

Follow up: Nov 9th BOS Direction Navigation Center

Presented to the El Dorado County Board of Supervisors

April 19, 2022

Health and Human Services Agency (HHSA)

Daniel DelMonte, Chief Assistant Director

Today We Will Be:

- ◆ Bringing back information pertaining to the Board of Supervisor's November 9th direction to explore Congregate Navigation Center or Pallet community sites, options, and programs
- ◆ Discussing AB 2553, and how the enactment of a 'Shelter Crisis Declaration' can help the County to establish a temporary emergency bed project prior to Fall 2022 to help address concerns regarding 'fire danger' associated with encampments
- ◆ Presenting a list of options for both shorter-term and longer-term programs for consideration

November 9th BOS Direction

- ◆ BOS directed HHSA to work with EDOK to:
 - ◆ Assess potential sites for a congregate Navigation Center with an emergency shelter component, or a pallet community
 - ◆ It should be run by a professional service provider (experience with complying with federal/state regulations)
 - ◆ Return to the BOS by *February 2022 with recommendations on funding sources, purchase vs leasing options and program details; and
 - ◆ Concurrently work to finalize the strategic plan

*December 7th BOS direction moved deadline to May 2022

Assumptions

- ◆ Bring a list of available options for consideration
- ◆ Assumed use of Federal and State grants for all associated costs
- ◆ Assumed compliance with funding requirements and applicable laws to reduce liability and audit issues, and to ensure effectiveness of programs (i.e. Martin v. Boise; State and Fed. funding requirements)
- ◆ Options consider 'fire danger,' and a path to legally open a temporary shelter program quickly (prior to Fall 2022)
- ◆ As the County and City of Placerville jointly applied for and were awarded approximately \$2.25million in CDBG funds for a 'brick and mortar' Navigation Center, consider properties for acquisition for a longer term project so as to not return funds to the State/Federal Govts
- ◆ While many details have been gathered as estimates, board direction will provide a deeper level of understanding relative to tenant improvements

Timeline and Tasks

November 12 - 17

- ◇ Assessed current County/EDOK homeless grant funding to confirm eligible use related to Navigation Center and/or Pallet Community

November 15

- ◇ Requested County Facilities to engage with a real estate broker to begin to assess potential sites for a project

November 19

- ◇ Submitted steps and timeline to CAO to meet the BOS expectation of returning in February 2022 (moved to May)

November 22

- ◇ Reviewed examples of professionally operated Navigation Centers.
- ◇ Consider the capacity and sustainability of a project for a purchase or lease, and all other necessary resources

November 23-24

- ◇ HHSA staff drafted a Request for Qualifications (RFQ) that was utilized to solicit interest from experienced Navigation Center Operators

November 29 – December 3

- ◇ Staff finalized first draft of RFQ. RFQ to launch 4 to 5 weeks from Draft approval: January 3 – January 10.

Dec 3, Jan 6, Feb 4, April 1 - EDOK Meetings

- ◇ Discussion of BOS direction
- ◇ Reviewed EDOK and County Grant Funding
- ◇ Timeline and Task updates
- ◇ Feedback and Input

January - March

- ◇ Meetings with County Facilities and the County's Realtor to identify sites, conduct scan of Western Slope, and refinement of available and potential sites
- ◇ Conduct site visits. Based on site options:
 - ◇ Refinement of program services
 - ◇ Refinement of operating budget
- ◇ Identified necessary and best suited products for sites
- ◇ Review both Assembly and Senate Bills to explore legal options and paths for establishing project options
 - ◇ Counsel review and concurrence with identified bills
- ◇ Held meetings with County Departments to ensure coordination and "all hands on deck" approach
 - ◇ Facilities, Central Procurements, Planning and Building, IT, Sheriff's Office, and County Counsel
- ◇ Draft staff report and develop presentation – submit by April 1st

