

Agenda Item 3.A

RECOMMENDATION

**Staff recommends that the Tracy Homelessness Advisory Committee receive an informational report regarding the implementation of the City Council Strategic Plan to End and Prevent Homelessness and the most recent Emergency Interim Shelter activities.**

EXECUTIVE SUMMARY

This report provides an update on the City of Tracy's efforts to address the impacts of homelessness and quality of life issues in the community, including an update on the City's emergency interim shelter activities.

BACKGROUND

Recognizing the importance of responding to quality-of-life issues including the human services needs of the City's unsheltered population, the City has devoted significant resources toward addressing the impacts of homelessness within the community. Staff continues to coordinate efforts between various departments to conduct bi-weekly clean-ups of public spaces, foster partnerships with non-profit organizations to share information on services and programs with the unsheltered, secure grants to support homeless services, and continue with the construction activities of a temporary emergency housing shelter facility. City staff has worked vigorously to balance the circumstances of the unsheltered, as well as the needs of the community.

Tracy Homelessness Strategic Plan and Initiatives Updates

Pursuant to Council's reaffirmation of the emergency shelter crisis in August of 2022, the City Manager authorized staff to move forward on interim emergency shelter solutions, contracts for services, and selection of providers to run the interim site.

**Goal 1: Increase Housing Options in the City of Tracy**

**Expansion of Interim Shelter Site**

The expansion of the Interim Shelter site occurred on December 29, 2022, with the arrival of eight custom containers, which will add 38 beds to the site. This includes one container for those with American Disability Act (ADA) requirements.

### **Construction Update**

- Engineering Division has finalized the identified priorities for construction bid advertisement.
  - Construction Bid Advertisement Package:
    - Advertised for Bid:
- Equipment & Installation of permanent power to the North side (future improvement area).
  - Anticipated Bid Opening: May 17, 2023.
    - Bid advertisement scheduled is as follows:
- Equipment & Installation of permanent power to the South (to the 5 current active modulars and 8 containers).
  - Anticipated Bid Advertisement: April 28 and May 5, 2023.
  - Anticipated Bid Opening: May 25, 2023.
- Construction of sewer lift station:
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  - Anticipated Bid Opening: May 25, 2023.

### Custom Containers

- Fire Sprinkler System Coordination continues to move forward between South San Joaquin County Fire Authority, Fire/Sprinkler Contractor, and the City for the items of work the City is responsible. Custom Containers 915 (CC915) original Texas based fire sprinkler designer has been non-responsive to inquiries from SSJFA since September 2022.
- CC915's Local fire sprinkler designer has submitted the sprinkler system design for Fire permit review.
- The coordination efforts are necessary to address the required corrections, pressure testing, and fire inspection that must be addressed prior to spray foam and wall board re-installation. The City has identified the final scope of work to install and test the exterior connections.
- Additionally, CC915 sub-contractor submitted an updated project schedule to complete punch list correction reflecting completion by end of April 2023. Based on the above mentioned and recently identified conditions during inspections and lack of job-on the site presence, this date does not appear attainable.
- CC915 Construction Progress
  - As of April 26, 2023, CC915 continues not to be on-site; therefore, no construction progress has been completed. This continuous lapse of their presence on-site, continues to affect their ability to complete the project.
- Electrical Update
  - A cost proposal for the required electrical connection work has been received based on completed infrastructure plans.
  - Final infrastructure plans have been provided to general contractor and the final cost estimate is expected by April 28, 2023.

- Inspections
  - As of April 26, 2023, CC915 has not been on-site.
  - On April 19, 2023, Inspections requested OPS & Utilities Director's presence at TEHF at Arbor Road site to assess efforts at sealing a/c unit openings. It was found that more than acceptable amounts of putty and 'blue' tape were used as an attempt to seal the excess areas around the a/c units. This effort was not / is not deemed sufficient to satisfy the City's requirement for weatherproofing the units.

#### Site Completion, including Sprung Structure

- Final site design improvements for Phase III and Phase IV are under discussion and anticipated to be completed in Summer 2023. Pending available funding, these will be combined with the completed Phase II improvement plans to be advertised for bids in Summer 2023.

