

RESOLUTION NO. 89-060

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF June 27, 1989

POLICY ON FACILITIES ON THE HOMELESS AND TRANSIENT PERSONS IN THE RICHARDS BOULEVARD AREA

WHEREAS, the Redevelopment Agency of the City of Sacramento ("Agency) enacts this resolution as its statement of intent and policy regarding the establishment of shelter and all other facilities and services for indigent, homeless and transient persons in the Richards Boulevard Area;

WHEREAS, the Richards Boulevard Area is defined as indicated on the attached map (Exhibit "A");

WHEREAS, the Agency desires to establish, maintain and/or permit certain shelter and service facilities in the Richards Boulevard area (Note: In this context, it is recognized that some of the facilities mentioned will actually be established/maintained by the Housing Authority of the City of Sacramento which is simultaneously adopting similar resolutions.)

WHEREAS, merchants, developers, property owners and residents in the Richards Boulevard area object to the establishment of these shelters and service facilities unless there is a specific limitation on the number of persons to be served and there are controls on the operations of the programs and the programs are adequately funded;

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WHEREAS, the Agency desires to establish facilities and services which are exemplary both from a design and operational perspective;

NOW, THEREFORE BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO:

SECTION 1: All policy pronouncements in this resolution are based on the assumption that the Agency will acquire property presently owned by Southern Pacific Transportation Company south and east of the intersection of Twelfth and North B Streets. If the Agency does not obtain said site, then their resolution shall be effective only as to the temporary modular units hereafter described, so long as no other facilities are located on the site on a temporary basis. If another site is acquired in the Richards Boulevard area for the facilities and services hereinafter mentioned, this resolution shall apply to that site.

SECTION 2: That the Agency intends to maintain existing, and establish new, facilities and programs in the Richards Boulevard area as specified in this Resolution. The Agency intends to fund, limit and control said programs and facilities as specified in this resolution. The Agency intends to be bound by this resolution for the benefit of merchants, property owners and residents of the Richards Boulevard area, now and hereinafter. The Agency acknowledges the merchants, property owners and residents in the Richards Boulevard area are foregoing and will forego legal rights, remedies and objections which they have in reliance upon the provisions of this resolution and the future compliance of the Agency with the provisions of this resolution.

SECTION 3: In the immediate future, the Agency intends to establish modular shelter facilities for a maximum of 80 persons on a temporary basis. The location of these modular facilities shall be substantially as indicated on Exhibit "B". In no event shall these modular facilities be used for any purpose other than for shelter for indigent persons. It is the intention of the Agency that such modular facilities are to be temporary and to be closed and removed within two years, but in any event, such modular facilities shall be closed and removed from the site within four years. The Agency intends to replace said modular facilities with permanent facilities located as shown on Exhibit "B". The permanent facilities shall be used only for shelter of not more than 100 persons.

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SECTION 4: The Agency shall establish a facility for shelter and other services for recipients of Aid-In-Kind General Assistance in an existing warehouse located immediately east of the existing Salvation Army facility at Twelfth and North "B" Streets. The intended purpose of this facility shall be to furnish shelter and other services for recipients of Aid-In-Kind General Assistance. This facility shall not be used to serve more than 52 persons in any time period.

Section 5: The Salvation Army facility at Twelfth and North "B" Street shall not be used to shelter more than 80 persons at any time other than November 1 through April 1 of each year when the Salvation Army facility shall not be used to shelter more than 140 persons. The nature and character of the operation of the Salvation Army facility shall not be changed except as otherwise provided in this resolution.

Section 6: The Bannon Street shelter shall not be used to shelter more than 60 persons at any given time. The nature and character of the operation of the Bannon Street shelter shall not be changed either at its present location or as relocated except as otherwise provided in this resolution. It is the intention of the Agency to relocate the Bannon Street shelter as indicated on Exhibit "B". When the Bannon Street shelter is relocated, the operation of the Bannon Street shelter shall not be changed except as otherwise provided in this resolution and the number of persons served by the Bannon Street shelter as so relocated shall not be increased.

