

Housing and Homeless Programs Summary

July 2022

I - Non-Congregate Shelter Programs

Los Guillicos Village. This 60-bed non-congregate shelter site in eastern Santa Rosa at the northern end of the Sonoma Valley has been in operation since January 27, 2020 and the clearance of the Joe Rodota Trail. After March 10, 2020, LG Village continued in operation as the COVID-19 pandemic impacted emergency and other shelters that could have assisted in housing the persons initially staying at LG Village. To date, over 220 persons have been served at LG Village, and:

- 28% of LGV clients exited to Permanent Housing
- 59% went to temporary destinations (hotel/motel, staying with friends/family, etc.)
- 3% went to institutional destinations (hospitals, jails, detox facility, etc.)
- 11% went to other destinations (reported as other or unknown, i.e. unreported in the system)

As the Board has discussed on June 15, 2022, LG Village has been funded with a mix of local and Federal funds, with roughly 40% of overall costs being funded with local county discretionary dollars of \$2.2 million. For Fiscal Year 2022-23 and thanks to the Board's actions on June 15, 2022, DHS' intention is to fund LG Village with a mix of residual; \$300,000 of FY 21-22 Federal Emergency Solutions Grants (Coronavirus) that expire September 30, 2022, \$1.5 million of Intergovernmental Transfer (IGT) funds (these are related to Medi-Cal reimbursements) and both residual and \$400,000 from County General Fund dollars as allocated from the June 2022 Budget Hearings.

As noted in the main agenda item, the actions under consideration today includes a contract with St Vincent de Paul for the remainder of FY 22-23, environmental clearance for that contract, as well as direction to the staff to develop a Request for Proposals (RFP) to allow the Board to consider a new provider or a renewal of the current operator. As the Board is aware, St Vincent de Paul was selected without a formal RFP due to the urgency of addressing encampments in Winter 19-20. The responses to the RFP will be brought to the Board in Q4 of 2022, with an expectation that a decision on a new or returning operator will be made in early 2023.

The estimated cost burden at LG Village is about \$2.2 million per year, which includes direct operating costs of about \$1.9 million and another \$350K in indirect costs. This equates to about \$100/person/day (assuming \$2.2 million in costs with 60 persons housed over 365 days). Staff is working now on possible cost-saving improvements such as more efficient security, fencing options, and a better shower and restroom system.

As a part of the RFP discussion, DHS will return to the Board in FY 22-23 for an overall approach to the future of LG Village funding and operations.

COVID-Related and Other Non-Congregate Shelters. On March 18, 2020, Governor Newsom signed an Executive Order to implement emergency aid to local governments and implemented emergency proactive measures to mitigate the spread of COVID-19 among the homeless. The Order also included increased local flexibility for spending and building shelters, public guidance on homeless shelters, purchasing trailers, as well as leasing hotels and motels in partnership with counties.

Since March 2020, the Department of Health Services' (DHS) Department Operations Center (DOC) has provided strategic support to individuals experiencing homelessness and at high risk of developing serious complications from COVID-19. Eligible individuals for Non-Congregate Shelter (NCS) sites include individuals who are 65 years of age or older experiencing homelessness or individuals under 65 experiencing homelessness with serious underlying health conditions such as chronic disease, compromised immune systems, respiratory illness, etc. NCS sites have followed Centers for Disease Control and FEMA guidance in assessing eligibility for admission to all NCS sites. NCS sites included the Astro Hotel, Sonoma State University, Windsor Holiday Inn, and trailers supplied by the State of California at the Sonoma County Fairgrounds.

Alternate Care Sites (ACS) sites were provided for persons exposed to or recovering from COVID-19 who did not otherwise have a safe place to quarantine or recover. They included the Dry Creek Inn, the Astro Hotel, and a portion of Sonoma State University's housing units.

Contracted service providers are responsible for NCS shelter operations and management services as follows:

- St. Vincent de Paul Sonoma County operates LG Village and the Fairgrounds D-Lot trailers
- DEMA Management & consulting operates the NCS sites at the Ballfield NCS trailers, Astro hotel, Windsor Holiday Inn. Additionally, DEMA provides site operations and management for COVID response at the two Project Homekey funded sites; the Elderberry Commons (formerly Sebastopol Inn) and Mickey Zane Place (formerly Azura hotel).
- The Department of Health Services contracts with DEMA to provide a range of medical services for COVID pending, COVID positive and COVID vulnerable persons in our non-congregate settings.

