

October 19, 2023

Agenda Item 3.A

RECOMMENDATION

Staff recommends the Tracy Homelessness Advisory Committee receive an informational update regarding homeless services and the Temporary Emergency Housing Facility project.

EXECUTIVE SUMMARY

This informational 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 AND LEGISLATIVE HISTORY

The 2022 [San Joaquin Continuum of Care Point in Time \(PIT\) Count of Sheltered and Unsheltered Homeless](#) reflects 124 unsheltered homeless individuals living within Tracy's city limits. 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 the Temporary Emergency Housing Facility. City staff has worked vigorously to balance the circumstances of the unsheltered, as well as the needs of the community.

Pursuant to Council's reaffirmation of the emergency shelter crisis in August of 2022, the City Manager authorized staff to identify permanent and emergency alternative housing options for the unsheltered population within the city limits. This effort not only focuses on the housing and support, but also to prepare the residents for self-sufficiency. As a result, the development of a "Campus Concept" emerged where temporary housing and Supportive Services would be provided to the unsheltered population.

ANALYSIS

Outreach Update

The City's homeless outreach efforts focus on our most vulnerable unsheltered populations who are experiencing homelessness. This includes, but is not limited to, transitional-aged youth (aged 18-24), veterans, the LGBTQ+ community, victims of

crime and those with behavioral health needs. The 2022 Tracy PIT data reflects two transitional-aged individuals, six veterans, and at least 30 unsheltered individuals with behavioral health issues counted. The Homeless Services Division has identified a need for additional supportive services within the system of care for our elderly and disabled population - most shelter guests are over the age of 54. We are working closely with our managed care plans to implement additional support services for this vulnerable population. The Homeless Services Manager works closely with the Hospital Council across both San Joaquin and Stanislaus Counties through focus and work groups targeting more support and awareness to our growing sub population of elderly and disabled unsheltered residents.

Encampment Outreach Activities

Weekly checks of former encampment sites located on Union Pacific (railroad) and Caltrans properties, as well as parks, city property and private property were conducted this month.

One large encampment on private property (Paradise and Pescadero) was identified and the property owner was notified and advised on how to properly post the property for "Private Property/No Trespassing." The property owner was also provided with a trespass form to complete and provide to Tracy Police Department so they can enforce trespassing violations on the owner's behalf, and require violators vacate the property. The signage has been posted, but the completed trespass form has yet to be received. Code Enforcement also sent a letter to the property owner to have the property abated and cleaned up.

A smaller encampment was also located on private property (330 W. Grant Line Rd.) Code Enforcement is working with the property owner to secure a trespass letter and abate the property. The property owner was also notified that the area would need to be posted "Private Property No Trespassing," and the property would need to be re-secured with new fencing.

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. El Pescadero Park has been selected as the site of a new multi-generation recreation center.

On September 26, 2023, encampments and hazards were removed at Detention Basin 5 (DB5)/Plascencia Fields located at 2200 Krohn Rd., by Tracy Police, Code Enforcement and Public Works personnel.

September 2023 Encampment Activities:

- Seven arrests (cited and released) for storage or dumping of personal items, including without limitation: car parts, bicycle parts, bicycles, furniture, appliances, generators, propane tanks, or combustible materials (4.16.180(w)

TMC)

- Five tent site removals
- Approximately 8.6 tons of trash/debris removed from parks.

Trine Integrated Services, Inc. Security

Trine Security provided 24-hour security services at City parks and facilities in support of Tracy Police Department through September 21, 2023. Daily activity reports were provided to Tracy Police Department until expiration of the contract and there are no plans to extend the agreement.

September, 2023 Familiar Faces Activities:

- **187 Client Contacts in Public Spaces**
- **1 shelter intake**
- **21 Clients Successfully Added to Shelter Waitlist**

The Familiar Faces team continues to assist with shelter intake, transportation, organizing, and networking with non-profit and faith-based providers to identify gaps and solutions for the unique challenges faced by those experiencing homelessness in our community. Police patrol teams continue to work collaboratively on how to best utilize the Familiar Faces team when out on patrol.

The Familiar Faces team, assigned to Tracy Police Department, is working with a consultant to ensure objectives are being met and adopting operating policies and guidelines for the development of a Homeless Response System within our city-wide efforts that supports our City's Homelessness Strategic Plan.

September, 2023 Tracy Community Connections Center Activities:

- **142 Clients Contacted in Public Spaces**
- **8 shelter intakes**
- **38 Clients on the Shelter Waitlist**
- **46 Shelter Refusals**

October will be the last month reporting out for Tracy community Connections Center. Their contract with the City ends on October 31, 2023. The city of Tracy has no plans to extend this agreement.