‘Shelter Crisis Declaration’ AB 2553

- ◆ In 2019, the State required that communities with a Point in Time Count of over 1000 individuals would need to declare a local “Shelter Crisis Declaration” to accept grants; El Dorado County counted 613 individuals experiencing homelessness that year
- ◆ In 2020, Assembly Bill (AB) 2553 signed into law; targets the specific need for local shelter beds, creating a legal option for quickly scaling bed capacity
- ◆ "authorizes a governing body of a political subdivision... to declare a shelter crisis if the governing body makes a specified finding" related to there not being enough shelter beds locally when compared to the number of unsheltered residents
- ◆ Martin v. Boise implications

Example Findings:

- ◆ County of Sacramento (declared in February 2022): identified 1785 year-round shelter beds available; estimated 3899 unsheltered homeless residents
- ◆ City of Chico (declared in 2021): identified 180 year-round shelter beds within the City; estimated 571 unsheltered homeless residents in the City
- ◆ County of Santa Barbara (declared in 2018): identified 531 shelter beds available; estimated 739 unsheltered homeless residents
- ◆ El Dorado County: As of March 2022, there are 520 active homeless persons being tracked/served on the “By-Name List” as captured through HMIS
 - ◆ 307 persons (59%) facing unsheltered homelessness (i.e. sleeping in a tent, in a park, in a vehicle, in an abandoned building; in a place not meant for human habitation)
- ◆ El Dorado County does not have year-round, low-barrier shelter beds available to the general homeless population, as verified in Homeless Management Information System data (HMIS)

Legal Impacts and Flexibilities

- ◆ Primary purpose of AB 2553 is to facilitate public agencies to quickly develop emergency beds
- ◆ Allows for use of Publicly owned or leased land/facilities for scaling Shelter beds where unsheltered persons may reside
- ◆ Provisions of state and local regulatory statutes, regulations, or ordinances establishing standards for housing, health, planning and zoning, or safety are suspended:
 - ◆ Requirements that homeless shelters be consistent with the general plan and local land use plans are suspended only during a shelter crisis declaration
 - ◆ Exempt from California Environmental Quality Act (Section 21000 et seq. of the Public Resources Code
 - ◆ Exempt from procurement requirements; allows for entering into and procuring contracts needed to respond to the crisis in a streamlined fashion

Legal Impacts and Flexibilities (Continued)

- ◆ At minimum, projects must meet 2019 CA Residential Code Appendix X, CA Building Code Appendix O, and any other standards adopted by the CA Dept of Housing and Community Dev. relating to emergency housing
- ◆ If the BOS declares a shelter crisis today, these building codes would be brought as a BOS item in May for adoption
- ◆ The declaration provides the County immunity from ordinary negligence claims directly related to the provision of emergency housing in public facilities/land
- ◆ Unless the project is scaled on a parcel that is zoned as appropriate per the General Plan, the project could only operate during the declaration (for example: 1-3 years)
- ◆ The declaration would continue until terminated by the Board

Requirements of AB 2553

- ◆ Identify that there are an insufficient number of year-round, low barrier shelter beds to accommodate local homeless residents
- ◆ Identify publicly owned or leased land/facilities that can be utilized during the 'shelter crisis declaration' to add shelter bed capacity
- ◆ County staff would track and report to the State Senate Committee on Housing and Community Development annual data on the estimated homeless population and bed capacity from the Homeless Management Information System (HMIS) per Govt Code Section 8698.4(a)(6)
- ◆ Would allow the County to sole-source an agreement with an experienced Project Management Firm to procure all necessary products and resources, and manage the project development

Recommendation: 'Fire Danger'

- ◆ Emphasis to staff of the importance of scaling a project as rapidly as possible in order to reduce fire danger concerns from encampments; Prior to Fall 2022
- ◆ Would allow the County to launch a temporary Navigation Center program that can be dedicated to encampments in an estimated 12 to 14 week timeframe (i.e. If a sole-source agreement can be executed by June 1st with Project Management Firm, a project could be operating by September 2022)
 - ◆ Finding: As of March 2022, there were 520 active homeless persons being tracked/served on the 'By-Name List' as captured in HMIS, with 307 persons (59%) facing unsheltered homelessness. El Dorado County does not have any year-round, low-barrier shelter beds available for this number of persons

