

EMERGENCY SHORT TERM SHELTER FUNDING PLAN AND LONGER TERM INDOOR/OUTDOOR SHELTER FUNDING GAP

On 12/23/2019, the Board of Supervisors authorized the use of up to \$2,080,000 from current FY 2019-20 General Fund contingencies. Funding approved was based on initial staff estimate made up of \$1.6 million for site preparation and equipment, plus \$480,000 to contract operators to manage two sites. Estimates did not include Trail Clearance and Restoration cost estimates.

The immediate emergency shelter as a result of eminent hazardous conditions, is estimated to cost \$2.2 million for Los Guilicos site; or \$2.43 million for the County Campus site, as described below.

Description	01-14-2020 Los Guilicos (1-Site= 60 units)	01-14-2020 Co. Campus (1-Site= 60 units)	12/23/2019 Estimates (2-sites= 80 units)	Variance from 12/23/19 Board Action
Site Specific Build-Out (Non-Transferable)	\$727,500	\$1,005,500	\$652,000	Over by \$75k to \$353k
Transferable Shelter Equipment	\$671,000	\$616,000	\$642,000	Over Up to \$29k or Under by \$26k
Site Services (Sanitation, Showers, and Security)	\$350,000	\$350,000	\$0	Over by \$350k
Contingency	<u>\$270,000</u> 15%	<u>\$300,000</u> 15%	<u>\$306,000</u> 24%	<u>N/A</u>
Site Preparation Sub-Total	\$2,018,500	\$2,271,500	\$1,600,000	Over from \$418.2k to \$671.5k
Shelter Operator Contract	<u>3 months</u> <u>\$350,000</u>	<u>3 months</u> <u>\$350,000</u>	<u>12 months</u> <u>\$480,000</u>	<u>Over by</u> <u>\$77k/month</u>
Emergency Shelter Total	\$2,201,375	\$2,428,625	\$2,080,000	

Emergency shelter expenses will be covered with the 12/23/2019 use of General Fund Contingency approved by the Board to finance setting up the two Indoor/Outdoor Shelter sites intended to be active for up to 12 months. Of the \$2.2 million or \$2.43 million total investment, depending on the site selected by the Board, \$671,000 or \$616,000 of the investment can be transferred to the non-emergency Outdoor/Indoor site(s) supporting up to 80 shelter units.

The approximate gap for each of the reviewed sites' estimates is \$120,000 and \$350,000 respectively when compared to the \$2.08 million approved use of general fund contingencies of \$2.08 million. Given

shortfall rather than requesting additional funding at this time, as the project is developed staff will look for efficiencies and opportunities for savings. If needed, staff will return to the Board requesting to use the remaining \$435,000 available in the FY 2018-19 close of book unassigned General Fund balance.

Based on the sites reviewed above, the two subsequent Indoor/Outdoor shelters total cost is generally estimated to require about \$1 million per site for preparation and set-up (or \$2 million for both); and approximately \$150,000 per month per site for services and operator's costs from May to December 2020 (or \$2.7 million for both over 9 months).

Assuming 2 sites of 40 units each are pursued, after working with partner cities and community based organizations staff will refine estimates and develop a new funding plan to address the projected \$4.4 million funds needed to operate two non-emergency Indoor/Outdoor shelters supporting up to 80 housing units from May through December 2020. As a general reference overview and recognizing that over 70% of homeless individuals counted in 2019 subscribe to Government Services, the monthly ongoing operating cost per individual in the proposed emergency shelter model calculates to be under \$4,000; while a longer term non-emergency shelter is estimated to be under \$1,000 monthly per individual.

Per the 2019 Homeless Count [full report](#) from communities across the country show that public costs incurred by those experiencing extended periods of homelessness include emergency room visits, interactions with law enforcement, incarceration, and regular access to social supports and homeless services. These combined costs are often significantly higher than the cost of providing individuals with permanent housing and supportive services. In Sonoma County alone, the Board of Supervisors has secured state grants to build a Behavioral Health inmate unit representing over a \$40 million investment, which it is preliminary estimated to increase county operating cost by about \$5 million.

END OF ATTACHMENT I: FUNDING PLAN REVIEW