of these resources.

Repayment:

1. The City Manager or designee has the authority to execute the repayment and all necessary financial transactions required in accordance with this document.

EMERGENCY BRIDGE HOUSING AT GROVE

SHELTER PROVIDER SCOPE OF WORK

SERVICE LOCATION: 2787 Grove Avenue, Sacramento CA 95815

BACKGROUND

In January 2020, the City of Sacramento (City) declared a shelter emergency indicating that there are 2,800 persons within the City experiencing unsheltered homelessness according to the 2019 Sacramento County Point in Time report. This includes among others, veterans, women, children and persons with disabilities. Many of those individuals currently reside on the streets, alleys, doorways, and along the river.

On February 11, 2020, the City authorized the launch of an Emergency Bridge Housing Initiative as part of a comprehensive plan proposed by the Sacramento Housing and Redevelopment Agency (SHRA) to address homelessness utilizing the housing first, low barrier¹, service enriched model focused on moving homeless individuals into permanent housing while providing temporary living facilities. All the homeless individuals are experiencing literal homelessness, defined as having a primary night time residence that is a public or private place not meant for human habitation. Through the allocation of city funds, SHRA is authorized to procure, install, and operate sleeping cabins (Cabins) at 2787 Grove Avenue, Sacramento, CA 95815.

On February 11, 2020, the Sacramento City Council authorized:

- SHRA to oversee the implementation of an Emergency Bridge Housing Initiative of sleeping cabins at 2787 Grove Avenue, which includes the management and oversight of the operation and re-housing activities;
- SHRA to enter into and execute a sole source contract with First Step Communities (FSC), the selected service operator on behalf of the City of Sacramento (City), utilizing city funds.

The selected service and operations provider is responsible for using case managers to connect homeless individuals to health, income, employment, public benefits and housing. The selected provider will eventually (at full build out) operate and maintain between 80- 100 cabins for homeless individuals including their possessions. Startup of the initiative will house up to 24 cabins, housing up to 48 homeless individuals (2 per cabin). The selected provider will coordinate with social service agencies, the Sacramento Police Department, and other City departments to provide a safe and clean environment which will include security, mobile sanitation, restrooms and showers, and wrap around and re-housing services.

Expected Outcomes

The Homeless Management Information System (HMIS) will be used for entering information regarding cabin guest (guest) stays, guest demographics, guest income, and exit destinations. The transition goal for guests entering the sleeping cabins program will be between six to 12 months to obtain long term housing.

FSC will continue to collaborate and participate in developing performance goals with SHRA, Sacramento Steps Forward (SSF), and other SHRA-approved participating service providers to increase the number of cabin guests exiting to permanent and stable housing.

The goals of the Cabin program are the following:

- Reduce the number of individuals experiencing unsheltered homelessness in North Sacramento and surrounding vicinity;
- Expeditiously connect guests with stable housing for long-term housing stability;
- Reduce the rate of recidivism by preparing the guests for long term housing;
- Improve benefit and resource connections and housing retention;
- Ensure that behavioral health and employment linkages are made;
- Shelter approximately 48 unduplicated homeless adults each night at start up and between 80-100 unduplicated homeless adults at full project build out; and
- Promote at least 35% of the guests to the next appropriate level of housing.

STATEMENT OF WORK

Beginning March 1, 2020, SHRA will contract with First Step Communities (FSC) for the startup operations and oversight of up to 24 cabins for up to 48 individuals with the intent of adding up to an additional 26 cabins for 52 individuals in the future. This initiative provides housing for up to 100 homeless individuals living on the streets while connecting the cabin guests to much needed services. The primary focus of the services is to stabilize the guests and then transition them to stable long-term housing. FSC will provide wrap around services including case management working in partnership with other Community Based Organizations (CBO's). Within 30 days of completion of the Cabin program, FSC will deliver a closeout report on all activities and outcomes.

Staffing

FSC operations staff will have training and experience working with the homeless population and will design services to meet the diverse needs of that population.

The following staff will be employed at startup to support the day-to-day operations of the Cabins program.