Recommendation: 'Fire Danger'

- ◆ The temporary project could operate only during the shelter crisis declaration if it is launched in an area not zoned for 'Emergency Shelter'
- ◆ Without this declaration, HHSA estimates that it would take approximately 12 to 18 months to develop and launch a similar project
- ◆ Would require RFP for all remaining components, contract development, counsel review, subsequent BOS items, location of appropriately zoned parcels, parcel/site prep, building official reviews, execute purchases, freight/delivery, and installation

West Slope Property Scan and Site Visit Process

- ◆ Worked with County Facilities and Turton Commercial Real Estate to scan available properties for lease or for sale on the western slope
- ◆ Turton scanned other properties not for sale or lease but that could accommodate the number of persons we were seeking; contacts attempted
- ◆ HHSA worked with County Facilities to identify County owned or leased properties that may be considered under a Shelter Crisis Declaration per AB 2553
- ◆ HHSA communicated with partners (i.e. Marshall Medical and Green Valley Church) to inquire if they have underutilized space

Options for Consideration

- ◆ Temporary Site Options:
 - ◆ Perks Ct property
 - ◆ 300 Forni Rd
 - ◆ 3057 Briw Rd (underutilized parking lot)
 - ◆ 1970 and 1940 Broadway

- ◆ Longer-term Navigation Center Site Options:
 - ◆ 1970 and 1940 Broadway
 - ◆ 471 Pierroz Road

Perks Ct – Short Term Option



Perks Court
Perks Ct, Placerville, C...
38.71°N, 120.84°W

Perks Court

51,260 sq ft

21,430 sq ft

10,043 sq ft

El Dorado Fwy

El Dorado Fwy

El Dorado Fwy

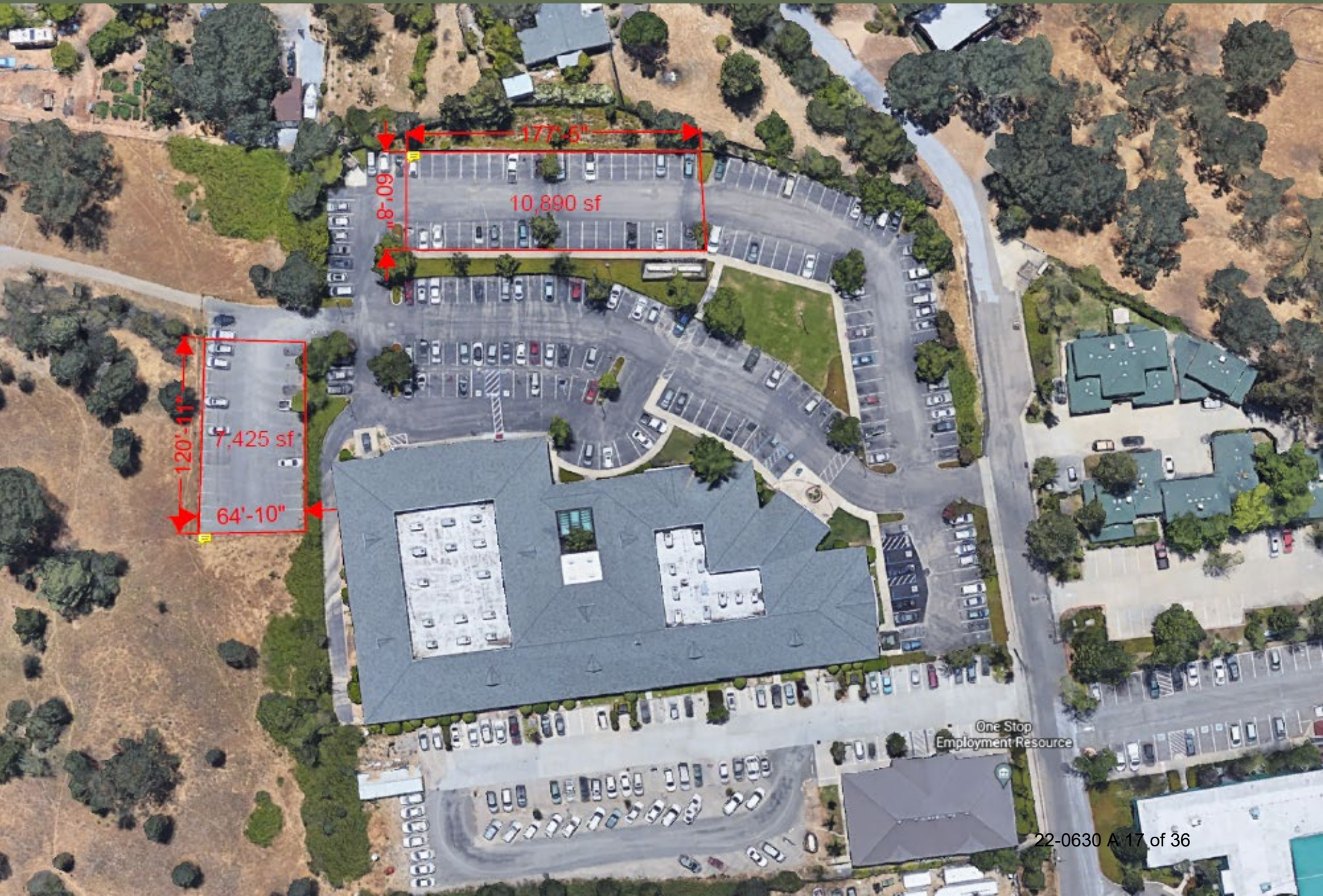
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Forni Rd – Short Term Option



