

NOTICE OF SPECIAL MEETING

Pursuant to Section 54956 of the Government Code of the State of California, a Special meeting of the **TRACY HOMELESS ADVISORY COMMITTEE** is hereby called for:

Date/Time: **Thursday March 16, 2023, 7:00 p.m.**
(or as soon thereafter as possible)

Location: **Council Chambers, Tracy City Hall**
333 Civic Center Plaza, Tracy, CA.

THIS MEETING WILL BE OPEN TO THE PUBLIC FOR IN-PERSON AND REMOTE PARTICIPATION PURSUANT TO GOVERNMENT CODE SECTION 54953(e).

MEMBERS OF THE PUBLIC MAY PARTICIPATE REMOTELY IN THE MEETING VIA THE FOLLOWING METHOD:

Remote Public Comment:

During the upcoming Homeless Advisory Committee meeting public comment will be accepted via the options listed below. If you would like to comment remotely, please follow the protocols below:

- *Comments via:*
 - **Online by visiting** <https://cityoftracyevents.webex.com> and using the following **Event Number: 2553 914 9877** and **Event Password: THAC**
 - ***If you would like to participate in the public comment anonymously***, you may submit your comment in WebEx by typing "Anonymous" when prompted to provide a First and Last Name and inserting Anonymous@example.com when prompted to provide an email address.
 - ***Join by phone by dialing +1-408-418-9388, enter 25539149877 #8422# Press *3 to raise the hand icon to speak on an item.***

- *Protocols for commenting via WebEx:*
 - *If you wish to comment on the "Consent Calendar", "Items from the Audience/Public Comment" or "Regular Agenda" portions of the agenda:*
 - *Listen for the Chairperson to open that portion of the agenda for discussion, then raise your hand to speak by clicking on the Hand icon on the Participants panel to the right of your screen.*
 - *If you no longer wish to comment, you may lower your hand by clicking on the Hand icon again.*
 - *Comments for the "Consent Calendar" "Items from the Agenda/Public Comment" or "Regular Agenda" portions of the agenda will be accepted until the public comment for that item is closed.*

Government Code Section 54954.3 states that every public meeting shall provide an opportunity for the public to address the Tracy Homelessness Advisory Committee on any item, before or during consideration of the item, however no action shall be taken on any item not on the agenda.

Full copies of the agenda are available on the City's website: www.cityoftracy.org

CALL TO ORDER
ROLL CALL

1. CONSENT CALENDAR
 - 1.A ADOPTION OF FEBRUARY 16, 2023 SPECIAL MEETING MINUTES
2. ITEMS FROM THE AUDIENCE - *In accordance with Council Meeting Protocols and Rules of Procedure, adopted by Resolution 2019-240, a five-minute maximum time limit per speaker will apply to all individuals speaking during "Items from the Audience/Public Comment". For non-agendized items, Advisory Committee members may briefly respond to statements made or questions posed by individuals during public comment; ask questions for clarification; direct the individual to the appropriate staff member; or request that the matter be placed on a future agenda or that staff provide additional information to the Tracy Homelessness Advisory Committee.*
3. REGULAR AGENDA
 - 3.A Committee selection of a chairperson.
 - 3.B Tracy Homeless 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.
4. STAFF ITEMS
5. COMMITTEE ITEMS
6. ADJOURNMENT

Posting Date: March 9, 2023

The City of Tracy is in compliance with the Americans with Disabilities Act and will make all reasonable accommodations for the disabled to participate in employment, programs and facilities. Persons requiring assistance or auxiliary aids in order to participate, should contact the City Manager's Office at (209) 831-6000 at least 24 hours prior to the meeting.

Agenda Item 3.B

RECOMMENDATION

Staff recommends that the Tracy Homeless 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 developing and commencing construction 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

Opening/Expansion of Interim Shelter Site

The Tracy Interim Shelter opened on Monday, November 14, 2022. The total bed capacity is 48, which includes four dormitory buildings – one building for women, one for couples and two for men. This program layout is based on the needs of our unhoused population in the City of Tracy and is subject to change based on current population and shelter needs. This site also includes an administrative building to connect individuals to case management and outside referrals. It also serves as their primary area for meal serving and food preparation.

