

New Proposed Housing Solutions - Long-term Indoor-Outdoor Shelter sites – 80 units

Based upon Board direction to expand the options for intermediate solutions on the path towards permanent stable housing, staff explored the concept of additional longer term indoor-outdoor shelter sites. While not an encampment, the indoor-outdoor shelters allow those who are not ready to sleep indoors to remain outside in a semi-covered, secure environment that is directly linked to indoor shelter, food, facilities, and medical services.

On January 7, 2020 the CDC distributed a request for qualifications for the purpose of developing a list of pre-qualified shelter operators and/or service providers and site locations. The RFQ was released on January 10, 2020 with a request to receive responses by January 27, 2020. The RFQ was widely distributed using the County Procurement portal and various listservs maintained by the Community Development Commission, in order to reach local homeless service providers.

The Commission received three responses to the RFQ by the deadline for the provision of services and supports, and was notified that two other potential respondents were interested, but unable to submit by the deadline. The respondents will be added to a list of pre-qualified shelter operators and/or service providers and at the sole discretion of the County and/or Commission, may begin negotiations as a qualified respondent, for entry into agreement for the provision of safe parking operations and/or indoor-outdoor shelter operations.

Staff received a number of offers from property owners interested in use of their property to address the homelessness crisis. Additionally, General Services real estate team reviewed over 2165 County owned properties to identify sites of at least an acre. Following a detailed review of both privately owned and county owned sites, staff from DHS, CDC and General Services is recommending that the Board narrow the list to two indoor-outdoor shelters. Once developed, these shelters will serve individuals currently residing at the Los Guilicos Village and other temporary placements.

The Governor's office released a list of state properties on February 20, 2020. We have not had time to study these recently identified state properties, however it is our recommendation for further exploration and review of the feasibility of the state list of properties.

The criteria used included the following:

- Size
- Walkable site
- Accessible for those with mobility limitations
- Site configuration
- Entrance access
- Perimeter security
- Parking on site
- Potential environmental hazards
- Proximity to Public Transit
- Proximity to services:
- Available utilities
- Duration

Six sites have been identified as possible candidates for the two indoor-outdoor shelter locations. Sites have been selected that can accommodate housing 40 individuals at each location along with support services and a navigation center. The six sites include 4 County-owned properties, and 2 privately-owned properties. Each of the sites has advantages and disadvantages, and all of the County-owned sites have been previously identified for alternate uses. Although each site presents unique challenges and opportunities, each has the potential for development similar to the LG Villages but with more permanent infrastructure.

A brief narrative of each site follows. Site conditions have not been fully studied and all plans are conceptual only at this point. For purposes of comparing preliminary site costs, staff assumed the smallest footprint (i.e., 1.5 acres) that will accommodate 40 residents. Many sites are larger than the minimum size and can accommodate additional residents if the Board were interested in expanding. Depending upon site characteristics, the sites may potentially include a combination of on-site structures, RV hook-ups, and safe parking. Under this multiple site structure, each site will be able to accommodate approximately 40 homeless individuals.

The County was notified on February 18 that it will be receiving 10 FEMA RV trailers from the State to shelter homeless individuals in Sonoma County. Other California cities and counties have received such trailers through Governor Newsom's executive order from January 2020 that provides use of state-owned land for sheltering and distributing trailers to jurisdictions to house homeless individuals.

So far, the County is one of just only seven jurisdictions and one of five counties to receive the trailers since the Governor announced their availability last month. These RV trailers can house between four to six individuals per trailer. The trailers were received February 27, 2020 from the State with General Services providing storage while they are being prepared for use.

We are currently developing plans to deploy these trailers for use in the County, including site location. We believe these trailers used as shelters can augment our ongoing efforts to address homelessness in Sonoma County. These trailers will be added to the County's sheltering and transitional housing solutions, and expands the Continuum of Housing within our County.

Once the list of potential shelter sites has been narrowed down, staff will return to the Board with the timeline for development of each of the two or three final selected sites.

Notwithstanding any direction to study and further analyze any specific locations, appropriate environmental analysis will be conducted accordingly if and when planning proceeds to subsequent phases and when more meaningful information sufficient for environmental assessment is available.

County-owned sites

Assumptions:

- 1. Using the 100 square foot pallet shelters and not the existing 64 square foot shelters to meet ADA code.**
- 2. 1 acre utilized at each site for estimating purposes even though many of the sites are larger and could accommodate more units.**
- 3. Density of 30 units per acre**

4. **The Emergency declaration is in place and that Appendix O of the California Building Code applies.**
5. **ADA applies.**
6. **Fire codes apply.**

1. 3333 Chanate Hall (1.3 acres)

Note: this site has not yet been fully assessed by PRMD, SRFD, and GSD staff. In addition, the BOS has not yet determined whether to proceed with partial sale of the Chanate campus or not. Use of this building would delay sale of the property if a buyer was interested in the entire site. Staff recommends further exploration of feasibility at this site.

Advantages: size, paved, accessible, use of unoccupied office space for some services
Disadvantages: property scheduled to be sold, residential neighborhood

2. 3313 Chanate PH Lab

Note: this site assumes that medical treatment and case management services will be provided within the existing PH Lab building 1st floor. All food services, laundry, etc. will be provided outside in a similar manner as at LG. Staff does not recommend this site due to incompatible use concerns with the homeless services interrupting PH lab essential functions and due to challenges securing the building lower level.

Advantages: size, paved, accessible, use of unoccupied office space for some services
Disadvantages: incompatible use concerns; interrupting PH lab functions

3. County Campus Permit Sonoma Parking lot (1.8 acres)

Note: this option may require additional cost associated with shuttling County employees to offsite parking and renting or providing security at an off-site parking area. Due to the severe parking shortage on the County campus starting this month – Staff recommends that this site be dropped from consideration.

Advantages: paved, size, accessible

Disadvantages: currently provides 154 parking spaces for Permit Sonoma clients and employee parking, would negatively impact service delivery,

4. S. Aston Barns, Fairgrounds (3.1 acres)

Note: This site will require demolition of existing buildings and therefore will not be ready for at least 6 months or maybe longer if CEQA is required for demolition. Staff recommends this site for further consideration.

Advantages: size, could be a permanent location

Disadvantages: requires demolition of existing barns, restoration of utilities, impact on future fairgrounds development, residential neighborhood

Privately Owned or Special District Owned Sites

5. 4040 Santa Rosa Avenue (2 acres)

Note: this option may require additional cost associated with soil conditions, which will require extensive site drainage improvements. Staff recommends further exploration of feasibility at this site.

Advantages: size, gravel, accessible

Disadvantages: none noted.

6. Cloverdale Rail Depot (1 acre)

Note: this site is only 1 acre and therefore may not be able to accommodate all 30 units, with path of travel improvements and supporting service trailers. Staff recommends this site for further consideration.

Advantages: paved, accessible

Disadvantages: owned by SMART, current bus thoroughfare, residential neighborhood

A seventh site, located at 314 S. Cloverdale Blvd, was originally identified for consideration as a shelter site. However, during the review process, this site was determined to not be viable.

314 S. Cloverdale Blvd. (1 acre)

Note: this site is only 1 acre and therefore may not be able to accommodate all 30 units, with path of travel improvements and supporting service trailers.

Advantages: paved

Disadvantages: unknown condition of buildings

Generic State owned sites without paved parking areas – Note: we have not had time to study the recently identified state properties. *Staff recommends further exploration of feasibility at these sites.*

Generic State owned sites with paved parking areas – Note: we have not had time to study the recently identified state properties. *Staff recommends further exploration of feasibility at these sites.*