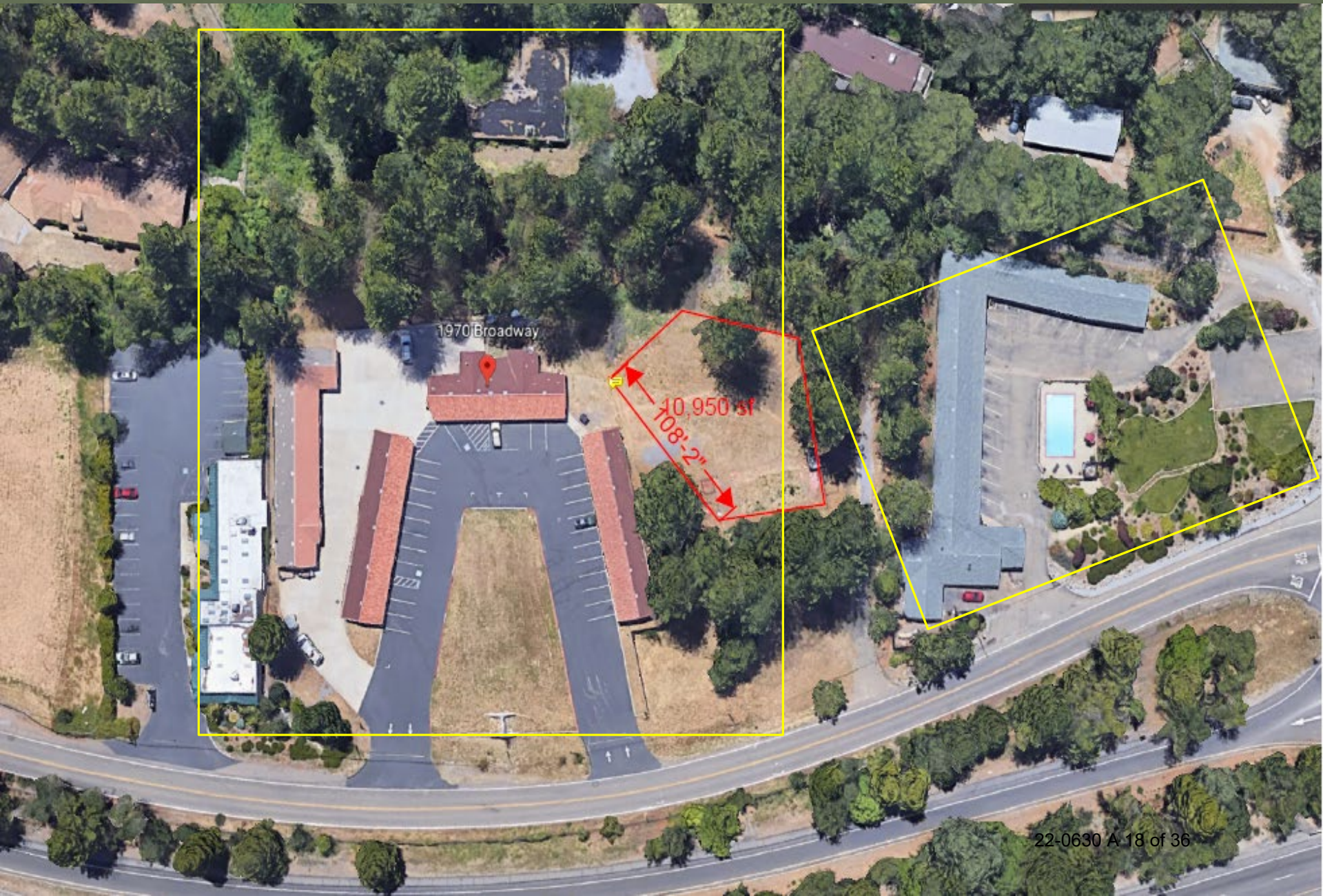
300 Forni Rd
300 Forni Rd, Placerville, CA 95367
38.72°N, 120.82°W