The expansion of the Interim Shelter site occurred on December 29, 2022, with the arrival of eight custom containers, which will add 39 beds to the site. This includes one container for those with American Disability Act (ADA) requirements. Upon sharing the condition of the containers at last month's meeting, staff is providing a more comprehensive update on construction as it pertains to these units specifically. This was sent to the Council committee members in their weekly update as well.

Expansion Construction Update

- Director Jackson (program manager over construction) received the approved punch list from CC915. It was deemed a complete list per staff's request. CC915 estimates the completion on March 31, 2023.
- City Engineer is reworking bid documents for site to separate out wastewater lift station and electrical supply for the full site as possible solution to expedite completion of site improvements. This will allow work to continue progressing incrementally on the construction while staff continues seeking grants to fund the full project costs.
 - Set priority for immediate construction needs and requested Engineering to proceed to establishing full bid packets.
 - Priorities for bid separation:
 - All work to complete Custom Containers.
 - Moving to permanent power North and South sides of properties.
 - Construction of sewer lift station.
 - Next phase is preparing site for temporary showers and bathrooms that will be utilized by the clients housed in the custom containers.
 - Permanent showers and bathrooms are planned with the next construction phase and require the construction of the sewer lift station. These will support both the custom containers and the sprung structure.

Homeless Service Provider Updates

Statistics as of February 28, 2023

As of 2/28								
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)	47	91	N/A	N/A	32	5	N/A	N/A
Tracy CCC (pre-shelter intake and referral)	91	142	29	63	N/A	42	100	50 unsheltered/3 encampments
Familiar Faces (Tracy PD - Outreach)	3	92	12	26	N/A	6	N/A	50 unsheltered/3 encampments
Unique total			41	89	32	53	100	50

City Net Update through February 28th, 2023

City Net processed 91 individuals into shelter since November 14th. A total of 18 pets have been served. City Net provided a range of services. They are providing ongoing case management support to all shelter residents. Five individuals to date have exited the shelter with a housing destination (positive exits).

As of February 28, 2023, the shelter has 48 individuals and 10 pets. There are an additional 29 individuals on the waiting list who have already been processed through Tracy Community Connections and are awaiting an open bed.

Tracy Community Connection Center Update through February 28th, 2023

Tracy Community Connections Center (TCCC) has processed a total of 91 unique individuals through their Navigation Center for shelter intake. The Navigation Center also processed 18 pets for shelter entry to date. There have been an additional 42 individuals who have been able to find alternate housing through the Navigation Center, pre-shelter intake and referral services.

Phase 2 Construction of the Temporary Emergency Housing Facility (TEHF)

Electricity Update

As shared at the February 16th Tracy Homeless Advisory Committee meeting, staff has identified a new fuel vendor for the temporary generators, resulting an approximate 30% reduction in fuel costs. The contract will be returned to Council in April.

Electricity at the site continues to be tied to the ordering of switch gears. Staff has been actively looking for refurbished switchgears that could potentially be used until the permanent switch gear is ordered through the construction bids. One of the most significant challenges is finding equipment that passes California permitting requirements, such as a seismic certification. The other significant issue is the warranty of switch gear. If the City purchases the switch gear, the electrician/contractor completing the installation will not provide a warranty. Therefore, the permanent switch gear purchase remains tied to the construction bids. This is reason staff has moved to separating out this construction design and bid documents for the electricity needs from the construction plans so that it may move forward more expeditiously.

- 1. Main Site (Phase 1 & 2) – 370 Arbor Permanent Power - Approved**
 - PG&E Contract No. 50034392 V2: Approved on April 15, 2022 (Permanent connection)
 - Capacity: 2,500 AMP, 208Y/120 Volt, 3 Phase, 4 wire
 - Switch gear will be procured through a new project, e.g., part of new bids – a lead time for switch gear is approximately 40-50 weeks.
 - o Engineering completed conversations with Surland who provided alternative temporary electricity solutions, which included several temporary lines dropped around the property. However, due to their

temporary nature would not provide a viable solution for the City to pursue.