Section 7: It is the intention of the Agency to relocate the detoxification facility services not located at 2700 Front Street to the location shown on Exhibit "B". The detoxification facility operation shall include a program which prevents discharge of persons treated there into the Richards Boulevard area. The detoxification facility shall not serve more than 120 persons at any given time.

Section 8: Except as hereinbefore specifically provided, the Agency shall not construct any new or additional facility in the Richards Boulevard area for the purpose of shelter, housing, feeding or providing social welfare services to indigent, homeless or transient persons. Additionally, except as otherwise provided in this resolution, the Agency shall not establish or expand, in terms of persons served, any temporary or permanent facilities or special service programs for the indigent, homeless or transient persons in the Richards Boulevard area.

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Section 9: With respect to any program over which the Agency has jurisdictional, programmatic or contractual control, the Agency shall fund each such program sufficiently to provide for proper program services and security measures sufficient to ensure that the persons served are controlled and that the program does not present a nuisance to surrounding property owners or businesses. If any program is not so funded, the program shall be terminated. Levels of funding for the programs and facilities shown on Exhibit "B" shall be funded to provide at least the following requirements:

a) One professional security guard from a company which furnishes guard services such as Brinks on a 24 hour per day basis for each 100 persons served for the programs and facilities shown on Exhibit "B" and taking into account the Salvation Army facility.

b) One program staff person on a 24 hour basis for each 50 persons served for the programs and facilities shown on Exhibit "B" (not including janitors, cooks, and other related staff).

c) At least \$2,500 in 1989 dollars adjusted annually for inflation per year per person sheltered in the facilities shown on Exhibit "B" for direct staff plus maintenance and utilities. Any payments to individuals such as welfare payments and counselors and other program staff delivering individualized services would be in addition to the foregoing. The detoxification facility program personnel shall not be taken into account in calculating the required personnel for the other facilities shown on Exhibit "B".

Section 10: With the exception of the detoxification center, the Agency shall, to the maximum extent feasible, shelter persons who are receiving Aid-In-Kind General Assistance in the facilities shown on Exhibit "B".

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Section 11: The programs operated in the facilities shown on Exhibit "B" shall be conducted in such a manner as to discourage persons receiving services from loitering off the site of the facilities. The security personnel for the site shall be instructed to patrol the surrounding areas as well. The security personnel shall notify City Police of any loitering occurring on private property in the area.

It is further understood that vigorous enforcement of anti-camping ordinances shall continue.

Section 12: As each new facility shown in Exhibit "B" is established, the physical design and program shall be presented to the community in public hearings before the City Council prior to the construction and implementation.

Section 13: The new facilities shown on Exhibit "B" shall be constructed of materials which present an image or permanency and do not detract from the appearance of the area. With the exception of the temporary modular shelters, no building shall be constructed with metal siding. The area shall be landscaped to standards set by the City for commercial developments including without limitations, landscaped set-back areas. The open areas between facilities shall be landscaped. The area shall be fenced with six foot metal fabric fence (or equivalent) and ingress and egress shall be limited.

Section 14: The programs conducted in the facilities shown in Exhibit "B" shall be managed by organizations with proven experience and expertise in managing such programs.

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Section 15: The Agency shall proceed with the process of establishing a redevelopment project in the Richards Boulevard Area which may include all or part of the Richards Boulevard Area and other areas. This policy is specifically not a predetermination of discretionary issues which may come before the Agency for review and decision during the process. It is anticipated that tax increment funding from the aforementioned development project shall be the primary source of funding for monetary shortfalls in funding for the facilities shown on Exhibit "B" and for funding the programs in those facilities. Until there are adequate funds produced by the redevelopment project in the Richards Boulevard area to fund any shortfalls or deficits in funding the facilities and programs described herein, the Agency shall either fund the deficits by using other sources or terminate the use of the facilities and the conduct of the programs to the extent necessary to assure an adequate funding level.