#### Generator Update

- No outstanding items for this section.

**Budget Update**

The Homeless Services Division approved FY2022/23 operating budget totaled \$1.7 million, which is funded from the general fund and the American Rescue Plan Act (ARPA) funds the City received.

On November 1, 2022, the City Council approved an appropriation of \$2.6 million from ARPA, amending the FY2022/23 operating budget, to fund professional service agreements to provide operations services for the interim shelter. On December 6, 2022, the City Council approved an appropriation of \$470,000 from the general fund, amending the FY2022/23 operating budget, to fund improvements for the interim shelter site.

**Homeless Services Division budget as of April 30, 2023**

<b><u>Revenue Sources</u></b>	<b><u>General Fund (City)</u></b>	<b><u>ARPA (City Staff)</u></b>	<b><u>ARPA (City)</u></b>	<b><u>Health Plan of San Joaquin</u></b>
Modulars				\$192,931
Custom Containers				\$701,756
Service Providers			\$2,600,000	
Staffing		\$200,000		
Operating (Supplies, Fuel)	\$1,892,834			\$305,313
<b>Total Committed</b>	<b>\$1,892,834</b>	<b>\$200,000</b>	<b>\$2,600,000</b>	<b>\$1,200,000</b>

<b><u>Expenditures</u></b>	<b><u>General Fund (City)</u></b>	<b><u>ARPA (City Staff)</u></b>	<b><u>ARPA (City)</u></b>	<b><u>Health Plan of San Joaquin</u></b>
Modulars				\$133,789
Custom Containers				\$636,156
Service Providers			\$1,142,944	
Staffing		\$183,566		
Operating (Supplies, Fuel)	\$1,222,061			\$155,313
<b>Total Expended (as of 4/03/23)</b>	<b>\$1,222,061</b>	<b>\$183,566</b>	<b>\$1,142,944</b>	<b>\$925,258</b>

<b>Projected Budget Available</b>	<b>\$670,773</b>	<b>\$16,434</b>	<b>\$1,457,056</b>	<b>\$274,742</b>
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**Temporary Emergency Housing  
 Facility – CIP 71112**

<u>Funding Source</u>	<u>Budget</u>	<u>Expenses</u>	<u>Encumbered (Committed)</u>	<u>Balance</u>
Community Development Block Grant (s)	\$836,294	\$836,294	\$-	\$-
Homeless Housing, Assistance & Prevention	\$743,282	\$743,282	\$-	\$-
American Rescue Plan Act - SJ County (MOU B-8245)	\$3,661,113	\$3,217,343	\$443,770	\$-
Housing Asset Funds (City)	\$690,000	\$137,852	\$61,404	\$490,744
American Rescue Plan Act - City of Tracy	\$4,500,000	\$-	\$-	\$4,500,000
<b>Totals</b>	<b>\$10,430,689</b>	<b>\$4,934,771</b>	<b>\$505,174</b>	<b>\$4,990,744</b>
Federal Funding	\$3,000,000			\$3,000,000
	<b>\$13,430,689</b>			<b>\$7,990,744</b>

**Grant Update**

The Homeless Services Division has been made aware that the City of Tracy is being awarded a portion of their application amount for Homeless Housing, Assistance and Prevention (HHAP) Grant Round 3. The City application was submitted in the amount of \$1.4 million for shelter operations, service coordination, and outreach. The City applied to the San Joaquin County application process, which includes additional allocations granted by the San Joaquin Continuum of Care (CoC). The County portion allotted the City of Tracy an award of \$251,795 for shelter operations. The City was not awarded any additional allocations from the CoC.

On March 29, 2023, the State of California released a Notice of Funding Availability (NOFA) for Round 3 of the Homekey application. Staff is currently conducting its due diligence to determine the feasibility of this program and/or how this program complements the current priority to complete the construction of the Tracy Emergency Homelessness Facility (TEHF) project. The deadline to submit this application is July 28, 2023.