To date, 522 people have been served at all NCS sites and approximately 950 people served at the ACS sites as follows:

- **Windsor Holiday Inn.** Using FEMA funds associated with the pandemic emergency, the County housed up to 60 persons (at any one time) at the Holiday Inn in Windsor, providing them with meals, security, housekeeping, and medical care. Approximately 129 persons were housed there over the 9.5-month duration where we leased the Holiday Inn rooms from its owners. This site closed in April 2022, with residents transitioning to other housing and care opportunities. 12% of the residents exited to PSH. DEMA was our site operator at this location. This facility's operational and leasing costs were \$952,000 per month for 60 persons (\$246 per person per day)
- **Sonoma County Fairgrounds Lot #D and Ballfield Lot Trailers.** Also using FEMA funds, the County contracted with DEMA to provide meals, security, health care services, and more for up

to 68 residents who would be housed in 34 RVs donated by the State of California to the CDC/County with the County holding title to the RVs. The County's obligation to the State regarding the trailers is intended to end at the end of the trailers' useful life as housing for COVID-19-vulnerable individuals.

139 persons were housed at the trailers since the program's inception in April, 2020. This facility's operational and leasing costs are about \$11,000 per day for up to 68 persons (\$162.00 per person per day at full capacity). This program is planned to close by July 18, 2022, as the 35 persons residing there in the remaining (as of the date of this report) 22 trailers can be given other services or housing options. The County wishes to thank SHARE Sonoma County for its assistance in housing many of the Fairgrounds Lots' residents, using the Continuum of Care's State ESG-CV funds to provide supportive services as well as Emergency Housing Vouchers (EHVs) to secure master lease opportunities.

This agenda item also asks for the Board's authorization to donate or dispose of the trailers, with a priority given to area service providers who operate facilities using RVs as housing alternatives.

- **Alliance Redwoods.** This resort site accommodated 143 COVID-vulnerable formerly homeless residents beginning July of 2020 thru May 2021, as the resort itself was not able to open due to COVID-19 restrictions. This site cost about \$198/day/person to operate. Pandemic-related FEMA funds are intended to offset all of the costs of this facility.
- **Astro Hotel.** In addition to serving as an ACS site, the hotel served 143 people as an NCS shelter. This site cost about \$101/day/person to operate. Pandemic-related FEMA funds are intended to offset all of the costs of this facility.
- **West County's Navigation Center.** As COVID impacted the Russian River area, County teams worked with West County Community Services and the West County Health Center to house 25 homeless neighbors at the Guerneville Veterans Building. The site was a seasonal winter shelter, and it was extended into all of 2021 and up through June 30, 2022 using a combination of State ESG-CV funds (allocated by the Continuum of Care) and some County discretionary funds. On June 17, 2022, the Board of Supervisors approved continuing the facility's use through March 31, 2023, using County discretionary dollars that would be combined with previously-assigned County and CoC funds. The navigation center costs about \$72,000 per month to operate, and can serve 32-35 persons (about (\$74/person/day)).

II - Safe Parking & Interim Beds. On December 7, 2021 and following the release of a Notice of Funding Availability (NOFA), the Board of Supervisors allocated \$2 million in funding (consisting of \$1 million in general funds and \$1 million in PG&E Settlement Funds) in large part to increase the supply of safe off-street parking locations with wrap-around services for persons living in cars and recreational vehicles (RVs). The sites could be used to assist in delivering services intended to transition people into more secure housing environments, such as permanent supportive housing or other affordable housing. Here is an update on the projects that received funding:

- **Santa Rosa's Utility Field Office (UFO) site** off of Stony Point Road. This location received \$500,000 from the County. Santa Rosa budgeted \$1.3M for the first year of operations. Today it has 50 RV and auto participants after starting operations on March 7, 2022. Santa Rosa officials report:

We're trending under budget and looking at (some further cost-saving messages) starting next month.

It was initially challenging to combine city operations with the parking on the same site, but city employee buy-in has gradually improved.

