

CITY OF YUBA CITY
STAFF REPORT

Date: November 3, 2009
To: Honorable Mayor & Members of the City Council
From: Administration
Presentation By: Steven R. Jepsen, City Manager

Summary

Subject: Assist in establishing a Pilot Program for Cold Weather Family Shelter utilizing old Fire Station 4—for one season.

Recommendation: Authorize the use of the Old Fire Station 4 for Cold Weather Family Shelter from November 15, 2009 through April 15, 2010, to be administered by the Yuba-Sutter Christian Ministerial Association, and subject to conducting a public outreach meeting to address the concerns of the area residents, businesses and schools.

Approve an emergency resolution allowing for the temporary operation of a Cold Weather Family Shelter at old Fire Station 4 from November 15, 2009 to April 15, 2010, not to exceed an occupancy level of 24 individuals.

Fiscal Impact: Minimal cost would be necessary to prepare the building for overnight occupancy. The cost of building improvements, estimated at approximately \$5,000 for heating, signing and fire prevention enhancements, would be from Development Impact Fees for Community Facilities. The general liability insurance and utilities for the operation of the Center, estimated at \$5,000. Funding is available through City's contingency allocations.

Background: Extended opportunities for the winter shelter of homeless families has been a long-standing identified need in the Yuba-Sutter area. Existing programs sponsored by the Salvation Army, at their facilities in Marysville and through the Richland Housing program, do not meet the demand for cold weather shelter in the area. The need for additional capacity has grown due to circumstances created by the ongoing economic downturn.

At the recent Homeless Summit, hosted by the Yuba County Government Center on October 14, additional cold weather shelters were identified as a critical need in the Yuba-Sutter area. A representative of a coalition of churches in Davis, California presented an alternative approved in Davis for a rotational shelter program hosted by several churches in that community. A smaller group of ecumenical leaders met following this conference at St. Andrew's Presbyterian Church to discuss the potential of implementing a similar rotational cold weather shelter program in the Yuba-Sutter area.

Concerns were addressed and issues identified for further consideration of a rotational shelter including: leadership, coordination, zoning, occupancy, and screening of participants; storage of personal items; security; families/individuals; feeding; transportation; liability and insurance.

A second follow up meeting was held on October 22 to identify and discuss additional issues. Although Yuba City was in the process of soliciting RFPs for the potential re-use of Old Fire Station 4 as a youth recreational facility, this site was suggested as a possible alternative Cold Weather Family Shelter as a start up demonstration alternative. The availability of this site for one season could allow the church groups the time to work out the coordination and logistics of a rotating shelter for next season.

Analysis:

The demand for Cold Weather Shelter for the homeless currently exceeds the supply of available units/beds. Consideration for a rotating Shelter Program by the Churches could help address some of the existing need.

Currently, the Salvation Army provides funding, through grants, for opening 24 units of migrant worker housing in the Richland Housing project area. In addition, several beds are provided by the Salvation Army through its operations in Marysville for both singles and family homeless.

The proposal by the Yuba-Sutter Christian Ministerial Association, would utilize the Old Fire Station 4 site for one season from November 15, 2009 through April 15, 2010. Responsibility for the program would set the basis for next year's rotational program through the rotating weekly church locations. The program would serve Families and be limited to 24 participants.

One caveat noted for this program was the compatibility of the surrounding uses, which include: residents, Andros Karperos Elementary School, the Moose Lodge and some businesses. A public meeting is needed to identify and discuss issues and to provide for any use restrictions or other limitations, as necessary, to minimize or eliminate program impacts.

Additional recommended restrictions include maintaining the family orientation of the participants and not allowing for any daytime use of the Old Fire Station 4 site. Additionally, the Police Department requires securing background checks on participants to screen out individuals with histories of violence or sexual abuse. The Fire Department has reviewed the building occupancy and fire prevention needs. These requirements have been included in the facility renovation cost estimates.

Organizational responsibilities would be assigned as follows:

The Yuba-Sutter Christian Ministerial Association would be responsible for the overall coordination and administration of the Family Homeless Shelter program.

Yuba City would provide for the use of Old Fire Station 4 from November 15, 2009 through April 15, 2010, and provide for the facility improvements

necessary to accommodate occupancy for up to 24 individuals in the conditioned space of the building. In addition, the City would provide for Program Liability Insurance and Utility cost.

The Hands of Hope non-profit Agency has graciously volunteered to provide for the Umbrella authority for this year's Cold Weather Family Shelter Program. Hands of Hope would provide for the off site screening of participants and issue vouchers for overnight stays. They will provide for a check in and staging area at the existing Hands of Hope site on Spiva Avenue in Yuba City, in addition to providing space and security for storage of personal items of the participants.

The Participant Churches would be responsible for one or more weeks each of the program, which includes transportation of participants to and from the Hands of Hope to the Old Fire Station 4 site in the evening and morning respectively. They also will provide a hot meal in the evening and a bag meal for participants to take with them the following morning.