2. Interim Site (Phase 3 & 4) - 384 Arbor Temporary Power (in PG&E Design Review)

- Fees paid to move this into PG&E Design process.
- Scheduling information not yet received on timeline for PG&E's design work
- Upon PG&E approval, competitive bid process for this work and equipment will begin
- Application No. 125451159: (This is for a temporary connection as directed)
- Capacity: 1,600 AMP 208Y/120 Volt, 3 Phase, 4 wire

Budget Updates

The Homeless services division approved FY2022/23 operating budget totaled \$1.7 million, which is funded from 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 Division Operating FY 22/23 Budget

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

<u>Expenditures</u>	<u>General Fund (City)</u>	<u>ARPA (City Staff)</u>	<u>ARPA (City)</u>	<u>Health Plan of San Joaquin</u>
Modulars				\$133,789
Custom Containers				\$636,156
Service Providers			\$549,751	
Staffing		\$147,051		
Operating (Supplies, Fuel)	\$490,815			\$303,509
Total Expended (as of 2/28/23)	\$490,815	\$147,051	\$549,751	\$1,073,454

Projected Budget Available	\$1,402,019	\$52,949	\$2,050,250	\$126,546
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Temporary Emergency Housing Facility (TEHF) - CIP 71112

The following table provides the year-to-date balances of the project:

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	\$3,661,113	\$3,078,345	\$582,768	\$-
Housing Asset Funds (City)	\$690,000	\$197,404	\$93,703	\$398,893
American Rescue Plan Act - City of Tracy	\$4,500,000	\$-	\$-	\$4,500,000
Totals	\$10,430,689	\$4,855,325	\$676,471	\$4,898,893
<i>Federal Funding (pending award)</i>	<i>\$3,000,000</i>			<i>\$3,000,000</i>
Total	\$13,430,689			\$7,898,893

The City estimates that the total cost to complete the construction of the Shelter is approximately \$11 million. Staff continues to discuss with the County a grant opportunity of \$3.6 million to close the funding gap.

Grant Update:

- The City applied to receive a City of Tracy CDBG allocation in the amount of \$450,000 to support construction costs for the ancillary buildings. The City was awarded a portion of the requested amount. It was approved at March 7, 2023 Council meeting in the amount of \$349,167.
- The City has prepared the submittal for reimbursement from the County's \$3.6 million grant for initial construction costs. This reimbursement was received on February 28th in the amount of \$2,961,500.11.

- The City received notification of the award of a \$3 million grant from Congressman Harder for the construction of final work at the Shelter. We are working through additional documentation requests to receive this award.
- The City is currently awaiting correspondence from San Joaquin County to move forward with an additional ask for unspent ARPA funding. This ask could range from \$3-7 million.
- The City received notification of the award of a \$1.2 million allocation from Health Plan of San Joaquin. This is tentatively scheduled to go before Council to accept on April 4th.
- The Encampment Resolution Fund application was submitted on February 28th in the amount of \$8,510,481 for shelter operations, service coordination and systems supports. Awards are set for notification by April 30th.

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

Coordinated efforts between City departments continue, including the Public Works 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.

On Friday, February 17th the Homeless Services Manager met with representatives from Sutter Tracy and our local contracted homeless services providers to initiate an in-service meeting/presentation with local partners to proactively collaborate on services and gaps in referrals for our local unhoused population. Those in attendance were Tracy Community Connections Center, Tracy Police Departments Familiar Faces Team, and our Homeless Services Manager along with several members of the Sutter Tracy Team. The Sutter Tracy team also included regional representation to facilitate ongoing partnerships.

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 on several CoC subcommittees, these include Housing, Point in Time Count and Strategic Planning. On March 9th, the City of Tracy Homeless Services Manager will be providing an update via a presentation during the

regularly scheduled agenda to the San Joaquin County Continuum of Care regarding the Tracy Interim Shelter site.

Professional Services Contracts Awarded

The City terminated the Professional Services Agreement on March 1 at 7am with Tracy Community Connections Center for Warming Center services provided at the Tracy Sports Complex. The City of Tracy is currently not providing any Warming Center services. We are referring individuals to 211 for additional services.