The City has resubmitted its proposal for \$3.6 million to the County’s additional allocation of ARPA funds for completion of Phase 2: Sprung Structure and Site Improvements for the TEHF. SJ County staff have assured City staff that the City of Tracy’s application is next in

line for review.

**Goal 2: Increase Access to Coordinated Support Services for People Experiencing Homelessness**

Coordinated efforts between City departments continue, including Operations and Utilities Department, South County Fire Authority, Tracy Police Department, and the Code Enforcement team to proactively address issues related to homelessness and providing bi-weekly park clean-ups. The City teams meet weekly with one another and with our contracted providers to address any concerns with triage, referrals, or outreach efforts.

The continued bi-weekly deployment of “Operation Helping Hands” (OHH) is ongoing and productive – this team includes the Homeless Services Division, Tracy Police Neighborhood Resource Officers, San Joaquin County Behavioral Health Services (BHS), Care-Link, Whole Person Care, Community Medical Centers, The Salvation Army, and local non-profits. This team coordinates outreach to our identified encampments and provides additional behavioral health support to the Tracy Interim shelter site on these outreach days.

**Continuum of Care (CoC) Update**

Our Homeless Services Manager is a part of several CoC subcommittees, these include Housing and Point in Time Count to name a few. The CoC is currently working on drafting a Request for Proposals (RFP) for the County to come together and hire a consultant to perform the Point In Time (PIT) count for 2024. In addition, we are working closely with our Homeless Management Information System (HMIS) lead agency to ensure efficient and effective reporting from our providers to implement effective data sharing for our constituents.

**Homeless Service Provider Updates**

Updated totals as of April 30th								
Homeless Service Provider	Clients in/referred to Shelter	Total number of contacts	Clients on Waitlist	Client refusal into shelter	Exits/negative	Exits/positive (family reunite/other housing)	Warming Center engagements	Total approx. unsheltered/encampments
City Net (shelter operator)	46	117	N/A	N/A	11	60	N/A	N/A
Tracy CCC (pre-shelter intake and referral)	109	171	29	49	N/A	52		67 unsheltered/3 encampments
Familiar Faces (Tracy PD - Outreach)	9	113	14	28	N/A	6	N/A	52 unsheltered/3 encampments
<b>Unique total</b>			43	77	11	118	0	

### **City Net Update through April 30, 2023**

City Net has processed 117 individuals into the shelter since November 14, 2022. They are providing ongoing case management support to all shelter residents. To date, 11 individuals have exited the shelter with a housing destination (positive exits).

As of April 30, 2023, the shelter has 46 individuals and 12 pets. There are an additional 29 individuals on the waiting list who have already been processed through Tracy Community Connection Center and are awaiting an open bed.

The City of Tracy is currently working with our shelter providers on updating their file system. In addition, we are working on updating their policies and procedures.

### **Tracy Community Connection Center Update through April 30, 2023**

Tracy Community Connections Center (TCCC) has processed a total of 109 unique individuals through their Navigation Center for shelter intake to date. The City of Tracy is currently working with our providers on updating their file system.

### **Park Clean Up**

Areas of El Pescadero Park are being fenced off as a precautionary public safety measure to mitigate potential tree hazards, evaluate the safety and condition of the landscaping, and prepare for scheduled maintenance like tree trimming. The City's future plans for El Pescadero Park include the construction of the new multi-generational gymnasium center.

- Monthly-Totals for April: 2-cite, 10-hazard tent site removals & approximately 32-tons of trash/debris removed from the parks & drainage basins
- 45 people staying at El Pescadero Park
- 10 staying at Detention Basin 4
- 7 people at Plascencia Field
- This number does not account for people living in vehicles and other properties to include Union Pacific Railroad and Caltrans.

### **Transit Update**

The total ridership on the Arbor Avenue Shuttle route since inception through April 30, 2023, is 205 total passengers with an average of 1.5 passengers per day.

### **Goal 3: Develop Action Plans for Engaging with People Experiencing Homelessness**

The Familiar Faces (FF) team continues to assist with shelter intake, organizing, and networking with non-profits and religious groups to identify gaps and solutions (reunification/habitat for humanity-like efforts). Police Patrol teams continue to work collaboratively on how to best utilize the FF team when out on patrol.

