

**THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
BOARD ACTION SUMMARY**

DEPT: Chief Executive Office

BOARD AGENDA: 7.B.2
AGENDA DATE: January 7, 2020

SUBJECT:

Approval of an Update on the Homeless Facility Plan and Partnership Between the County, the City of Modesto and The Salvation Army in Accordance with the Provisions of the Public Contract Code

BOARD ACTION AS FOLLOWS:

RESOLUTION NO. 2020-0007

On motion of Supervisor DeMartini Seconded by Supervisor Withrow
and approved by the following vote,

Ayes: Supervisors: Chiesa, DeMartini, Withrow and Chairwoman Olsen

Noes: Supervisors: None

Excused or Absent: Supervisors: Berryhill

Abstaining: Supervisor: None

1) Approved as recommended

2) Denied

3) Approved as amended

4) Other:

MOTION:

ATTEST:  ELIZABETH A. KING, Clerk of the Board of Supervisors

**THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
AGENDA ITEM**

DEPT: Chief Executive Office

BOARD AGENDA:7.B.2
AGENDA DATE: January 7, 2020

CONSENT:

CEO CONCURRENCE: YES

4/5 Vote Required: No

SUBJECT:

Approval of an Update on the Homeless Facility Plan and Partnership Between the County, the City of Modesto and The Salvation Army in Accordance with the Provisions of the Public Contract Code

STAFF RECOMMENDATION:

1. Approve an update on the Homeless Facility Plan and partnership between the County, the City of Modesto and The Salvation Army in accordance with the provisions of the Public Contract Code.

DISCUSSION:

Homelessness continues to be a high priority issue in Stanislaus County as a result of the steadily growing population of individuals experiencing homelessness. On December 11, 2018, the County Board of Supervisors adopted a resolution to declare a shelter crisis exists in the unincorporated areas of Stanislaus County and affirmed the Community System of Care's designation of the Community Services Agency as the administrative entity for the County to accept and administer \$7.2 million in Homeless Emergency Aid Program (HEAP) funds.

On February 26, 2019, the Board of Supervisors declared an emergency in accordance with Public Contract Code Sections 20134 and 22050 for emergency repair and replacement work needed at 330 9th Street, Modesto, and 301 10th Street, Modesto, and on the adjacent City of Modesto parcel to mitigate the Stanislaus County shelter crisis. Work needed at these sites included a tenant improvement project to construct a new 182-bed Emergency Shelter, replacement of the Salvation Army's administrative offices, placement of the County's Permanent Access Center, and required site work.

Also included in the Board's February 26, 2019 recommended and approved actions:

1. Issued a Notice of Intent to purchase the Salvation Army's Community Center and parking lots located at 625 I Street for future transitional housing.
2. Approved the recommended plan to partner with the City of Modesto and Salvation Army to create a new 182-bed Emergency Shelter and place the Permanent Access Center at 330 9th Street, Modesto. Approved replacement and relocation of the Salvation Army's administrative functions, located at 625 I Street, Modesto, with pre-fabricated facilities at 330 9th Street.

3. Approved the funding plan for these projects using State of California Homeless Emergency Aid Program (HEAP) funds, transferred \$1.2 million in State of California Budget allocations for homelessness housing and programs from General Fund assigned fund balance and established two new capital project budgets.
4. Directed the Chief Operations Officer to serve as Project Manager and authorized the Project Manager to negotiate and finalize agreements to complete the projects and to authorize work authorizations and contracts needed to develop the site.

Emergency Updates

Since the last update to the Board of Supervisors, the project team continues to make significant progress. Final Completion of the new Emergency Shelter was accomplished by ACME Construction of Modesto, California (ACME), on October 10, 2019, on time and within budget. The Emergency Shelter opened to guests on November 26, 2019, and reached capacity on December 7, 2019.

Site work to connect the campus continues with the connection of utilities and installation of pathways. The Access Center Program Building and the Salvation Army Administration Building are on site and interior improvements are nearing completion. The Access Center is scheduled to open late January 2020. Improvements for the Salvation Army Programs Building are on-going.

Purchase of 625 I Street, Modesto, California, 95354

On April 2, 2019, the Board of Supervisors approved the purchase of the Salvation Army's administration and program buildings along with property located at 625 I Street in Modesto. On April 18, 2019, the Salvation Army's Board of Directors approved the sale and purchase agreement for sale to the County. The Purchase Agreement has been executed and escrow closed on June 21, 2019.

The County and the Salvation Army have entered into an agreement that leases the 625 I Street building back to the Salvation Army while the new Emergency Shelter projects are completed. During this time, the Salvation Army is responsible for maintenance and repairs at the property. A comprehensive funding and program plan for the 625 I Street property and facilities is being developed and will be brought back to the Board of Supervisors at a later date for consideration.

A collaborative team representing the County, the City of Modesto, Area Agency on Aging/Veterans Services, Housing Authority, Catholic Charities, Community Services Agency and the Veterans Administration and other partners met to focus on the potential uses of the facility for a Veterans Housing Program and other alternative uses. A plan will be developed by late Winter, 2020.

POLICY ISSUE:

Public Contract Code Section 22050 (a)(1) states, "In the case of an emergency, a public agency, pursuant to a four-fifths vote of its governing body, may repair or replace a public facility, take any directly related and immediate action required by that emergency, and procure the necessary equipment, services, and supplies for those purposes, without giving notice for bids to let contracts." Further, Public Contract Code Section 22050 (c)(1) requires staff to report on the emergency at its next regularly scheduled meeting and every 14 days thereafter until the emergency is terminated. Due to the fact there is no meeting scheduled for January 21, 2020, the next update will occur at the next regularly scheduled Board of Supervisors' meeting on January 28, 2020.

FISCAL IMPACT:

On February 26, 2019, the Board of Supervisors approved funding of \$5.2 million for the creation of a new Emergency Shelter, replacement of the Salvation Army's administrative offices, placement of the Permanent Access Center with pre-fabricated facilities, and related site work. Funding for these projects included \$4.1 million in State of California Homeless Emergency Aid Program Funds and \$1.1 million from a State of California Budget allocation received by the County for homelessness and housing.

Each project is estimated as follows:

Construction of the New 180-bed Emergency Shelter	\$2,400,000
Lease Cost for Emergency Shelter	300,000
Permanent Access Center	1,000,000
Salvation Army Administrative Facilities	1,400,000
Project Administration	100,000
Total	\$5,200,000

The final contract value for ACME is \$2,022,228 and was delivered on-time and under budget.

BOARD OF SUPERVISORS' PRIORITY:

The recommended actions are consistent with the Board's priorities of *Supporting Strong and Safe Neighborhoods* and *Supporting Community Health* by strengthening the Homelessness Community System of Care with the addition of an Emergency Shelter.

STAFFING IMPACT:

Existing staff from the Chief Executive Office, Planning and Community Development, Community Services Agency, and Behavioral Health and Recover Services departments will continue to focus and support the entire homeless effort.

CONTACT PERSON:

Patricia Hill Thomas, Chief Operations Officer

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