Park Clean Up

Areas of El Pescadero Park are being fenced off due to weather and tree hazards. Future plans for El Pescadero Park include the construction of the new multi-generational gymnasium center.

- February totals are: 10-cites, 8-hazard tent site removals & 26.5-dump truck loads of trash/debris removed from the parks & drainage basins.

To date, no citations have been issued to any park residents for not accepting a bed at the shelter site.

Transit Update

No updates.

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), and continue to assess the current resources and identify gaps and needs. Patrol teams continue to work collaboratively on how to best utilize the FF team when out on patrol.

The FF Team, alongside Tracy Police Department are working with a consultant to ensure the Familiar Faces Team is meeting objectives and adopting operating policies and guidelines. The City of Tracy 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.

Tracy Community Connections Center continues to provide daily outreach and engagement support in our city encampments and parks. They are working collaboratively with our City Familiar Faces Outreach Team to come alongside our 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 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.

On February 15th, our Homeless Services Division, Tracy Police Department's Chief and Familiar Faces staff met alongside our County Behavioral Health Director and Leadership, along with Whole Person Care Director to discuss ways that we can collaborate on serving our most vulnerable unsheltered residents here in Tracy. This meeting has led to an increase in Behavioral Health support at the shelter. Our next meeting is scheduled for the week on March 13th.

The Familiar Faces team has been able to support family reunifications/other referrals:

Engaged with 5 clients categorized as "special populations"

- 1 290 registrant
- 2 HIV+
- 1 LGBT
- 1 Special needs

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 Homeless 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.

Attachment A: PowerPoint – Tracy Homeless Advisory Committee Update

ATTACHMENT A



Tracy Homeless Advisory Committee Update

March 16, 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 2/28/2023

8/16/22

Reaffirm Declaration of Emergency; Direct City Manger to Seek Interim Emergency Shelter Solutions

Authorized rebid Phase 2 Construction

8/22/22

Tracy Homeless Advisory Committee discuss interim emergency shelter options

Held Townhall meeting with community

9/01/22

Began contract negotiations for modulares and site preparation at Facility.