The FF team, alongside the Police Department are working with a consultant to ensure FF is meeting objectives and adopting operating policies and guidelines. The Police Department is working alongside this consultant in developing a Homeless Response System within our city-wide efforts that supports our City's Homelessness Strategic Plan.

TCCC, Police Department, and Trine Security have been monitoring an unsheltered female who was pregnant and residing at El Pescadero Park. She was accepted into our homeless shelter twice, however she refused to stay. Despite staff efforts to offer pre-natal care and services, she returned to the park. Over the weekend the female gave birth to a baby girl at Sutter Tracy Community Hospital (STCH) and left the baby at the hospital. The team's involvement with the homeless community results in staff's ability to know, gather information, and monitor Tracy's most vulnerable populations.

TCCC continues to provide daily outreach and engagement support in the City encampments and parks. They are working collaboratively with our FF to come alongside the shelter team ensuring direct access to beds when available.

#### **Goal 4: Enact Specific Strategies for Vulnerable Subpopulations Experiencing Homelessness**

The City's transition plan has focused on our most vulnerable residents who are residing in City encampments. This would include but is not limited to, transitional aged youth, veterans, the LGBTQ+ community, victims of crime and those with behavioral health needs. City staff is currently working with BHS to solidify additional resources to come alongside our shelter project. During our bi-weekly deployment of Operation helping Hands we were able to connect with several of our regional and county partners. We will be coordinating with our Whole Person Care team to initiate a street medicine program. We are working on identifying areas of the City that would most benefit from this resource.

The Tracy Police Department and Familiar Faces staff continue to meet alongside our County Behavioral Health Leadership, along with the Whole Person Care team to continue discussions on how we can collaborate on serving our most vulnerable unsheltered residents here in Tracy. These meetings have led to an increase in Behavioral Health support at the shelter.

In addition, the City is in conversations with our Managed Care Plans to provide support to subpopulations as we build in bed capacity over the coming months and year.

#### **FISCAL IMPACT**

This update is provided as informational. The City funds Homeless Services through the General Fund and various grants.

#### **ACTION REQUESTED OF THE COMMITTEE**

Staff recommends that the Tracy Homelessness Advisory Committee receive an informational report regarding the implementation of the City Council Strategic Plan to end and prevent homelessness and the most recent emergency interim shelter activities.

Agenda Item 3.A  
May 18, 2023  
Page 9

Prepared by: Virginia Carney, Homeless Services Manager  
Reviewed by: Adriana Castaneda, Director of Mobility and Housing  
Reviewed by: Riana Daniel, Deputy City Attorney  
Approved by: Karin Schnaider, Assistant City Manager

ATTACHMENT A: Tracy Homelessness Advisory Committee Update PowerPoint  
Presentation

ATTACHMENT A



# Tracy Homelessness Advisory Committee Update

May 18th, 2023



# OVERVIEW

- Background and Timeline
- **Goal 1:** Increase Housing Options in the City of Tracy
- **Goal 2:** Increase Access to Coordinated Support Services for People Experiencing Homelessness
- **Goal 3:** Develop Action Plans for Engaging with People Experiencing Homelessness
- **Goal 4:** Enact Specific Strategies for Vulnerable Subpopulations Experiencing Homelessness



# Timeline of Interim Emergency Housing Solutions 08/16/22 to 3/31/2023

8/16/22  
Reaffirm Declaration of Emergency shelter crisis.  
Direct City Manger to Seek Interim Emergency Shelter Solutions  
Authorized rebid Phase 2 Construction

8/22/22  
Tracy Homelessness Advisory Committee discuss interim emergency shelter options  
Held Townhall meeting with community

9/01/22  
Began contract negotiations for modulars and site preparation at Facility.  
Began considering overflow sights locations  
Request for Qualifications for Interim Emergency Shelter - open