Briw Rd – Short Term Option



One Stop
Employment Resource

1970 and 1940 Broadway –Short/Long Hybrid



471 Pierroz Rd – Longer Term Option



Overview of Staff Recommendations

Shorter Term:

Perks Ct :	More Viable
3057 Briw Rd:	More Viable
1970/1940 Broadway	More Viable
300 Forni Rd:	Less Viable

Longer Term:

471 Pierroz Rd	More Viable
1940/1970 Broadway	More Viable

Context for More Viable: Shorter Term

1970 and 1940 Broadway

- ◆ Fastest site to operate/'Fire Danger'
- ◆ Once a lease is negotiated, the rooms could be occupied in a matter of weeks
- ◆ Temporary structure could be added on dirt area of 1970 property to add additional congregate capacity
- ◆ Could be negotiated for a lease to buy option (Short & Long-Term combination)
- ◆ Could support as 'exit strategy' for Project Roomkey

Perks Ct

- ◆ Property is owned by the 'Road Fund'
- ◆ Could be purchased or leased in order to use
- ◆ Directly across the Street from new Community Health Center
- ◆ Proximity to transit, supermarkets, and a walk up the bike-path to HHSA

Briw Rd Parking Lot:

- ◆ Located where HHSA services are provided; proximity to transit
- ◆ Security cameras are in existence
- ◆ Owners willing to discuss

Context for Less Viable: Shorter Term

300 Forni Rd:

- ◆ Project next to jail location likely to be a barrier; individuals likely won't come; could raise legal challenges
- ◆ A scan of experienced Navigation Center operators suggests a lack of willingness to operate; need professional provider to reduce liability while improving success rates of program

Context for Longer Term: More Viable

1970 and 1940 Broadway – More Viable

- ◆ Fastest site to operate for shorter term ('fire danger') and could operate as a long-term lease
- ◆ Use \$2.25 million in CDBG-CV funds to consider a purchase; should be anticipated that purchase price will require additional State grants

471 Pierroz Rd – More Viable

- ◆ County/City could utilize the \$2.25 million in CDBG to purchase; listed for less than \$2.25 million
- ◆ Would require tenant improvements (i.e. ADA restroom facilities and creating proper space for service provision, congregate sleeping areas, etc)
- ◆ Additional State grant funds would be pursued to cover tenant improvements