Program implementation was delayed due to COVID and a need to activate a warming center in response to extreme weather conditions. Otherwise, there have been no significant challenges to report in the first 3 months of operations.

Private security has been key in handling issues that arise after hours, specifically individuals trying to access the site/program that are not enrolled. Santa Rosa may adjust security in July, with 24/7 supervision with staff during the daytime and security overnight. In terms of opportunities, participants report an increased sense of community and safety, improved health outcomes through partnership with St. Joseph's/Providence on-site medical services, and an ability to maintain sobriety in a stable environment (see story below).

Three individuals have exited the program to housing.

Anecdotally, "one of our residents has been able to return to attending 12-step meetings daily and she has been clean and sober since entering the program. She was unable to stay clean on the streets. Another resident was about to go through withdrawal from alcohol when she entered Safe Parking. On the day she arrived she was able to see her physician and now she is being detoxed safely under medical care."

- **Petaluma's Peoples Village Site (at COTS).** The Board provided \$750,000 to support this site, which today holds 25 72-square foot non-congregate shelter structures (interim housing). All 25 units are currently occupied. The City of Petaluma updates the Board as follows:

We had planned to start operations in December of 2022, but the project was slightly delayed due to supply chain issues. The first phase of the project which included 9 of the 25 shelter units opened in March of 2023. The 16 remaining units were occupied in May of 2022. All project construction will have been completed by June 30th, 2022.

Other comments included: "Having a dedicated program manager has been a key to successful implementation." Strong belief that the project is working. "Chronically homeless community members, working with the team at COTS, have transitioned from Steamer Landing eventually to Peoples Village."

- **Horizon Shine in Sebastopol.** This partnership between Sonoma Applied Village Services (SAVS), the County, and the City of Sebastopol received \$368,000 from County General funds from the Board of

Supervisors and another \$80,000 from the County went to offset some support costs from the City of Sebastopol. Starting February 25, 2022, it began to house neighbors living in RVs and cars formerly located on Morris Street. Adrienne Lauby of SAVS reports that *25 villagers live there, in 18 trailers or RVs. “Generally it is going well. The staff has begun case management work with individual clients and people are beginning to recuperate from the stress of living on the street. We have had no police incidents and most of the immediate neighbors have stopped worrying.”*

“In the last four months, three people have added part-time work to their income (SAVS hired two of them). A homeless man, who died in the surrounding community, willed his van to our only resident still sleeping in his car. One of our villagers is currently at the detox center. A women’s group meets weekly with an outside facilitator. West County Health Centers’ Health Care for the Homeless team has begun every-other-week visits. We’ve hosted presentations and engagement from organizations like Narcotics Anonymous, Micah’s Hugs, the Sonoma County Library BiblioBus, the Sonoma County vaccine clinic, Ruthless Kindness mobile vet, Job Link and more.”

- **Homeless Action Sonoma’s** site in the Sonoma Valley. HAS has been working through Permit Sonoma on a host of difficult permitting and design issues with their site, leading to delays in getting this project operating. Annie Falandes of HAS reports that *more permits are in hand, and that “we can finish the New Life houses, ... the City of Sonoma (will) help us financially,” and other grant and philanthropic assistance is coming in. The Board allocated \$400,000 for this effort, which has been spent in part on developing and permitting the site prior to opening. Annie notes that “biggest problem is we need bridge money to tide us over until other funds come in...”*
- **George’s Hideaway site** between Monte Rio and Guerneville. This location is planned for a Homekey-2 location, and was purchased by the Board in April 2022. Funds allocated towards a safe parking alternative there were re-allocated along with \$715,000 from the Redevelopment Agencies Dissolution fund balance as approved by the Board to support the purchase of the site. See the Project Homekey section for updates about this effort.
- **Caritas Center.** The Caritas Center, operated by Catholic Charities of Santa Rosa, has an opening planned for later in 2022. The project has received grant and competitive government funding support through Project Homekey, CDBG and HOME (about \$946,977 of this from County-directed sources). Caritas will have a family shelter with 40 rooms and 193 beds, plus 10 beds that act as interim housing for former clients who volunteer at the Caritas Center.