First Step Communities Full Time Employees

- 1 Program Campus Manager will work a standard work week on-site, with flexibility to meet the needs of the program.
- 1 Client Support Associate
- 1 Outreach Associate

- 3 Case Managers Intake and Re-housing

First Step Communities Part Time Employees (20-24 hours)

- 1 Shuttle Bus Driver
- 1 Case Management Supervisor
- 1 Operations Supervisor
- 1 IT/HMIS Support Tech

Scope of Work

FSC will work collaboratively with SHRA to complete tasks and deliverables as outlined in this Scope of Work including, but not limited to the following:

- Program launch activities;
- Stakeholder relations;
- Cabin preparations;
- Intake;
- Operations;
- Case Management;
- Re-housing and Program exit; and
- Administration and Project reporting.

1. PROGRAM LAUNCH ACTIVITIES

The community will be operated with the expectation of engaging guests in ongoing wrap around services. The aim is to facilitate access to services and to continually engage guests using best practices. Guests are afforded consumer choice and self-determination for voluntary supportive services.

FSC will assist SHRA in the development of, and compliance with the following written policies, plans, protocols, and guidelines:

1. **Intake Protocol:** Policies and guidelines for the procedural review of referrals from Sacramento Steps Forwards to place eligible guests into vacant cabins.
2. **Operational Guidelines:** Policies and procedures that follow the core components of Housing First identified in Section 8255 of the Welfare and Institutions Code that are intended for Cabins and surrounding grounds, including, but not limited to:
 - Services to be available;
 - Partnering agencies;
 - Cabin and surrounding ground rules;
 - Management of non-compliant guests; and
 - Annual Performance Report (APR).

3. **Program Ground Rules:** FSC must work with SHRA to incorporate as part of their program a set of written program or house rules that serves as protocols or guidelines for ensuring the safety and security of guests, as well as program staff. It should address safety and security concerns, and any agency policy and procedure for search and seizure of property (search, confiscation, and securing of weapons and other contraband). Program ground rules will be subject to review and mutual agreement by SHRA and FSC. Program ground rules must be guest-centered to minimize barriers to accessing services and prevent/minimize exits from the Cabins program due to rules violations.
4. **Termination Plan:** Policies and procedures of program violations that result in termination. If a guest violates program requirements, FSC staff may terminate assistance as a last resort in accordance with the formally approved process. All proposed terminations must be consulted with SHRA staff. FSC must exercise judgment and examine extenuating circumstances in determining when violations warrant termination so that a guest is terminated only in the most severe cases. Termination does not bar FSC from providing further assistance at a later date to the same household.
5. **Formal Complaint and Grievance Procedures:** Policies and procedures to allow guests to address concerns. The policy will include the number of days the operations staff have to respond and how complaints and grievances will be documented. The complaint and grievance policy will be posted for transparency.
6. **Re-Housing Plan:** A re-housing program for guests to move into other appropriate longer-term housing. This service will begin once the guest is stabilized.
7. **Exit Policies and Procedures:** Policies and procedures will include the type of exit, such as re-housed, voluntarily declined services, or termination.
8. **Good Neighbor Policy:** Policy to address the premises and the immediate surrounding neighborhood (refer to Exhibit A).

2. STAKEHOLDER RELATIONS

Sacramento Steps Forward

SSF will receive referrals and through a coordinated system determine eligibility for prospective Cabin guests being referred to FSC. Eligible cabin guests are adults aged 18 or older, who are able to provide self-care (able to independently feed, clothe, toilet, ambulate), who are experiencing literal homelessness as defined by having a primary night time residence that is a public or private place not meant for habitation.

In order to be eligible for a cabin, prospective guests must first be referred to SSF to verify that he/she is appropriate for cabin residency.

FSC will not maintain a wait list, accept walk up referrals, or allow any other method of intake which is not coordinated directly through SSF.

FSC must not deny a referral but must bring any concerns first to the attention of SHRA staff. This should be an unusual event as the Housing First model is being utilized to fill vacant Cabins. Every effort will be made to ensure that all cabins are utilized at all times.

Sacramento City Police Department

FSC will coordinate with the Sacramento City Police Department for increased patrols during the initial implementation phase of the sleeping cabin program. FSC staff will check-in with the Police Department periodically to maintain a collaborative partnership for working with individuals experiencing homelessness.

Social Services Agencies and Other Community Based Organizations

FSC will regularly attend and participate in meetings with social services agencies and other CBOs to ensure that resources and opportunities are made available to homeless individuals in the sleeping cabins program. They will also facilitated meetings between the guests and the agencies.

