



BOARD OF SUPERVISORS
AGENDA LETTER

Agenda Number:

Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Department Name: Community Services
Department No.: 057 and 063
For Agenda Of: November 17, 2020
Placement: Administrative
Estimated Time: N/A
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: Department George Chapjian, Community Services Director (805)568-2467
Director(s) Janette Pell, General Services Director (805) 560-1011
Contact Info: Dinah Lockhart, Deputy Director (805)568-3523
SUBJECT: Approval of Sub-Recipient Agreement to Good Samaritan Shelters, Inc. for the Provision of Housing Navigation Services and Operation of a Temporary Emergency Shelter

County Counsel Concurrence

As to form: YES

Auditor-Controller Concurrence

As to form: YES

Risk Concurrence:

As to form: YES

Recommended Actions: That the Board of Supervisors:

- a) **Find that the establishment and operation of a temporary emergency shelter in Isla Vista is necessary to meet the social needs of the population of the County and to mitigate the public health emergency presented by COVID-19;**
- b) Approve, ratify, and authorize the Chair of the Board of Supervisors to execute a subrecipient agreement with Good Samaritan Shelter for \$881,000, using \$683,900 in Emergency Solutions Grant (ESG) CARES (ESG-CV) funds and \$197,100 in Coronavirus Aid, Relief, and Economic Security Act of 2020 (CARES Act) funds allocated through the State of California for continued COVID-19 response to provide essential services and operation of a Temporary Emergency Shelter in Isla Vista;
- c) Authorize the General Services Director, or designee, to execute a gratis lease or license with the Isla Vista Recreation and Park District (IVRPD) through June 30, 2021 to facilitate establishment of a temporary emergency shelter at the parking lot area along Embarcadero Del Mar and Embarcadero Del Norte (Assessor's Parcel Number 075-163-016) located adjacent to a parking lot for 976 Embarcadero Del Mar, subject to concurrence by County Counsel, Auditor-Controller and Risk Management;
- d) Find that County-owned property at 976 Embarcadero Del Mar and the adjacent parking lot area leased or licensed by the County (the "Shelter Site") will not be needed for County purposes and authorize the General Services Director or designee, to execute a gratis lease or license agreement

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with Good Samaritan Shelter granting control of or access to the Shelter Site for the purposes of operating the temporary emergency shelter through June 30, 2021, subject to concurrence by County Counsel, Auditor-Controller and Risk Management; and

- e) Determine that the recommended actions are exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15269(c), finding that the actions consist of specific actions necessary to prevent or mitigate an emergency, and direct staff to file a Notice of Exemption on that basis.

Summary Text:

On November 10, 2020 the Board provided conceptional approval of a temporary emergency shelter option in Isla Vista in response to growing encampments of persons experiencing homelessness in the parks of Isla Vista during the public health emergency. The temporary emergency shelter will include the use of up to 20 pallet houses.

Good Samaritan Shelter (GSS) will work with Isla Vista Community Services District, Isla Vista Recreation and Parks District, the County, and member agencies of the Santa Maria/Santa Barbara County Continuum of Care (COC) to operate an Isla Vista Navigation and Shelter Center (Shelter Center). The Shelter Center will provide temporary emergency shelter for approximately 50 homeless individuals over a six (6) month period. The goal is to open the shelter in mid-December 2020 and continue operations through mid June 2021. In addition to shelter operations, essential services as defined by 24 CFR 576.102 will include case management, housing navigation, public health and behavioral health services, and links to substance use disorder treatment services, with the objectives of linking individuals to a permanent or safe housing resource and preventing community spread of COVID-19. The subrecipient agreement will be reimbursed with \$197,100 in County CARES Act funding and \$683,900 in State ESG-CV funding for a term of November 1, 2020 and concluding June 30, 2021.

The project is time limited. In order to maximize the success of clients' transition to a stable housing placement, the Shelter Center program will implement a ramp down in the final 60 days of program operation, to incrementally reduce the number of emergency sheltered program participants through attrition, thereby ensuring program participants are assisted with services, safe exit and housing options. GSS will purchase and own the pallet houses. A license or lease agreement will be executed between the County and Good Samaritan Shelter describing the terms of use of the Isla Vista Community Center and futher describe the disposition of the pallet houses and shelter assets purchased for the project with County pass-thru funds.