## August 2022

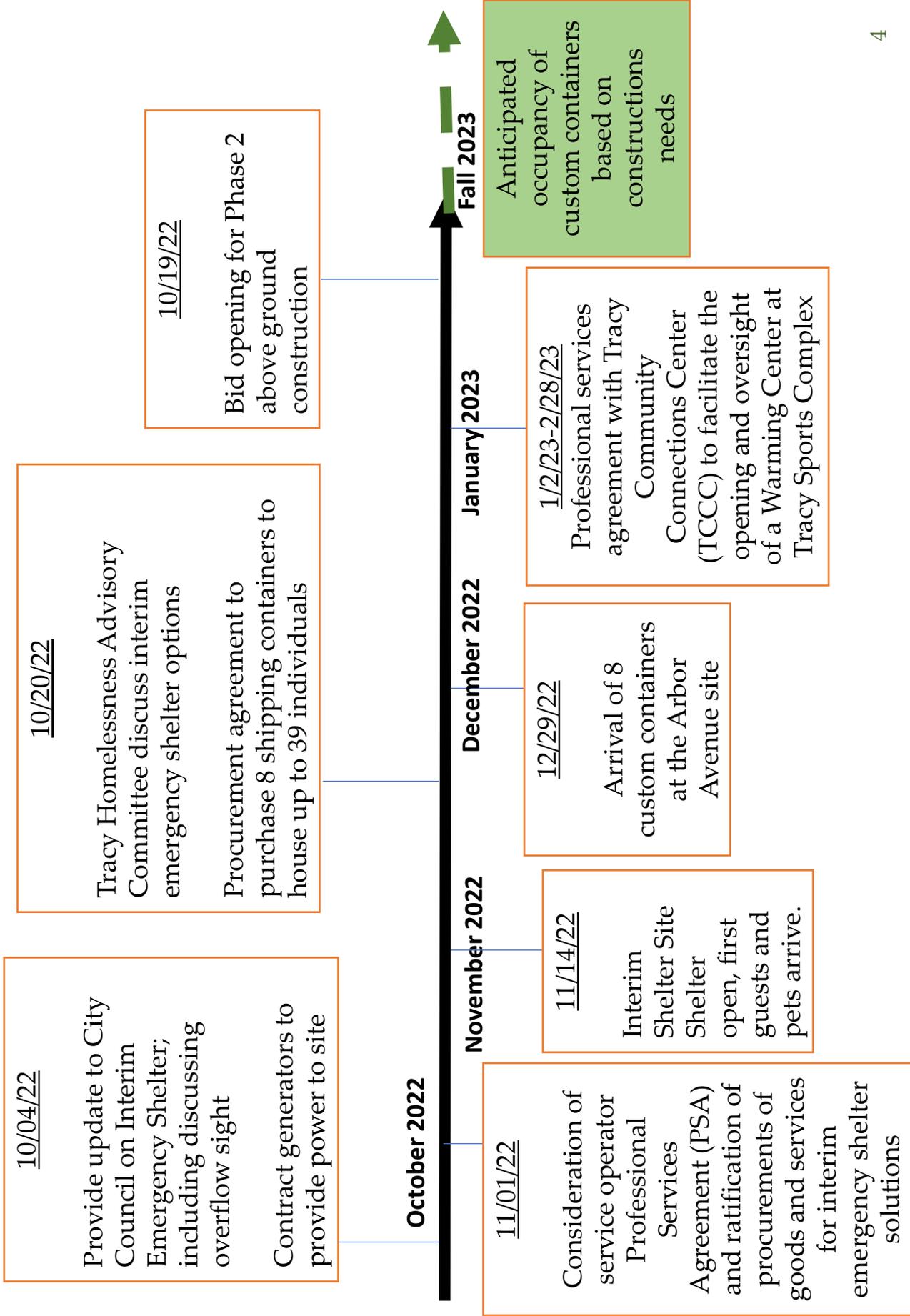
## September 2022

9/14/22  
Trine Security began 24/7 park security.  
Request for service providers for Interim Emergency Shelter - closed

9/26/22  
Placement of 1 admin building and 4 modulars at Arbor Avenue to house up to 50 individuals  
Evaluate the feasibility of tiny homes at overflow site on Brichetto Road