Assuming a 'Declaration'

- ◆ HHSA would recommend establishing a single agreement with G&G Builders, who would subcontract with RPM Firm.
- ◆ Provide 'Nuts to Soup' Project Management and general contracting work for the development of legal Navigation Centers
- ◆ They contract with Counties/Cities across California to scale compliant program sites, having developed over 20 Navigation Centers over the past 5 years including:
 - ◆ Salinas Navigation Center
 - ◆ Samuel Jones Emergency Shelter in Santa Rosa
 - ◆ M Street Nav Center in Kern County
 - ◆ X St Nav Center in Sacramento
- ◆ Tasks provided by contractors:
 - ◆ Administration, survey, engineering, design, procurement, pre-construction work, materials, labor, workmanship, construction and erection, commissioning, equipment, shipping, permits, insurance, fees, spare parts, disposal, testing, warranties, and guarantees

Product Overview for Shorter Term Project

- ◆ Sprung Structure - congregate
- ◆ IMS Restrooms Facilities
- ◆ ModPod (tiny homes) = Office Space



**A Faster
Way to Build**

Engineered, relocatable
structures designed for immediate
homeless navigation centers.

Homeless Navigation Centers



Designed as a complement to the “Housing First” model, a Sprung Navigation Center becomes the vital bridge between life on the streets and an affordable housing unit.

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A Faster Way to Build





ABOUT SPRUNG STRUCTURES

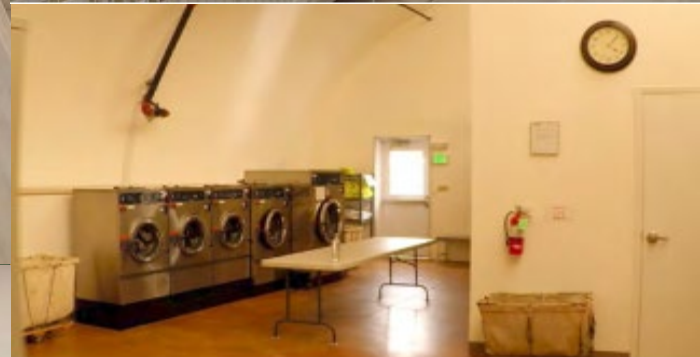
For more than 130 years, Sprung Structures has designed world-class fabric membrane building solutions that consistently outperform other building alternatives. Considered the world's fastest building, Sprung allows for rapid construction. A non-insulated structure can be built at a rate of up to 2,000 sq. ft per day, while an insulated structure can be built as quickly as 1,000 sq. ft per day. Strategically designed to resist high-wind speeds and heavy snowfall, Sprung Structures come in one shape and are universally code-compliant - making them a viable option for any project, anywhere.



Kern County

Kern County, California
Navigation Shelters





RENO CARES CAMPUS PROJECT



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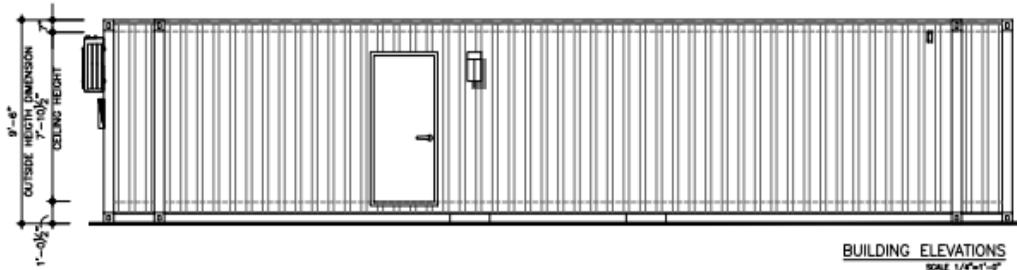
David Renard & Steve Sisolak,
Governor of Nevada