Tracy Community Connections Center reports supporting a total of 190 unique individuals through their Navigation Center for their pre shelter intake and referral services to date.

City Net Shelter Operations through September 30, 2023

City Net reports having supported 137 unique individuals at the Temporary Emergency Housing Campus since November 14, 2022. They are providing ongoing case management support to all shelter residents. To date, 16 individuals have exited the shelter to another housing destination ("positive exits").

Cumulative Totals of Shelter Services*

Shelter Services	Totals
Total Clients Served	137
Appointment Hours	1,100
Employment Assistance	91
Health Insurance	48
ID Cards Replaced	41
Mental Health Referrals	56
Social Security Cards	57
Substance Use Referral	17
Vulnerability Index – Service Prioritization Decision Assistance Tool (VI-SPDAT) Completion	36
Pet Care	28
Life Skills	130
Art Classes	15
Clothing	137
Meals	43,266
Hygiene Kits	137
Bus Passes	247

As of September 30, 2023, the shelter is at capacity with 48 individuals and 14 pets staying there. There are an additional 32 individuals on the waiting list who have already been through Tracy Community Connections Center's intake process and are awaiting an available shelter bed.

Effective November 1, 2023, shelter operations will transition from City Net to The Salvation Army.

September, 2023 TRACER Fixed Route H Bus Service Activities:

- **89 Boardings**
- **3.56 Passengers/Day Average**

TRACER has provided transportation to/from the Temporary Emergency Housing Facility site for a total of 636 Passengers (2.33/Day average) since November, 2022.

Temporary Emergency Housing Facility Design Update

The final draft Phase II bid documents, plans, and contract specifications are being finalized so the project can be advertised as soon as the required National Environmental Policy Act (NEPA) process is complete. The draft package was transmitted for review to Roebbelin, our new Construction Management team, who have been awarded an agreement for construction management services. Roebbelin's input will be considered for inclusion in the final bid documents.

Administrative Office Space

During the design phase of the TEHF project, administrative office space that exceeded the office space available in the primary site structure was added to accommodate City Homeless Services Department staff and outside service providers who would need space to meet with TEHF residents on site. A new modular office building was included in the initial project construction documents, and the price bid to furnish and install the building was nearly \$700,000. Recently, design staff learned that Boyd Service Center has several modular structures on site that had been declared surplus property. There is a 24' wide by 60' long modular building at Boyd that can be included in the design of the TEHF project.

The modular office structure is 1,440 square feet and contains two ADA-sized restrooms, a 170-square-foot conference room, five offices, a 192-square-foot reception area, and an area that was formerly a kitchenette. Operations reports that the building roof is in good condition and the HVAC units are in working order. The interior of the structure needs new flooring, and modifications are needed for the suspended ceiling and restrooms to meet current codes for accessibility. The data & communications system probably needs to be upgraded, but there are data ports in all of the rooms. The exterior envelope needs some refreshing and minor repairs. A prefabricated accessible ramp and stairs will also be required. The estimate for the work needed to refurbish the modular office building is \$250,000, and relocation costs would be about \$20,000. Refurbishing this existing City-owned structure would be a significant savings over the cost of a new modular building and would provide the additional critical office space.

Current Construction Activity

Phase IV: Underground work for infrastructure to the custom containers is nearly complete and concrete foundations for the security camera poles were poured last week. Work to improve the temporary access road is also underway. Some additional work was required to address modifications to the fire alarm and fire sprinkler systems. Concrete pads and security cages to prevent tampering were added at the locations of the backflow preventors. That work will be eliminated from the Phase II design work and will provide additional security to the fire alarm and sprinkler systems. An additional light pole is needed to ensure security camera coverage behind the temporary restrooms and showers, additional lighting will benefit the whole campus.

When completed, Phase IV will provide an additional 38 single occupancy rooms. Delivery of the first four units is currently scheduled for October 23, and staff is checking in with the vendor twice a week to stay current on the progress.

Phase II: The Phase II Site Improvements that include the sprung structure and the build out of all the site improvements will be advertised for bid as soon as the NEPA process is completed, and the federal funds are officially released for use by HUD.

If the NEPA process proceeds as expected, the required documentation from HUD should be received near the end of November. The construction bid documents will be ready for advertisement as soon as the NEPA process is complete. Currently the project architect and staff are preparing a draft set of bid documents for Roebbelin, the construction management consultant to review and provide comments on.

Other Construction Items in Progress:

- Phase III & IV Permanent Power Installation: Early August, 2024
 - Phase III and IV: Early August, 2024
 - Phase II: Mid-September, 2024
- Lift Station: End of June, 2024
 - Not operational until power supply installation complete.