The Public Health Department has determined a need for temporary emergency shelter as part of the community's Coronavirus response. Much like the temporary emergency shelters at Santa Maria High School and through Project Roomkey, the Shelter Center will prevent and protect the community from the spread of COVID-19. Existing encampments are often densely populated with multiple unrelated households in a small area. Land use compliance is in process from the Planning and Development Department. The obligation of funds and incurring of costs is conditioned upon the granting of all required land use approvals. In the event that such approvals are not obtained, GSS will be notified and the county can terminate or suspend this Agreement in whole or in part. General Services is in the process of drafting a license/lease agreement with the Isla Vista Recreation and Park District for use of their parking lot (APN #075-163-016). In addition, General Services will draft a license/lease agreement with Good Samaritan

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Shelter granting access to the Shelter Site for the purposes of operating and maintaining the temporary emergency shelter.

The recommended actions are for the Board of Supervisors to find that the establishment and operation of a temporary emergency shelter in Isla Vista is necessary to meet the social needs of the population of the County and to mitigate the public health emergency presented by COVID-19. The Board of Supervisors is also being asked to execute a subrecipient agreement with Good Samaritan Shelter for \$881,000, using \$683,900 in Emergency Solutions Grant (ESG) CARES (ESG-CV) funds and \$197,100 in Coronavirus Aid, Relief, and Economic Security Act of 2020 (CARES Act) funds allocated through the State of California for continued COVID-19 response to provide housing navigation and essential services and operation of a Temporary Emergency Shelter in Isla Vista. In addition, authorize the General Services Director, or designee, to execute a gratis lease or license agreements with both Good Samaritan and Isla Vista Recreation and Parks District.

Background:

Unsafe conditions include risk of fire, concern for the environment and safety of the greater Isla Vista community and visitors, and concern for the health and safety of those experiencing homelessness. These concerns have been identified through an increase in calls for law enforcement service, the need for sanitation services and removal of biohazard, and the deterioration of parks due to work delays or cancellations caused by encampment activity. According to a County Fire Inspection of Homeless Encampments Notice of Determination/Violation dated October 26, 2020, there is “significant potential for the fire and life hazard conditions associated with the inspected homeless encampments to adversely impact life, property, and the environment” and is “requiring Isla Vista Recreation and Park District to abate the fire and life hazard by completing the following: (1) remove all combustible material and debris associated with the inspected homeless encampments, and (2) eliminate the unpermitted use of open fire on all IVRPD property” by November 20, 2020.

On September 23, 2020 a Request for Letters of Interest and Statement of Qualifications (LOI/SOQ) was released to affordable housing and shelter service providers in order to identify a qualified respondent to provide temporary emergency shelter for unsheltered homeless households in Isla Vista. The purpose of the Shelter Center is to address concerns for the health and safety of those experiencing homelessness, as well as concern for the environment and safety of community members and visitors. Proposals were due on October 9, 2020 and Good Samaritan Shelter Inc. (GSS) was the only qualified respondent.

The intent of the temporary emergency shelter for unsheltered households in Isla Vista is to provide temporary shelter for approximately six (6) months. According to 24 CFR 576.2, Temporary Emergency Shelter means any structure or portion of a structure, which is used for a limited period of time because of a crisis, such as a natural disaster or public health emergency, to provide shelter for individuals and families displaced from their normal place of residence or sheltered or unsheltered locations. The shelter is time limited based on site use and funding.

Subrecipient Agreement

GSS will provide the following scope of services, in partnership with the County and other service and housing providers, with a focus on COVID-19 mitigation, temporary emergency shelter and system navigation to services. GSS will work to engage homeless individuals through the process of rapport

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building with the goal of linking individuals to a safe housing resource and preventing community spread of COVID-19. The temporary emergency shelter shall be provided 24 hours per day, seven days per week for approximately a six-month period, beginning mid-December 2020 and ending in mid- June 2021. This shall include, but is not limited to, the following:

- Provide trained staff members during day and night distributed in a manner that provides supervision of all areas of the temporary emergency shelter.
- Complete intake for all persons entering shelter ensuring eligibility under 24 CFR 576.2. Intake packet to include a guest acknowledgement signed by all guests.
- Maintain a safe environment for staff and guests working with guests to solve behavioral issues.
- Maintain a log of all persons entering and leaving the shelters.
- Monitor the health and well-being of staff, volunteers, and participants.
- Provide three nutritious meals per individual program consumer, per day, packaged individually.
- Ensure handwashing, access to sanitation and toilet facilities and other hygiene items.
- On-site security, 24 hours per day/7 days per week.
- Transportation for essential appointments.
- Maintain the site as needed to ensure shelters are kept in good condition.