III - Project Homekey - Rounds One and Two. Sonoma County as a region has been aggressive in applying for (and successful in receiving) Project Homekey funds from the State of California’s Housing and Community Development Department (HCD). The County started the effort off in 2021 with two major Homekey-1 projects:

- **Mickey Zane Place** (formerly the Hotel Azura in Santa Rosa) housed 97 persons as an NCS site, and today houses 31 persons in an interim housing environment. This location is intended to be converted into PSH. 47% of client exits have been to other PSH.

- **Elderberry Commons** (formerly the Sebastopol Inn in Sebastopol), housed 60 persons as an NCS site, and today houses 25 persons in an interim housing environment. This location should soon be converted into PSH (via the addition of kitchenettes to some units and shared kitchen access in other areas). 43% of client exits have been to other PSH.

As to **Homekey-2**, the County and its city partners collaborated on six different applications, including the following projects that have already been awarded funding (in these cases, the City partners did the application heaving lifting):

- **Rohnert Park's Labath Landing.** This 60-unit interim housing location partners with Dignity Moves and HomeFirst for services and uses Quickhaven shelters to house persons coming out of homelessness. This project broke ground the week of June 6, 2022, and will be an important addition to the region's NCS/Interim Housing supply. The Rohnert Park effort received:
 - Capital Award = \$11,400,000
 - Operational Award = \$2,678,400 (intended to cover at least three years of partial operational expenses), with an additional \$600,000 if occupancy is reached within a certain time frame.
- **Healdsburg's L&M Village.** This 22-unit interim housing site partners with Reach for Home and Burbank Housing to refurbish an existing motel (called the L&M Motel). The project hopes to begin housing clients as soon as the end of August 2022, with full occupancy a few months later. The Healdsburg Project received:
 - Capital Award = \$5,270,000 (with an additional \$220,000 due to an early application). The Board of Supervisors matched this with \$950,000.
 - Operational Award = \$1,108,800 (intended to cover at least three years of partial operational expenses), with an additional \$220,000 if occupancy is reached within a certain time frame.
- **Petaluma's Studios at Montero Place.** This is a 60-unit Permanent Supportive Housing (PSH) project, which includes Burbank Housing and COTS as partners. The project has tentatively been awarded Project Based Vouchers (PBVs) to assist in hopes to begin housing clients by November 2022. The Petaluma partners received:
 - Capital Award = \$13,383,274 (with an additional \$600,000 due to an early application). The Board of Supervisors matched this with another \$600,000 as early capital match.
 - Operational Award = \$877,106 (intended to cover at least three years of partial operational expenses), with an additional \$600,000 if occupancy is reached within a certain time frame.

Project Homekey-2 items not yet awarded (but are pending further action) include at least three projects for which the County is a co-applicant:

- **The County's George's Hideaway Project** west of Guerneville. This 21-unit PSH project, developed in partnership with West County Community Services, is still pending an award from Homekey-2. We requested:
 - Capital Award Requested = \$3,550,000. The local match obligation here has been partially met with the acquisition of the property in April 2022.

- Operational Award Requested = \$834,000 (intended to cover at least three years of partial operational expenses).
- **The County's Redwood Inn - Transition-Aged Youth (TAY) and Homeless Senior** project in unincorporated Santa Rosa off of Santa Rosa Avenue. This 56-bed project would provide both interim and PSH to up to 26 TAY and 30 seniors experiencing homelessness. It involves a motel renovation and the addition of "tiny homes" at the underused RV park adjacent to the Redwood Inn (all one property). Our partners here are DEMA (for the Senior tiny home component) and TLC Child and Family Services for the TAY component.
 - Capital Award Requested = \$9,050,000.
 - Operational Award Requested = \$2,300,000 (intended to cover at least three years of partial operational expenses).

Regrettably, this project will likely have to move into Homekey-3, as we were unable to identify enough funds to provide the substantial local capital match (estimated at \$5.3 million) and will have to do so via competitive NOFAs (Notices of Funding Availability) in fall 2022.

- **The Homeless Action Sonoma (HAS)** project in the Sonoma Valley along Highway 12. This project involves up to 33 permanent supportive housing units at a vacant land site north of the City of Sonoma's city limits along Highway 12. HAS is attempting to create an interim housing project on the site in advance of any Homekey award. The HAS partners working on this have been asked to retool their Homekey-2 application and to get a Homekey-3 application in, which could come in October 2022.

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