DURABLE AND SAFE MODULAR

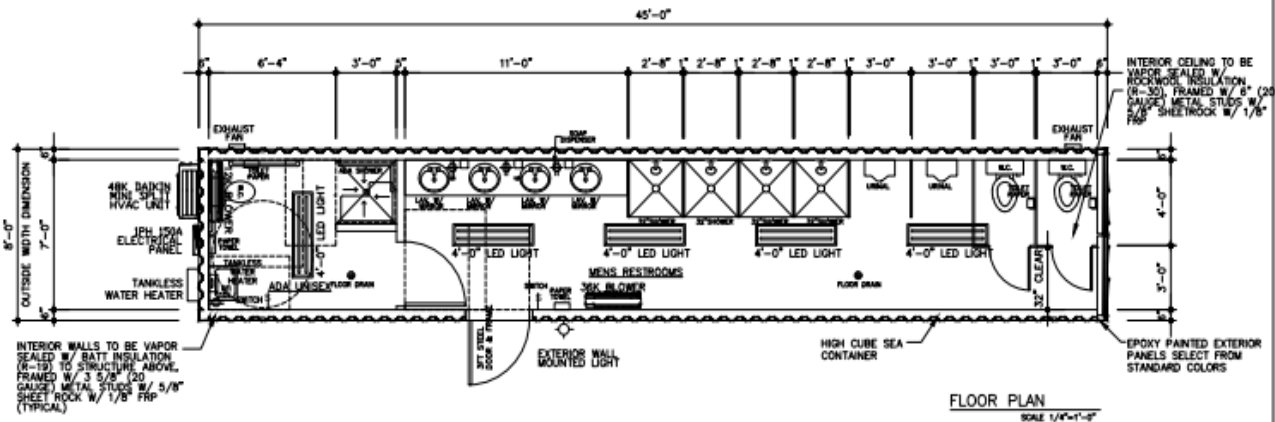
Meeting people's most basic needs, our ModPod™ solutions are designed to maximize the usability and living area in small spaces. Our unique and durable ModPods are designed for maximum comfort with specific consideration to providing a secure personal space.



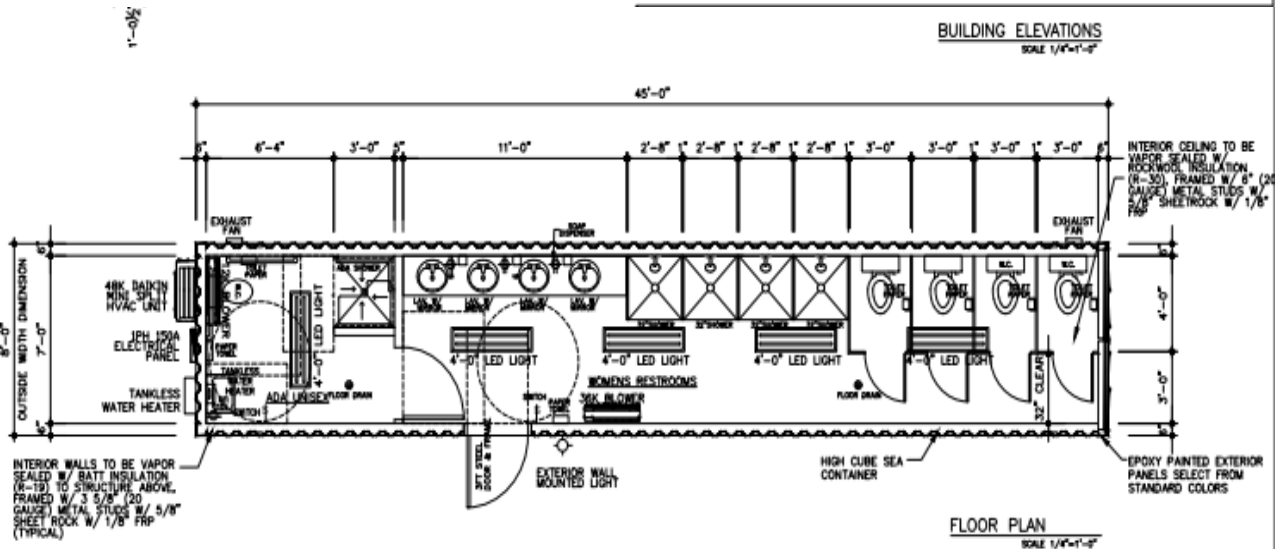
IMS Container Restroom and Shower Solutions