FISCAL IMPACT

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

STRATEGIC PLAN

This item supports the following City Council Fiscal Year 2023-25 Strategic Priorities:

Public Safety Goal #3, Objective 2: Address blight through partnerships with Code Enforcement, the Familiar Faces Program, and the Homeless Services Division

Quality of Life Goal #5: Continue to implement the Council-Adopted [Homelessness Strategic Plan:](#)

- 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

ACTION REQUESTED OF THE COMMITTEE

Staff recommends the Tracy Homelessness Advisory Committee receive an informational update regarding homeless services and the Temporary Emergency Housing Facility project.

ATTACHMENTS

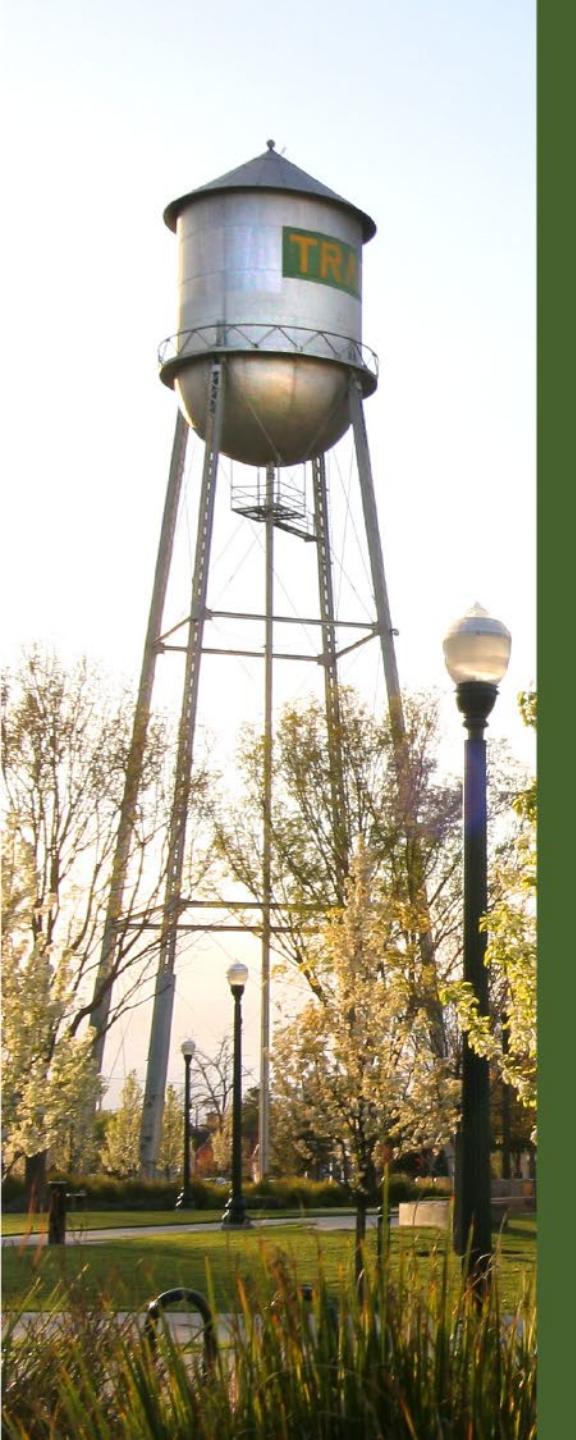
Attachment A- Tracy Homelessness Advisory Committee Update PowerPoint

Prepared by: Virginia Carney, Homeless Services Manager

Approved by: Brian MacDonald, Interim Assistant City Manager



3.A Informational Update: Homeless Services and the Temporary Emergency Housing Facility Project (TEHF)



OVERVIEW

- Outreach
 - Vulnerable Sub-Populations
 - Engagement at Encampments
 - Provider Updates
 - Tracy Community Connections Center
 - Familiar Faces
 - Trine Security
- Shelter Operations – City Net
- Transportation – TRACER Bus Route H
- Temporary Emergency Housing Facility Design and Construction Updates
- Homeless Services Division Updates



OUTREACH:

Vulnerable Sub-Populations

- Outreach Efforts Focus on Most Vulnerable Unsheltered Populations of the 124 Reflected in 2022 Point-in-Time Count:
 - Transitional Aged Youth (18-24 years old) - 2
 - LGBTQ+ community
 - Victims of Crime
 - Individuals with Behavioral Health Needs
 - Veterans - 6
 - Elderly and Disabled – Most Shelter Guests are 54+
- Strategy – Expand County Partnership:
 - Behavioral Health and Whole Person Care Collaborative Efforts
 - Quarterly Provider Meetings
 - Managed Care Plans with Hospital Council



OUTREACH:

Engagement at Encampments

- Weekly Checks of Former Encampments Sites
- Code Enforcement is Working with Several Private Property Owners to Address Encampments on Their Property
- Detention Basin 5 (Plascencia Fields) Abatement