Began considering overflow sights locations

Request for Qualifications for Interim Emergency Shelter - opened

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

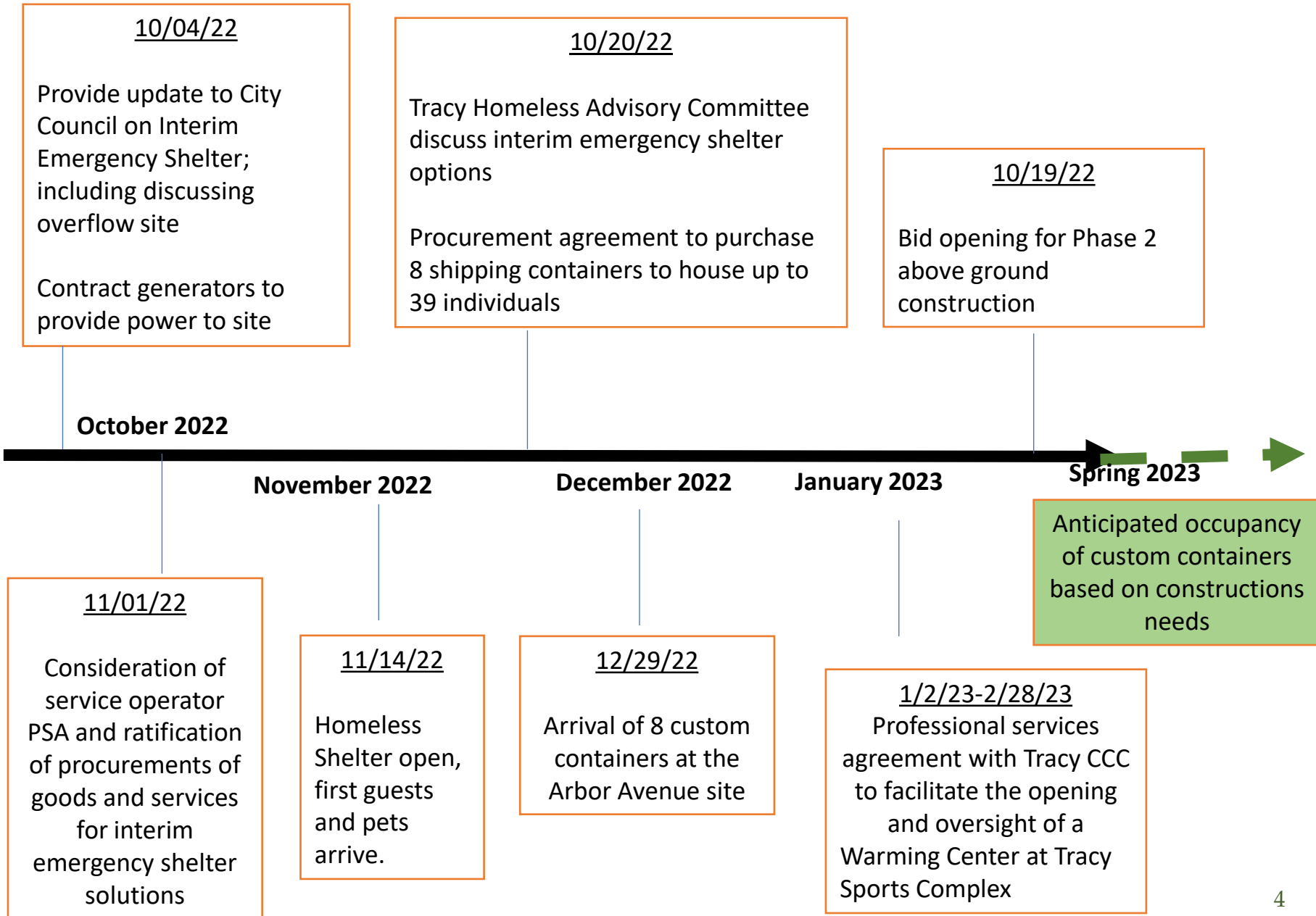
Placement of 1 admin building and 4 modulares at Arbor Avenue to house up to 50 individuals

Evaluate the feasibility of tiny homes at overflow site on Brichetto Road

09/29/22

Awarded \$1.2 million grant from County Health and applies for \$4 million for County ARPA funds

Timeline of Interim Emergency Housing Solutions 10/1/22 to 2/28/23





Goal 1: Increase Housing Options in the City of
Tracy



Interim Shelter Site



Expansion Update



Expansion Update cont.

- Approval of punch list
- CC915 estimates a March 31 completion date for repairs
- Reworking of bid documents to separate wastewater lift station and electrical supply
- Priorities for Engineering to proceed with full bid packets

Provider Updates

As of 2/28

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
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Unique total			41	89	32	53	100	50

TEHF Update

- Electricity update challenges
 - - Finding equipment that passes California permitting
 - Warranty
 - - Main site 370 Arbor Avenue – permanent power approved
 - - Interim Site 384 Arbor Avenue – temporary power in design review

TEHF Budget

Temporary Emergency Housing Facility
 - CIP 71112

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Total	\$13,430,689			\$7,898,893



Think Inside the Triangle

Budget Update/Grant Update

- CDBG award
- Submitted reimbursement from the County's 3.6 million dollar ARPA award
- Received communication regarding acceptance of \$3 million dollar Harder grant
- Awaiting further direction from County regarding additional ARPA allocation
- Staff will be go before Council tentatively April 4th to accept Health Plan of San Joaquin \$1.2 million award
- Encampment Resolution Fund application submitted 2/28