3. CABIN PREPARATIONS

FSC is responsible to ensure that Cabins are move-in ready prior to check-in for eligible guests that complete the intake process. This will include:

- Inspection of Cabins to ensure that the Cabins are safe, clean and ready for occupants to move in.
- Each Cabin will be equipped with a mattress for the guests.
- Clean bed linens and blankets will be provided.
- Ensure that all keys are accounted for and available for new guests upon check-in.

4. INTAKE

Upon entry, data on all guests will be entered into the Sacramento County HMIS by SSF. Weekly updates must be provided to SHRA. HMIS entry and exit print outs must be kept in the guests' files. Homeless certification must be kept in the guests' file.

To the extent possible, FSC will work in accordance with the Housing First model that seeks to reduce barriers to guests' entry and shall not deny entry to the program based on the presence of substance abuse, insobriety, mental disorder, or criminal background, unless a guest poses an imminent threat to themselves, staff or other guests.

During the intake process, guest personal belongings will be inspected to ensure compliance and prevent safety issues. If any disallowed items have been identified during inspection, they will be stored on-site as appropriate. FSC will responsible for maintaining a log of stored items. There will also be secure access for daily entrance and exit from the property.

FSC staff will complete check-in with new guests including the following:

- Walk through inspection of the Cabin with the guest to ensure everything is in working order and that clean bedding is provided and that storage has been made available;
- Provide guest with a key; and

- Provide check-in checklist and obtain guest signature of receipt.

During the check-in process, guests will also be provided with written materials informing them of facility and operational information including programs and services. This will include:

- Office hours;
- Information on programs and case management services;
- Location and availability of restrooms and showers;
- Laundry facilities;
- Meal service;
- Location of trash receptacles;
- Complaint and grievance procedures; and
- Ground rules.

5. PROGRAM OPERATIONS

FSC is responsible for the day to day operations of the Cabin program, which will also include tracking and maintaining general operational records. The operations responsibilities are listed below.

Laundry

- FSC will sub-contract with laundry service;
- Upon entry FSC will take all clothing and wash appropriately. Spare clothing will be provided during this laundry service;
- New linens and blankets will be placed on the bed prior to their entry when a new guest arrives. Soiled linens will be changed as needed;
- Sufficient bed liners will be provided to each new guest;
- Shuttle service may take guests to laundromats.

Meals

- FSC will sub-contract with a meal preparation and delivery service; and
- Meals will be nutritionally adequate in accordance with U.S. Department of Agriculture guidelines.

Security and Safety

- FSC will coordinate 24-hour site security and facilitate uniform and effective program entry and property searches, as appropriate;
- Prevent weapons, illegal drugs or alcohol from being brought in at all entrances by asking guests to remove and display possessions on a table for inspection. Items disallowed on-site will be stored as appropriate;
- Respond and de-escalate crisis in an appropriate manner, providing emergency assistance to guests and co-workers as necessary and ensure timely conflict resolution to assist in problem-solving and skill-building;
- Create an emergency evacuation plan;

- Staff person must monitor cameras 24 hours a day, seven days a week.
- Provide resource information for local domestic violence and sexual assault hotlines; and
- Track and maintain records of any critical incidents that includes any emergency response related to the site and the guests.

On-Site Property Management

- FSC will subcontract with a property management company or complete the following tasks with their own staff for the following items:
 - Janitorial Services
 - Cleaning the facilities (office space, community room, restrooms and showers in the building, community trailer, and hygiene trailers);
 - Ordering and replacing cleaning and hygiene supplies (soap, toilet paper, etc.);
 - Maintaining daily inspection and cleaning log for restroom and shower facilities;
 - Grounds Operations
 - Daily monitoring and clean up of the Cabins program grounds, open areas and sidewalks around the program site; and
 - Regular pest extermination.
 - Equipment Maintenance and Repair
 - Monthly log of cabin equipment repairs (lights, heaters/AC, outlets if applicable);
 - Ensure the bicycle rack is always fully operational;
 - Report power outages and other utility issues immediately;
 - Inspection log of safety equipment (smoke and carbon monoxide detectors, battery replacement dates, fire extinguishers);
 - Bi-annual inspections of cabins; and
 - Maintain equipment maintenance and repair log to include issue, date first report, date resolved.