09/29/22  
Awarded \$1.2 million grant from County Health Plan of San Joaquin and applies for approx. \$4 million for additional County American Rescue Plan Act (ARPA) funds

# Timeline of Interim Emergency Housing Solutions 10/1/22 to 3/31/23





# Goal 1: Increase Housing Options in the City of Tracy



# Interim Shelter Site

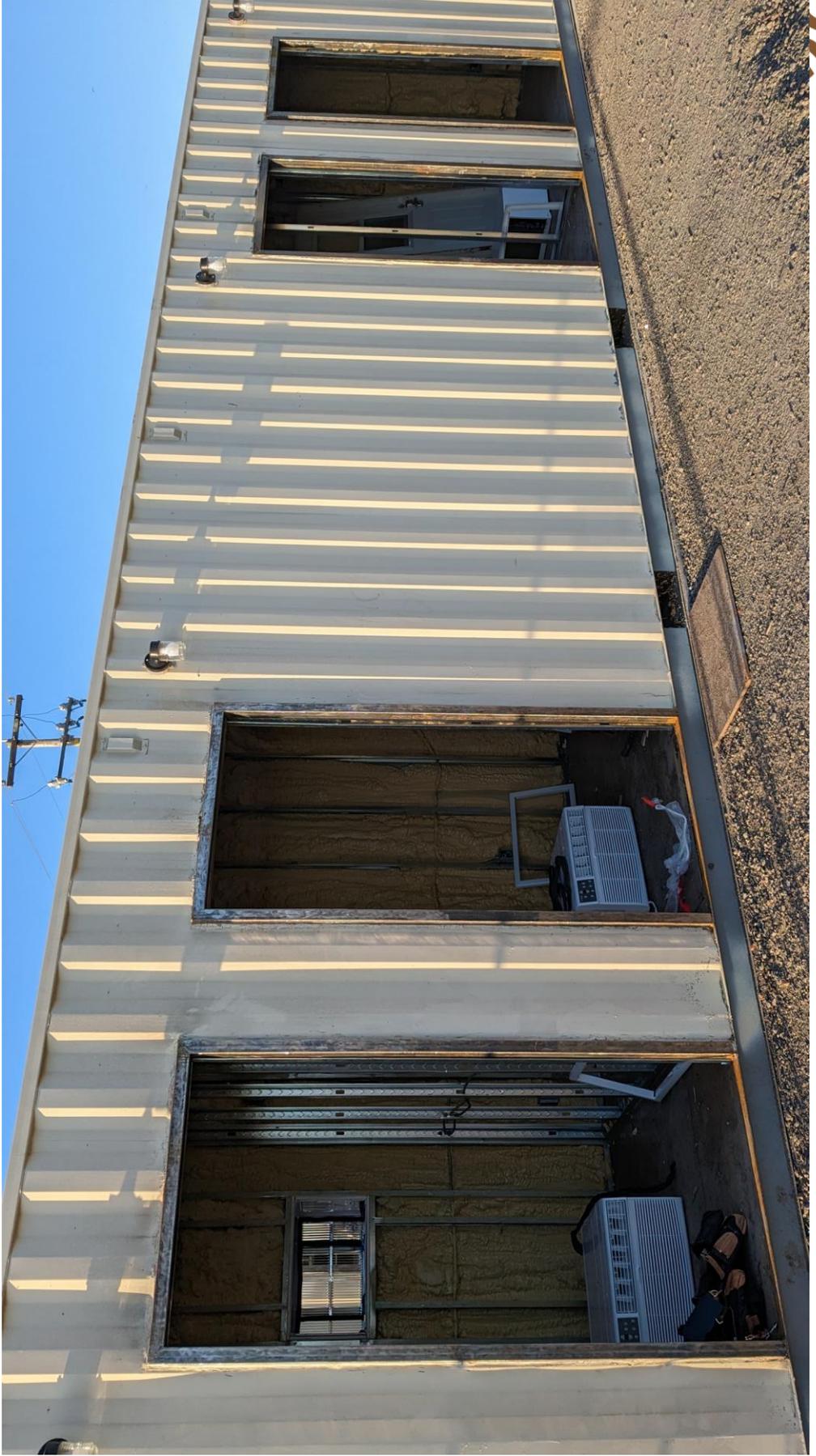


# Construction Update

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  - Construction Bid Advertisement Package:
    - Advertised for Bid:
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# Container Update