Homeless Services Budget Update

<u>Revenue Sources</u>	<u>General Fund (City)</u>	<u>ARPA (City Staff)</u>	<u>ARPA (City)</u>	<u>Health Plan of San Joaquin</u>
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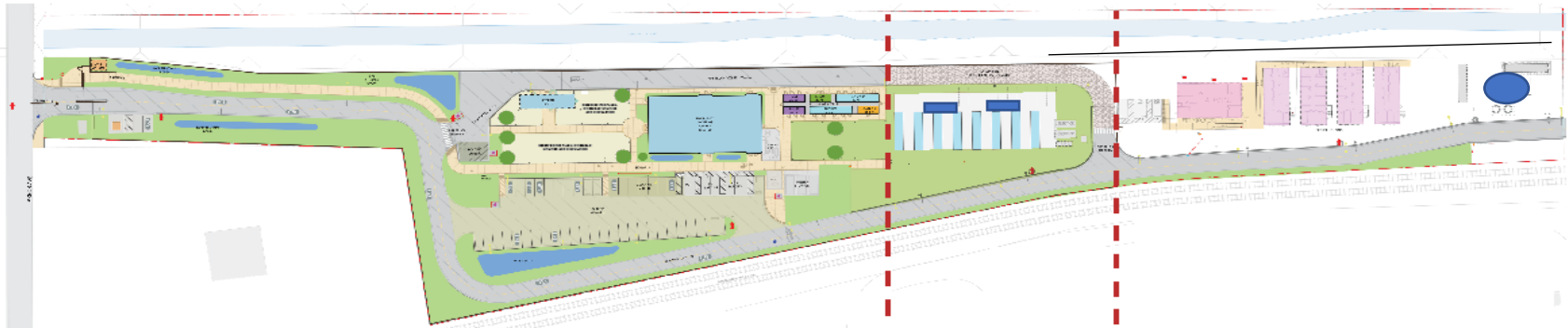


Think Inside the 'Triangle'

Revised Project Site Plan

CITY OF TRACY
TEMPORARY EMERGENCY HOUSING PROJECT
370 W. Arbor Ave, Tracy, CA
Date: 10/28/22

As of October 2022



Previously Known as Phase I			
PHASE I Site Preparation	PHASE II Site Improvements Sprung Structure	PHASE IV Additional Containers	PHASE III Expansion with Individual Modular Units
	68 BEDS	~39 BEDS	~50 BEDS

Housing Options

Temporary Housing type

The modulars, and shipping 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	Shipping Containers	39



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



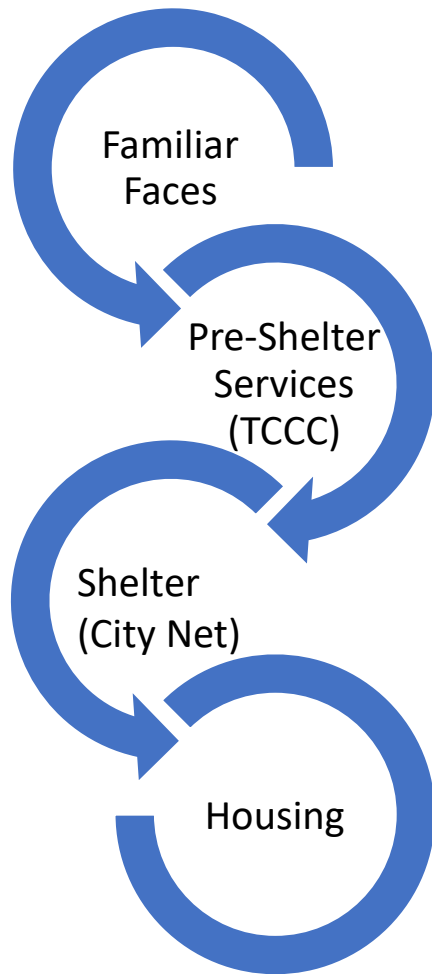
- Coordinated efforts continue
- Continuum of Care Update
- Professional Services Contracts Awarded
- Park clean ups
- Transit update





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.

Familiar Faces Update

February Statistics

- Total engagement contacts 92
 - 22 new clients since 01/31/2023
- 3 shelter referrals resulting in shelter intake
- Engaged with 5 clients categorized as “special populations”
- 2 “Other” Housing Referrals
 - Emerson Men’s Sober Living Home
 - SPICE Program for disabled adults
- 5 Substance use referrals



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?