GSS will also provide trained staffing to deliver the contracted service. Health and safety services will include:

- The provider must maintain compliance Public Health COVID-19 guidance, including hand washing and physical distancing.
- Provide 20 units of non-congregate shelter in pallet houses for a single individual or a household per unit.
- Ensure cleanliness and disinfection of all gathering and common areas, feeding sites, kitchen, consistent with Environmental Health Services.
- Allowance for pets required to follow all applicable County animal codes.

Other services to be provided by GSS include case management and housing navigation services. Persons moving from Isla Vista Parks will be informed of the time limited availability of the shelter. Case management and other support staff will identify the barriers to housing or other safe shelter options. Case managers will work with the shelter guest to resolve those barriers with urgency. As beds are available in other existing permanent emergency shelters, guest will be given the opportunity to relocate. In order to maximize the success of clients' transition to a stable housing placement, the proposed temporary emergency shelter will implement a ramp down in the final 60 days of program operation, to incrementally reduce the number of emergency sheltered program participants through attrition, thereby ensuring program participants are assisted with services and housing. In order to prevent the re-inhabitation of the Isla Vista Parks, the Isla Vista Recreation and Parks District will explore the options that are available.

A crucial element to a successful response to the public health and fire threat concerns faced by the Isla Vista homeless encampment residents will be the participation of County departments involved in both direct service and in assisting with any potential temporary shelter structures established in proximity to the current encampment sites.

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County Departmental Support

- Public Health: support and guidance from Environmental Health Services, designated Public Health/Healthcare for the Homeless Nurse, Hazardous Materials/ Sharps Containers distribution and collection, Personal Protective Equipment, and additional staff to assist in screening/eligibility for Medi-Cal; Animal Services division.
- Behavioral Wellness: designated Mental Health Clinician to assist with outreach assessment during regularly scheduled hours (clinician to provide linkages to Mental Health/Substance Use Disorder services and ACCESS on site)
- Public Defender: staff advocates to support legal needs and relevant service linkages
- Probation: staff to navigate probation violations and assist with supportive housing and AB109 referrals
- Sheriff: law enforcement support in a collaborative effort to maintain safety at site in parks (IVRPD will need support through posting and clearing)
- Department of Social Services: staff to provide outreach and linkages for those who qualify for benefits
- Planning and Development: issue of emergency permit by Director and assistance with other actions required by the Coastal Commission.
- General Services: use of property documents and assistance through set-up logistics (ex: utilities) and insurance requirements
- County Fire: staff to provide guidance and support through logistics and for disaster planning/prevention and general safety
- Community Services: funding support and resources/linkages to coordinate with service providers
- District Attorney: staff to work collaboratively with Public Defender and Behavioral Wellness (through client pending charges) and provide service intervention with partner agencies

The funding available to purchase twenty pallet shelters and provide outreach services is provided through the federal CARES Act funding designated by the Board of Supervisors for ‘vulnerable populations’ which is available only through December 30, 2020. Federal Emergency Shelter Grant Coronavirus Round 1 (ESG-CV1) funding was awarded to Santa Barbara County as the Administrative Entity for the Continuum of Care from the State of California for emergency shelter and street outreach on September 17, 2020 in the amount of \$1,031,300. The utilization of ESG-CV1 to address the impact of COVID-19 on the health of homeless residents by operation of a temporary emergency shelter requires renewals of the public health department’s determination of need. The Board of Supervisors approved a contract for outreach services on October 20, 2020 with City Net for Street Outreach to persons residing in encampments with the remaining ESG-CV1 funding. CityNet is actively conducting outreach to persons living in the Isla Vista encampments and connecting them to resources.

Siting

The location of the Shelter Center will include the Isla Vista Community Center and the adjacent parking lot owned by Isla Vista Recreation and Parks District. The Shelter Center will consist of 20 pallet shelter units, serviced by 3-4 larger trailer units which will provide sanitation, handwashing, and showering facilities situated in the parking lot. The Isla Vista Community Center will be used by Good Samaritan for

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staff office use, space to conduct client interviews, and as a staging area for meal service. The perimeter of the pallet area will be provided security fencing, and lighting. Security and staffing will be provided 24 hours a day/ 7 days a week during the program’s six months of operation.

