

CITY OF YUBA CITY
STAFF REPORT

Date: April 19, 2022
To: Honorable Mayor & Members of the City Council
From: Administration Department
Presentation By: Diana Langley, City Manager

Summary

Subject: 60-Day Trial Program to Provide an Overnight Vehicle Parking Area for Homeless Individuals and Families at County-Owned Property Located at 850 Gray Avenue in Yuba City

Recommendation: Adopt a Resolution approving the establishment of a 60-day trial program to provide an overnight vehicle parking area for homeless individuals and families at County-owned property located at 850 Gray Avenue in Yuba City.

Fiscal Impact: \$11,600 - Account No. 951281 (Permanent Local Housing Allocation Funding)
The City's share of the 60-day trial program is anticipated to be \$11,600. If the program continues, additional funds will need to be programmed in the FY 22/23 budget for ongoing operational costs.

Purpose:

To evaluate the extent and need for an overnight vehicle parking area for homeless individuals and families, and provide one specific area for people to park.

Council's Strategic Goal:

This addresses Council's Strategic Goals of Business Friendly, Public Safety, and Quality of Life. Providing one secure location for overnight vehicle parking will reduce the number of "vehicle campers" in the parking lots of businesses and City streets.

Background:

The impacts of homelessness can be seen throughout Yuba City, Sutter County, and the state. Over the past few years, many organizations have collaborated together in the Yuba-Sutter area to provide resources to the homeless. Sutter County programs that have been implemented include construction of a homeless tent camping site on Second Street, the creation of the Better Way shelter, the Harmony Village HomeKey project which converted a hotel to housing, and collaboration with agencies such as the Regional Housing Authority, Habitat for Humanity, and the City to develop affordable housing such as the New Haven apartment complex.

One area that still needs to be addressed is "vehicle campers", which are individuals that use their

vehicles as living quarters and park on public streets and business parking lots. There is not a designated location where these vehicle campers can stay overnight, and these vehicles can be a nuisance for businesses and residents.

Analysis:

City staff have been working with County staff to evaluate several potential sites for vehicle campers, taking into consideration factors such as access, safety, proximity to residential neighborhoods, and set-up costs. To both evaluate the extent and need for a safe overnight parking area, Sutter County and City staff recommend a 60-day trial period for a safe overnight parking area located on County-owned property at 850 Gray Avenue, more commonly known as the former K-Mart site.

The parking area would be located in an overhead-lighted area on the west side of the former K-mart building where approximately 17 parking spots currently exist. The parking area would operate from approximately 7:00 pm to 7:00 am each day, and a security guard would be present while vehicles are parked in the designated area. Vehicles must leave the property each morning and must have valid registration with the Department of Motor Vehicles. ADA restrooms and a handwashing station will be provided and located within the gated and locked outdoor area of the former K-mart property. A security camera, surveillance sign, flashlights and fire extinguishers will be supplied. Rules, similar to those at the overnight camping area on Second Street, will be posted.

The Yuba City Police Department and Sutter County Sheriff's Office will maximize parking enforcement within the community and direct vehicle campers to the trial area. Once the extent and need for overnight vehicle parking is determined, staff will bring recommendations for longer-term options to Council for consideration.

The Sutter County Board of Supervisors considered and approved the establishment of a 60-day trial program at their April 12, 2022, meeting. Should the trial program show the need for a more permanent site for an overnight vehicle parking area, staff will work with County staff to develop an agreement that outlines the responsibilities of each party as well as the location. Any such agreement will be presented to City Council for consideration.

Fiscal Impact:

The anticipated cost for the 60-day trial program is \$23,200 which includes \$18,600 for security guard services, and \$4,600 for fencing, ADA restrooms, and a handwashing station. The operational costs are proposed to be split equally between the City and County. The City's share of \$11,600 will be charged to Account No. 951281 (Permanent Local Housing Allocation Funding). In addition, it is anticipated that some funding will be required to assist with disabled vehicles.

Alternatives:

Do not approve the establishment of the trial program and direct staff to work with Sutter County to develop alternative solutions.

Recommendation:

Adopt a Resolution approving the establishment of a 60-day trial program to provide an overnight vehicle parking area for homeless individuals and families at County-owned property located at 850 Gray Avenue in Yuba City.

Attachments:

1. Attachment 1 - Reso - 60 Day Overnight Vehicle Parking Area
2. Attachment 2 - K-Mart Site

Prepared By:

Diana Langley
City Manager

Submitted By:

Diana Langley
City Manager

ATTACHMENT 1

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY
APPROVING THE ESTABLISHMENT OF A 60-DAY TRIAL PROGRAM TO PROVIDE AN
OVERNIGHT VEHICLE PARKING AREA FOR HOMELESS INDIVIDUALS AND FAMILIES AT
COUNTY-OWNED PROPERTY LOCATED AT 850 GRAY AVENUE IN YUBA CITY**

WHEREAS, the impacts of homelessness can be seen throughout Yuba City, Sutter County, and the state; and,

WHEREAS, over the past few years many organizations have collaborated together to provide resources to the homeless; and

WHEREAS, there are facilities for overnight tent camping in Yuba City but there is not one designated place for vehicle campers, which are individuals that use their vehicles as living quarters and park on public streets and business parking lots; and

WHEREAS, there is a need to provide a designated place for vehicle campers in order to allow maximum parking enforcement; and

WHEREAS, Sutter County has a property located at 850 Gray Avenue in Yuba City in which they are willing to allow a trial 60-day period for an overnight vehicle camping area.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Yuba City does hereby approve the establishment of a 60-day trial program to provide an overnight vehicle parking area for homeless individuals and families at County-owned property located at 850 Gray Avenue.

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 19th day of April, 2022.

AYES:

NOES:

ABSENT:

Dave Shaw, Mayor

ATTEST:

Ciara Wakefield, Deputy City Clerk

APPROVED AS TO FORM
COUNSEL FOR YUBA CITY

Shannon L. Chaffin, City Attorney
Aleshire & Wynder, LLP

ATTACHMENT 2

850 Gray Avenue