Hygiene Services

- Ensure regular waste disposal, including dark water;
- Ensure that maintenance requests are completed in a timely manner;
- Post out of order signs when facilities are not working properly.

Sanitation Services

- Sub-contract with waste disposal company;
- Ensure an adequate number of trash receptacles (trash cans and 1 dumpster) are available on the property and regularly emptied.

Community Engagement

- Provide private space on-site for case managers and other service providers (after receiving SHRA's approval) to meet with guests;
- Promote peer support and community among and between guests and staff;
- Provide opportunity for guest feedback and suggestions (spoken and written form); and
- Provide community resource information including support groups such as Alcoholics Anonymous, Narcotics Anonymous, and Domestic Violence.

6. CASE MANAGEMENT

FSC will provide case management to those needing services to address barriers to stable housing (i.e., mainstream benefits, medical care, employment, transportation, health and wellness). FSC will partner with different social service agencies to address these barriers while also working to find creative opportunities for guests to obtain stable housing.

As each guest may have their own unique sets of challenges, FSC must be able to refer the guest to a variety of entities based on their individual needs. FSC will apply the Guiding Principles of Case Management outlined in Exhibit B and utilize additional CBOs for wrap around services including:

- Employment Services;
- Transportation Services;
- Veteran Services;
- Health and Wellness Care; and
- Behavioral Health Care.

7. RE-HOUSING AND PROGRAM EXITS

Re-Housing

In addition to stabilization assistance, re-housing efforts must start immediately upon arrival of the guests to the Cabins program and must be a daily focus for every individual and staff person.

Once a guest is stabilized, he/she will work with FSC staff to seek re-housing options. Re-housing activities include but are not limited to:

- Seeking landlords with homes available for rent;
- Advocating to the landlord on behalf of the guest;
- Workshops for guests to be rent-ready; i.e. how to keep unit clean etc.
- Financial management workshops;
- Providing security deposits;
- Mediating between guests who choose to live together;

Program Exits

FSC will collaborate with SHRA, and other partners, to develop a coordinated exit strategy for cabin guests to permanent and stable housing solutions. FSC will implement these strategies as guests leave the Cabins program. FSC will establish clear policies and procedures for exiting guests. Guests may be exited after 3 nights of unapproved absences. Extenuating circumstances will be considered on a case-by-case basis. FSC may re-enroll guests that have exited the premises.

FSC may exit guests when the following conditions are met:

- Guest successfully relocates into permanent housing and other types of housing;
- Guest relocates outside of Sacramento County;

- Guest reunifies with family with stable housing or secures housing on their own;
- Guest is deemed a risk to the safety of self, other guests, or the provider's staff;
- Guest requires a higher level of care than can be provided on-site and is connected to appropriate resource;
- Exits must be reviewed by SHRA and a team of services providers working with the individual (i.e., case manager, supervisor, director).

Unless the guest is deemed to be at risk to others or him/herself, guests may not be exited due to active substance use or active health issues.

For other exits not listed here, FSC will consult with SHRA to get approval on a case-by-case basis.

ADMINISTRATION AND PROGRAM REPORTING

Line item transfers between Budget categories may be made provided such budget changes are reviewed and approved in writing by SHRA and do not result in the total budget exceeding the maximum total contract amount and do not compromise the intent of the Cabins program.

If a budget revision is needed, FSC must contact SHRA to request an amendment prior to work being performed. Work and/or costs are not authorized until an amendment is fully executed.

For this agreement, the indirect cost rate will be capped at 10% of the total expenses of the Cabins program.

Invoicing

FSC shall submit a reimbursement form via e-mail to SHRA by the fifteenth (15th) day of each month in form and substance satisfactory to SHRA. Reimbursement requests shall be on FSC letterhead and executed by an FSC authorized staff person. Backup documentation will be uploaded to Box.com.

Invoices for reimbursement will be attached to a monthly and cumulative report of the services provided and number of guests served during the previous month.

Attachments

- Exhibit A: Good Neighbor Policy
- Exhibit B: Guiding Principles for Case Management



CAMPING CABIN COMMUNITY

GOOD NEIGHBOR POLICY

This Good Neighbor Policy is designed to pro-actively prevent issues that a cabin community might encounter when utilizing space in a residential neighborhood. Staff will communicate with all Cabin guests (guests) entering the premises about the importance of following Good Neighbor principles. Signs will be posted on the property and in the office space reminding guests to be Good Neighbors.