# Container Update cont.

- As of April 26, 2023, CC915 continues not to be on-site; therefore, no construction progress has been completed. This continuous lapse of their presence on-site, continues to affect their ability to complete the project.
- On April 19, 2023, Inspections requested OPS & Utilities Director's presence at TEHF at Arbor Road site to assess efforts at sealing a/c unit openings. It was found that more than acceptable amounts of putty and 'blue' tape were used as an attempt to seal the excess areas around the a/c units. This effort was not / is not deemed sufficient to satisfy the City's requirement for weatherproofing the units.

# Homeless Services Budget Update

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<b>Projected Budget Available</b>	<b>\$670,773</b>	<b>\$16,434</b>	<b>\$1,457,056</b>	<b>\$274,742</b>



# TEHF Budget

## Temporary Emergency Housing Facility - CIP 71112

<u>Funding Source</u>	<u>Budget</u>	<u>Expenses</u>	<u>Encumbered (Committed)</u>	<u>Balance</u>
Community Development Block Grant (s)	\$836,294	\$836,294	\$-	\$-
Homeless Housing, Assistance & Prevention	\$743,282	\$743,282	\$-	\$-
American Rescue Plan Act - SJ County (MOU B-8245)	\$3,661,113	\$3,217,343	\$443,770	\$-
Housing Asset Funds (City)	\$690,000	\$137,852	\$61,404	\$490,744
American Rescue Plan Act - City of Tracy	\$4,500,000	\$-	\$-	\$4,500,000
<b>Totals</b>	<b>\$10,430,689</b>	<b>\$4,934,771</b>	<b>\$505,174</b>	<b>\$4,990,744</b>
Federal Funding	\$3,000,000			\$3,000,000
	<b>\$13,430,689</b>			<b>\$7,990,744</b>



# Budget Update/Grant Update

- Homeless Housing, Assistance and Prevention (HHAP) Round 3 Award – County and CoC allocation.
- Staff has submitted updated proposal to the County for an additional \$3.6 Million ARPA allocation for construction of sprung structure and site improvements.
- Continuing to work through the acceptance requirements of the \$3 Million Economic Development Initiative Community Project Funding Grant (Congressman Harder Grant) – A National Environmental Policy Act (NEPA) addendum is required and will be updated to include this funding source.
- Council approved acceptance of Health Plan of San Joaquin \$1.2 Million award on May 2<sup>nd</sup>.
- Round 3 - Homekey Application has opened.



# Revised Project Site Plan

CITY OF TRACY  
 TEMPORARY EMERGENCY HOUSING PROJECT  
 370 Harbor Ave, Tracy, CA  
 Date: 04/10/23



**PHASE I**  
 Site Preparation

Phase 1, Site Preparation, included demolition, earthwork, and placement of major underground utilities. Site Preparation is currently substantially complete.

**PHASE II**  
 Site Improvements  
 Congregate Housing & Administrative Offices

**68 BEDS**

Phase 2, Site Improvements, builds upon completed site work and will provide a Sprung Structure with temporary bed space for 68 individuals along with access to restrooms, showers and a laundry facility. Complete build-out for a continuous shelter site is planned and will provide additional access improvements including roadways, pedestrian pathways, site lighting, shade structures and outdoor furniture. Security improvements including cameras, fencing and automatic gates are included. Additional development at the southern portion of the site beyond Phase III residences may include additional parking or recreation space.

**PHASE IV**  
 Custom  
 Container Dorms  
 (Single Person Rooms)

**~39 BEDS**

Phase 4 of the Temporary Emergency Housing Facility includes eight Custom Container dormitory units that can accommodate up to 39 additional individuals. Additional restroom and shower space will be included adjacent to the Phase 2 restrooms and showers.