BUILDING ELEVATIONS
SCALE 1/4"=1'-0"



FLOOR PLAN
SCALE 1/4"=1'-0"



FLOOR PLAN
SCALE 1/4"=1'-0"



Funding Available

Permanent Long Term Funding:

- ◆ CDBG-CV (County/City)- \$2,251,157 million
- ◆ Nav Center (CoC) - \$950,000
- ◆ *Strategic Planning (County) - \$125,492*
- ◆ *Strategic Planning (CoC) - \$93,855*
- ◆ **HHAP-3 (CoC) - \$917,417*
- ◆ **HHAP-3 (County) - \$856,307*

TOTAL: \$5,193,071

County: \$3,232,956 (62%)

CoC: \$1,960,115 (38%)

Temporary Short Term Funding:

- ◆ ESG-CV (CoC) - \$1,296,885
- ◆ *Strategic Planning (County) - \$125,492*
- ◆ *Strategic Planning (CoC) - \$93,855*
- ◆ **HHAP-3 (CoC) - \$917,417*
- ◆ **HHAP-3 (County) - \$856,307*

TOTAL: \$3,289,956

County: \$981,799 (30%)

CoC: \$2,308,157 (70%)

Cost Overview: Shorter Term Program at Briw Rd, Perks Ct, Forni Rd, 1970 Broadway

◆ Sprung Structure (60 Bed with Dining Space):	\$238,611
◆ Flooring:	\$40,000
◆ IMS Restroom (Mens and Womens):	\$260,569
◆ ModPod (Offices):	\$90,000
◆ Dog Kennels (10x):	\$20,000
◆ Cameras and Internet	\$75,000
Product Total:	\$724,180

Estimated Install: **\$1.3 - 1.4million**
(i.e. Administration, survey, engineering, design, procurement, pre-construction work, materials, labor, workmanship, construction and erection, commissioning, equipment, shipping, permits, insurance, fees, spare parts, disposal, testing, warranties, and guarantees)

Estimated Total: **\$2.1 - 2.2million**

Cost Overview: Navigation Services

11 Total Staff: Shelter Director, Intake/HMIS Coordinator, Outreach Lead, (3) Case Managers, (2) Lead Support Staff, (3) Support Staff, Maintenance staff.

Also Included:

Staff training & development; HMIS Software License Fees; Program Supplies; Food and Beverage (3 meals/day); Laundry Supplies (3 industrial washers & dryers); Mileage/Travel; Facilities/Janitorial; Office Supplies; Client Assistance & Transportation costs; Mattresses/Frames; Chairs/Benches/Office furniture; Utilities for Shelter; Insurance Policy

Total Estimated Cost: \$1,076,139 / Year

Final Recommendations

- ◆ Recommendation 1: HHSA Recommends the Board declare a 'Shelter Crisis' in order to legally and most quickly address 'fire danger' concerns
 - ◆ Declaring the Shelter Crisis will allow for a project before Fall 2022
 - ◆ Not declaring will require a lengthier process; estimated 12 – 18 month timeline
 - ◆ If a Shelter Crisis is declared, subsequent BOS items would come in May from Planning and Building/HHSA to adopt any required Building Codes associated with AB 2553

- ◆ Recommendation 2: HHSA recommends the BOS direct staff to pursue the two (2) longer term sites of 1970/1940 Broadway and 471 Pierroz and to move forward for negotiation of lease and/or purchase; closed session item scheduled as follow up

- ◆ Recommendation 3: HHSA recommends the BOS direct staff to pursue at least two (2) shorter term sites (1970/1940 Broadway; Perks Ct; Briw Rd) and to move forward for negotiation of any associated lease and/or purchase; closed session item scheduled as follow up