Sacramento Housing and Redevelopment Agency (SHRA) is contracting with First Step Communities (FSC) to oversee operations at the cabin site. All community complaints and/or inquiries about the cabins, premises, other guests should be submitted to SHRA.

SHRA will ask FSC to complete a prompt investigation and response. SHRA is fully committed to an expeditious response and will consider the resolution of community complaints a high priority.

1. Inherent Rights

This policy document is predicated on the assumption of certain basic rights. Guests, surrounding residents, businesses, agencies, property owners, and staff have a right to:

- a. Be treated with respect;
- b. Personal safety;
- c. Safe and quiet enjoyment of their cabin and public spaces; and
- d. Receive services to meet their basic needs.

2. Access to the Cabins

- a. Cabin guests will be referred to the cabin premises via FSC and Sacramento Steps Forward (SSF).

Only individuals who have been referred and approved will have access to a vacant cabin. There will be no lining up or queuing outside/on the premises.

- b. The property will have controlled access.
- c. Guests' belongings may be searched before they are allowed entry.

d. Guests will not be allowed entry, and/or will be asked to leave, if they present a danger to themselves or others.

3. Description of Services at the Hotel

a. On-site services designed to help transition guests to permanent housing will be available Monday through Friday.

b. Case workers and community service providers will be available weekdays to meet with guests to assist with their housing search and/or assist them to apply for benefits or employment.

c. Guests can remain on the premises 24/7.

4. Communication and Coordination with the Neighborhood

SHRA and FSC have committed to meeting with the neighbors and surrounding community to discuss any concerns.

5. Safety and Security

a. Guests, business owners and the general public have a reasonable expectation of safety at all times. Anyone feeling that their safety is compromised is urged to call 911.

b. Anyone threatening the safety of the staff or guests or the public may be asked to leave. Law enforcement will be called if necessary.

c. Crime Prevention Through Environmental Design (CPTED) will be utilized to identify and remedy areas that are dark or secluded or otherwise places of vulnerability.

d. FSC will work closely with the police officers patrolling immediately surrounding the premises. Staff will coordinate closely with the police and SHRA to address any increased impacts related to the Hotel.

6. Trash Remediation

a. Guests will not litter or negatively impact the neighborhood.

b. On-site staff will ensure that the area immediately around the cabin community is kept clean and attractive.

7. Sidewalk Etiquette

a. Loitering is prohibited.

b. Noise will be kept under control.

- c. Carts and belongings will not be left outside the property. Anything left unattended will be disposed of.
- d. Guests cannot smoke in their cabins. They will be directed to designated smoking areas.
- e. Every effort will be made to ensure that guests are friendly and respectful.
- f. No visitors are permitted on the premises.
- g. Distribution of food and clothing on the street will be discouraged. Faith communities will be encouraged to participate to support guests in ways that don't negatively impact the neighborhood.

8. Curfew

- a. The premise is open to guests to come and go until 9pm each evening.

All parties agree to:

- Participate in collaborative problem solving around issues that arise in the surrounding neighborhood.
- Use and promote direct, respectful and civil communication.
- Encourage a sense of safety, welcome, and investment in the neighborhood
- Report crime and suspicious activity in the neighborhood to the police.
- Jointly and directly resolve problems as quickly as possible. The first line of communication will be a one-on-one in-person conversation, telephone call or email with the parties involved before contacting SHRA.

Signature

Printed Name

Address

Date



Guiding Principles for Case Management

Case management is a collaborative process of assessment, planning, facilitation, care coordination, evaluation and advocacy for options and services to meet individual needs. Case management and supportive services are designed to focus on housing needs and to help the guest become stably housed and access a stable income source.

The following guiding principles in the provision of case management services should be applied:

Housing First: an approach to ending homelessness that prioritizes providing permanent and stable housing to the literally homeless as quickly as possible. Once housed, providing services as needed to promote housing stability.

Harm Reduction: an approach aimed at reducing the risks and harmful effects associated with substance use and addictive behaviors for the person, and the community as a whole without requiring abstinence. A Harm Reduction approach is tailored to each person's stage of recovery.

Trauma Informed Care: approach that understands and responds to the impact of trauma on the human being, while emphasizing physical, psychological and emotional safety for providers and survivors.