Alternatives:

Provide additional funding for the existing Salvation Army Homeless Shelter Program at Richland Housing. This program currently serves 24 units but has capacity for up to 74 units which are limited by funding availability. The cost of adding each additional unit is \$670 per unit per month. Although shelter access is available all day and night at the Richland site, no feeding is provided but could be brought in by, perhaps, the church groups.

Wait until later this season, or next season, to ferret out the operational details for a church rotational shelter program.

Do nothing additional beyond our normal CDBG allocations for homeless programs in the Yuba-Sutter area.

Funding:

Minimal cost would be necessary to prepare the building for overnight occupancy. The cost of building improvements, estimated at approximately \$5,000 for heating, signing and fire prevention enhancements, would be from Development Impact Fees for Community Facilities. The general liability insurance and utilities for the operation of the Center, estimated at \$5,000. Funding is available through City's contingency allocations.

Recommendation:

Authorize the use of the Old Fire Station 4 for Cold Weather Family Shelter from November 15, 2009 through April 15, 2010, to be administered by the Yuba-Sutter Christian Ministerial Association, and subject to conducting a public outreach meeting to address the concerns of the area residents, businesses and schools.

Approve an emergency resolution allowing for the temporary operation of a cold weather family shelter at old fire station 4 from November 15, 2009 to April 15, 2010 not to exceed an occupancy level of 24 individuals.

Submitted By:



Steven R. Jepsen
City Manager

Reviewed By:

Finance

City Attorney

RESOLUTION NO. 09-_____
RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA
CITY APPROVING THE TEMPORARY USE OF FIRE STATION No. 4 AS A
COLD WEATHER FAMILY HOMELESS SHELTER

WHEREAS, on October 14, 2009 at the Sutter-Yuba Homeless Summit, the need for additional cold weather shelters for the homeless was identified as a critical need in the Sutter-Yuba area;

WHEREAS, the Yuba-Sutter Christian Ministerial Association is seeking to provide opportunities for cold weather shelter to the homeless through the future use of a rotational shelter program hosted by multiple local area churches;

WHEREAS, in order to allow local participating churches sufficient time to coordinate critical issues associated with such a Pilot Program for Cold Weather Family Shelter such as leadership, zoning, occupancy, facilities and space planning, security, and liability and insurance, and still provide the necessary services for the upcoming cold weather season, an alternative site is needed;

WHEREAS, the City of Yuba City wishes to assist the Yuba-Sutter Christian Ministerial Association with the provision of cold weather family shelter to the homeless through the temporary use of Old Fire Station No. 4 located at 211 South Walton Road;

WHEREAS, the use of the subject facility as a temporary cold weather family shelter for the homeless is considered a consistent use with the provisions of the City's Zoning Regulations;

WHEREAS, the use of the subject facility as a temporary cold weather family shelter is exempt from the provisions of the California Environmental Quality Act (CEQA) and no environmental review regarding the proposed use is necessary;

WHEREAS, the subject facility is currently vacant and offers sufficient opportunities to provide shelter for a maximum occupancy of 24 individuals on a temporary overnight stay basis;

WHEREAS, the Yuba-Sutter Christian Ministerial Association will be responsible for overseeing leadership duties such as: off-site pre-screening, transportation to and from the facility, occupancy by families only, and hours of operation from 7:00 p.m. to 7:00 a.m.;

WHEREAS, the temporary use of Old Fire Station No. 4 as a Cold Weather Family Shelter shall only be allowed for one start-up season beginning on November 15, 2009 concluding on April 15, 2010; and,

WHEREAS, the City Council finds as follows:

A. There is a need in the City for additional cold weather family shelter facilities for the homeless;

B. The Yuba-Sutter Christian Ministerial Association seeks to develop a

rotational shelter program comprised of local area churches in the near future but is unable to provide facility space prior to the upcoming cold weather season and is in need of facility space;

C. The purpose for the temporary use of Old Fire Station No. 4 as a Cold Weather Family Shelter facility for homeless families is to provide additional facilities to help reduce the demand for such facilities;

D. The use of the subject facility as a temporary cold weather family shelter for the homeless is considered a consistent use with the provisions of the City's Zoning Regulations;

E. The Yuba-Sutter Christian Ministerial Association will be responsible for oversight of the Pilot Program for Cold Weather Family Shelter at Old Fire Station No. 4 on one season from November 15, 2009 to April 15, 2010;

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF YUBA CITY THAT:

A. Old Fire Station No. 4 shall be used as a temporary cold weather family shelter for one season from November 15, 2009 to April 15, 2010 with oversight from the Yuba-Sutter Christian Ministerial Association and subject to the terms and conditions identified herein.

The foregoing resolution was duly and regularly introduced, passed, and adopted by the City Council of the City of Yuba City at a regular meeting thereof held on the ____ day of _____, 2009.

AYES:

NOES:

ABSENT:

Mayor

ATTEST:

City Clerk

Approved as to form:

City Attorney