**PHASE III**  
 Expansion with  
 Individual Modular Units

**~48 BEDS**

Phase 3 of the project provides four modular dormitory units, providing space for up to 48 individuals. An additional modular administration structure will be located adjacent to modular dormitories and allow a base for City and shelter operations.



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# Housing Options

## Temporary Housing type

The modularity and custom containers provide housing referred to as “non-congregate” housing and the sprung structure will provide housing referred to as “congregate” housing.

Anticipated Sheltering Capacity by end 2023		
Housing Type	Housing Offered	Anticipated # of beds
Congregate	Sprung Structure	68
Non-Congregate	Modulars	48
Non-Congregate	Custom Containers	39



Goal 2: Increase Access to Coordinated Support  
Services for People Experiencing Homelessness



# Support Services Updates

- Coordinated efforts continue
- Continuum of Care Update
- Homeless Service Provider Updates
- Park clean ups
- Transit update



# Provider Updates

Homeless Services Providers (as of April 30, 2023)									
Homeless Service Provider	Clients in / Referred to Shelter	Total Number of Contacts	Clients on Waitlist	Client Refusal into Shelter	Exits / Negative	Exits / Positive	Warming Center Engagements	Total Approx. Unsheltered / Encampments	
City Net (Shelter Operator)	46	117	N/A	N/A	11	60	N/A	N/A	
Tracy CCC (Pre-shelter Intake and Referral)	109	171	29	49	N/A	52		67 unsheltered/3 encampments	
Familiar Faces (Tracy PD – Outreach Coordinators)	9	113	14	28	N/A	6	N/A	52 unsheltered/3 encampments	
Unique Total			43	77	11	118	0		



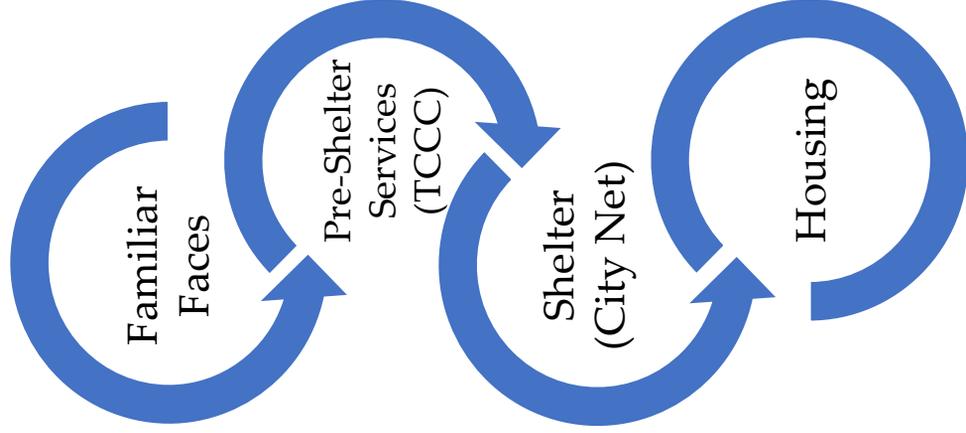
Think Inside the Triangle®



## Goal 3: Develop Action Plans for Engaging with People Experiencing Homelessness



# Unsheltered Homeless Response



**Familiar Faces:** Responds to PD calls for service related to unsheltered homeless individuals, identification, triage, and transport.

**Pre-Shelter Services:** Street outreach and engagement, client needs assessment, intake, referrals to programs and or shelter site.

**Emergency Shelter Operations:** Daily care and program oversight of clients, maintenance of facility and site.

**Housing:** Transitional and permanent housing, and permanent supportive housing, etc.





## Goal 4: Enact Specific Strategies for Vulnerable Subpopulations Experiencing Homelessness



# Enact Specific Strategies for Vulnerable Subpopulations Experiencing Homelessness

Develop transition plans on most vulnerable:

- Transitional aged youth
- The LGBTQ+ community
- Victims of crime
- Individuals with behavioral health needs
- Familiar Faces update

Expand Partnership with County

- Behavioral Health and Whole Person Care Collaborative efforts
- Managed Care Plans





Questions?