Resident Centered: approach where the care, goals and interventions of a guest is based on their individually identified need for services.

Culturally Sensitive: approach that honors, understands and respects the beliefs, lifestyles, and behaviors of diverse groups of people. There is knowledge of one's own cultural values and ability to live/function with members of other cultural groups.

Case Management and Other Services

Additional service providers will be invited to partner with the contracted service provider First Steps Communities (FSC) and the Sacramento Housing and Redevelopment Agency (SHRA) in order to more effectively support the residents. FSC staff must receive approval from SHRA in advance of bringing any additional service providers on-site. SHRA will also notify FSC before bringing other providers on-site.

FSC will ensure that the cabin guests (guests) are linked to Alcoholics Anonymous (AA), Narcotics Anonymous (NA) and other support groups that are specifically geared to assist homeless individuals. Attendance at these support groups is optional.

FSC and any other contracted service providers must provide services in the most efficient manner possible and to improve referrals to appropriate agencies/programs. Case management services are available to each program participant. To ensure the consistent delivery of high-quality supportive services, case management services, will include but not be limited to the following:

- Referral Procedures: establish referral and follow up procedures to confirm participants connect to services to which they are referred. Documentation of referrals made and confirmation of the referrals must be maintained in the residents' file.
- Warm handoffs: when referrals are made, the FSC case worker will facilitate a "warm handoff" by communicating with staff from the referred agency to introduce the guest.
- Health and Wellness referrals: ensure guests are linked to and assisted in accessing medical health, mental health and any needed alcohol and other drug services to address barriers to housing.
- Other referrals: Support from service providers related to behavioral health will be needed on-site in addition to employment services.
- Mainstream benefits: establish procedures for screening guests at program entry and intake for eligibility to mainstream benefits. This includes coordinating the completion and submission of applications for public benefits and entitlements (for example, general assistance, SSI/SSDI, SNAP, veteran benefits), health insurance benefits (Medi-Cal, Medicare) and other sources of financial assistance.

ⁱ California Government Code 65660.

ARTICLE 12. Low Barrier Navigation Centers [65660 - 65668]

(Article 12 added by Stats. 2019, Ch. 159, Sec. 7.)

65660.

For purposes of this article:

(a) “Low Barrier Navigation Center” means a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. “Low Barrier” means best practices to reduce barriers to entry, and may include, but is not limited to, the following:

(1) The presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth.

(2) Pets.

(3) The storage of possessions.

(4) Privacy, such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms.

(b) “Use by right” has the meaning defined in subdivision (i) of Section 65583.2. Division 13 (commencing with Section 21000) of the Public Resources Code shall not apply to actions taken by a public agency to lease, convey, or encumber land owned by a public agency, or to facilitate the lease, conveyance, or encumbrance of land owned by a public agency, or to provide financial assistance to, or otherwise approve, a Low Barrier Navigation Center constructed or allowed by this section.

(Added by Stats. 2019, Ch. 159, Sec. 7. (AB 101) Effective July 31, 2019. Repealed as of January 1, 2027, pursuant to Section 65668.)

65662.

A Low Barrier Navigation Center development is a use by right in areas zoned for mixed use and nonresidential zones permitting multifamily uses, if it meets the requirements of this article. A local jurisdiction shall permit a Low Barrier Navigation Center development provided that it meets the following requirements:

(a) It offers services to connect people to permanent housing through a services plan that identifies services staffing.

(b) It is linked to a coordinated entry system, so that staff in the interim facility or staff who co-locate in the facility may conduct assessments and provide services to connect people to permanent housing. “Coordinated entry system” means a centralized or coordinated assessment system developed pursuant to Section 576.400(d) or Section 578.7(a)(8), as applicable, of Title 24 of the Code of Federal Regulations, as those sections read on January 1, 2020, and any related requirements, designed to coordinate program participant intake, assessment, and referrals.

(c) It complies with Chapter 6.5 (commencing with Section 8255) of Division 8 of the Welfare and Institutions Code.

(d) It has a system for entering information regarding client stays, client demographics, client income, and exit destination through the local Homeless Management Information System as defined by Section 578.3 of Title 24 of the Code of Federal Regulations.

(Added by Stats. 2019, Ch. 159, Sec. 7. (AB 101) Effective July 31, 2019. Repealed as of January 1, 2027, pursuant to Section 65668.)