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OUTREACH:

Providers Update

September, 2023 Familiar Faces Activities:

- 187 Client Contacts in Public Spaces
- 1 Shelter Intake
- 21 Clients on the Shelter Waitlist

September, 2023 Tracy Community Connections Center Activities:

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- 8 Shelter Intakes
- 38 Clients on the Shelter Waitlist

September, 2023 Trine Integrated Services, Inc. Security:

- Provided 24-hour security services at City Parks and facilities in support of Tracy Police Dept. through September 21, 2023
- Contract has expired and there are no plans to extend



SHELTER OPERATIONS:

City Net Cumulative Totals

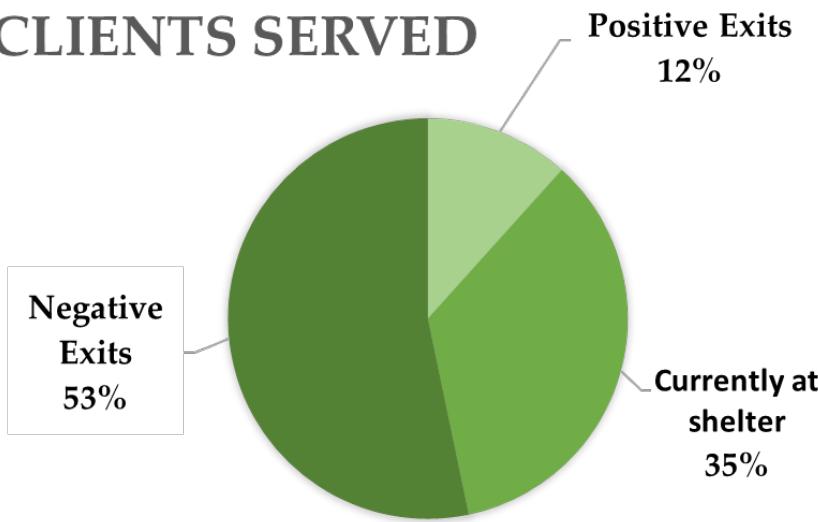
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Shelter Highlights for September:

- A client at the shelter achieved their goal of continuing their education and graduated from UEI College as a medical assistant and is awaiting the start of the externship program.
- A client achieved their goal of obtaining employment and is now working towards permanent housing.

SHELTER OPERATIONS

CLIENTS SERVED



- 137 Individuals* Served:
 - 16 “Positive Exits” to Housing
 - Most Shelter Guests are Seniors (55+)
 - 10 Current Clients Employed
 - 16 Individuals Successfully Connected to Social Security Benefits

TRANSPORTATION: TRACER Bus Route H

September, 2023 Transportation Updates:

- 89 boardings with an average of 3.56 passengers per day
- Since November of 2022 we have had 636 passengers with an average of 2.34 passengers per day



TEMPORARY EMERGENCY HOUSING FACILITY (TEHF) CAMPUS CONCEPT



- Phase I: Site Preparation & Underground Utilities - Complete
- Phase II: Site Improvements & Sprung Structure – Re-bid Late November/Early December (Tentative - Contingent on NEPA)
- Phase III: Modulars – 48 Beds in Operation
- Phase IV: Custom Containers – Eight Custom Container Dormitory Units Being Delivered, Providing 38 Additional Beds in November

TEHF Design and Construction Updates

Phase IV Update

- Underground work for infrastructure to Custom Containers
- October 2023: Delivery of Linked Equipment Containers

Phase II Update

- Ongoing: NEPA Study
- Roebbelin-Construction Mgmt. Consultant

Other Construction Items In Progress Are:

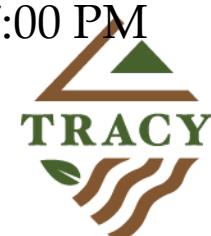
- Installation of permanent power for Phases III & IV is anticipated to be completed early September 2024.
- Installation of permanent power for Phase II is anticipated to be completed by October 2024.
- Completion of the lift station is anticipated to be completed by the end of July 2024. But will not be in operation until the power supply is complete.



HOMELESS SERVICES DIVISION UPDATES

Recent Tracy Homelessness Advisory Committee (THAC) & Council Actions/Approvals

- New Shelter Operator to Begin November 1st (The Salvation Army)
- Construction Management Services for Phase II - Site Improvements
- Additional Temporary Showers and Restrooms for Phase IV Custom Containers
- Acceptance of \$251,795 Grant Award from San Joaquin County Homelessness Housing Assistance and Prevention - Round 3
- Next Homelessness Advisory Committee Meeting: November 16th at 7:00 PM



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Discussion