Program Conclusion and Ramp Down

The emergency shelter program in Isla Vista is designed to be operated from mid-December 2020 through mid June 2021. Good Samaritan has estimated that approximately 15% of the anticipated 50 unduplicated persons served will be successfully navigated towards either a transitional housing opportunity, Rapid Re-Housing, or permanent supportive housing. In order to maximize the success of clients’ transition to a stable housing placement, the Shelter Center program will implement a ramp down in the final 60 days of program operation, to incrementally reduce the number of emergency sheltered program participants through attrition, thereby ensuring program participants are assisted with services and housing. GSS’s obligations to the County shall not end until all close-out requirements are completed, including, but not limited to: receipt of final payments from the County under this agreement, disposing of program assets (including the return of all unused materials, equipment, and accounts receivable to the County), and determining the custodianship of records. Program assets include the purchase of pallet shelters which can be re-used.

Performance Measure:

GSS will provide quarterly reports to the County on services provided and the outcomes, or performance measures, which have been outlined in their scope of work. Table 1 summarizes the number of households to be served and percentage entering permanent housing. Program design, funding allocations within budgeted line items, and the characteristics of individuals and households served will vary, depending on the progression of the pandemic. CSD will provide the Board of Supervisors a summary of all COVID-19 homelessness response activities and outcomes.

Table 1: Goals – Individuals/Households Served

Goals

SUBRECIPIENT will provide the following levels of services during the term of the Agreement:

Emergency Shelter

	Goal
Total temporary beds	34
Total number of bed-nights made available	4,000
Total unduplicated number of persons served	50
Total unduplicated number of households served	40

Performance Measures

SUBRECIPIENT will meet the following performance measures during the term of the Agreement:

Emergency Shelter

	Goal
% of participants will move into transitional housing at project exit	5
% of participants will move into Rapid Rehousing at project exit	5
% of participants will move into permanent housing (other than RRH) at project exit	5

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% of adult participants gaining new or increasing existing earned income at project exit	2
% of adult participants will obtain cash/non-cash benefits at project exit	10
% of participants who move into transitional housing or permanent housing (including RRH) will remain housed for 3 months	10

Fiscal and Facilities Impacts:

Budgeted: Yes

Fiscal Analysis:

<u>Funding Sources</u>	<u>Current FY Cost:</u>	<u>Annualized On-going Cost:</u>	<u>Total One-Time Project Cost</u>
General Fund			
State			\$ 881,000.00
Federal			
Fees			
Other:			
Total		\$ -	\$ 881,000.00

Narrative: County CARES Act funds will be used to mitigate the impact of COVID-19 for people experiencing homelessness. They must be fully expended on or before December 30, 2020. ESG-CV1 funds for Temporary Emergency Shelter will be eligible for expenses incurred after December 30, 2020 through June 30, 2021. Cost of services delivered will be tracked by County departments for potential reimbursement.

Key Contract Risks:

The County assumes responsibility for the administration of ESG-CV and CARES Act in accordance with all federal and state requirements governing their use. In addition, it would be held liable if it or any provider to which it sub-grants funds is found to be non-compliant with applicable requirements. Good Samaritan Shelter has successfully operated State and/or federally-funded homeless assistance projects in the past which have had similar regulatory and administrative requirements.

The ESG-CV and CARES Act Program sub-recipient Agreement is a cost-reimbursement contract. This allows CSD/HCD to disburse funds to the aforementioned ESG-CV and CARES Act Program Sub-recipient for eligible incurred costs to the extent prescribed by the Agreement. The County will only reimburse ESG-CV and CARES Act Program sub-recipient for costs that are eligible under the Agreement and documented in a manner that is acceptable to the CSD/HCD. CSD/HCD staff will assess the performance of the sub-recipient to determine if the services provided are adequate and as outlined in the Agreement.

Special Instructions:

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- 1) Please email an electronic copy of the Minute Order to Dinah Lockhart at dlockhart@co.santa-barbara.ca.us.

Attachments:

A) Sub-recipient Agreement for Good Samaritan Shelter

Authored by: Kimberlee Albers, Homeless Assistance Program Manager