Gene Reeder
CHAIR

ATTEST:

Andrew Morris
ASSISTANT SECRETARY

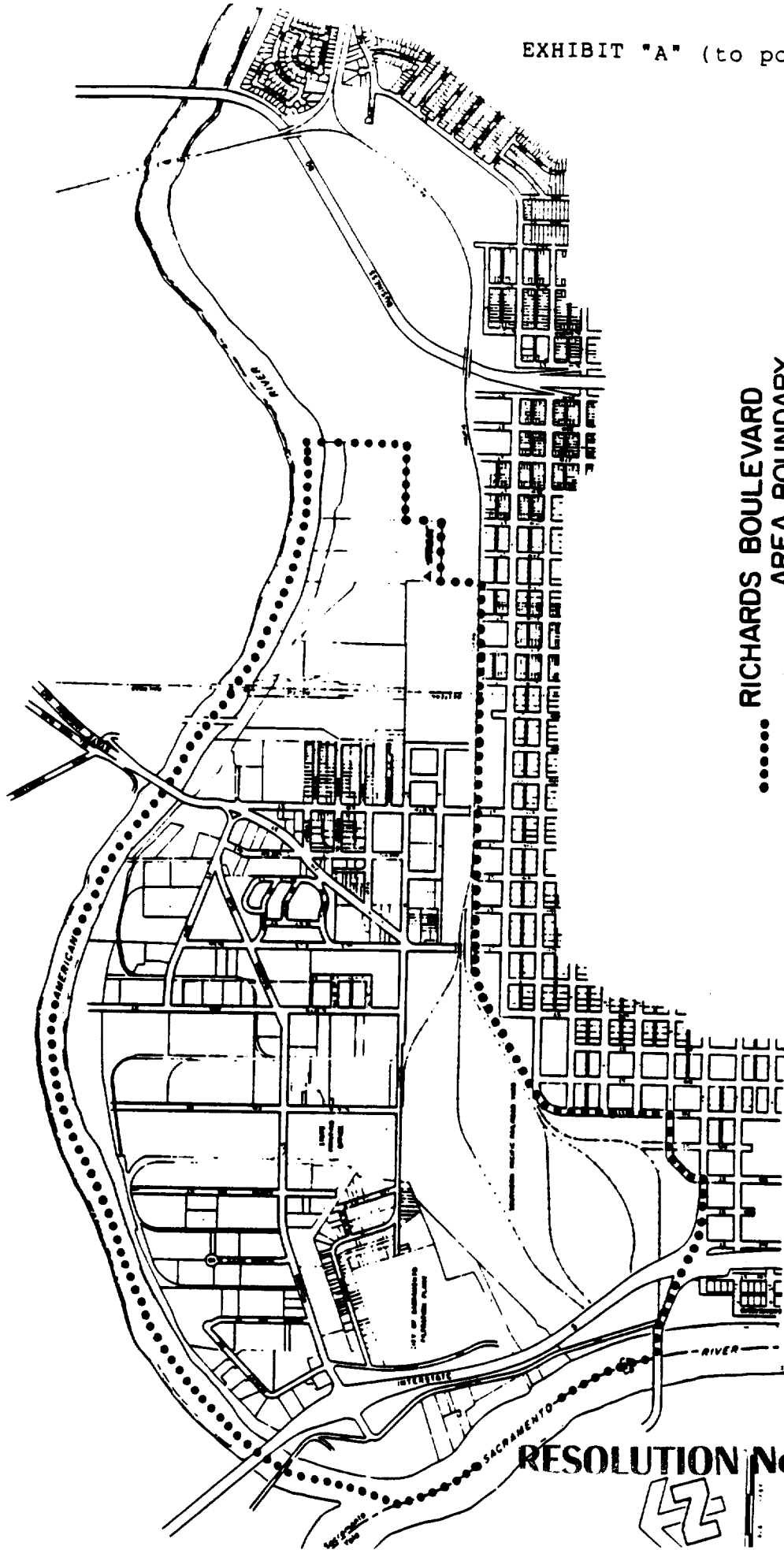
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RICHARDS BOULEVARD AREA

EXHIBIT "A" (to policy resolution)

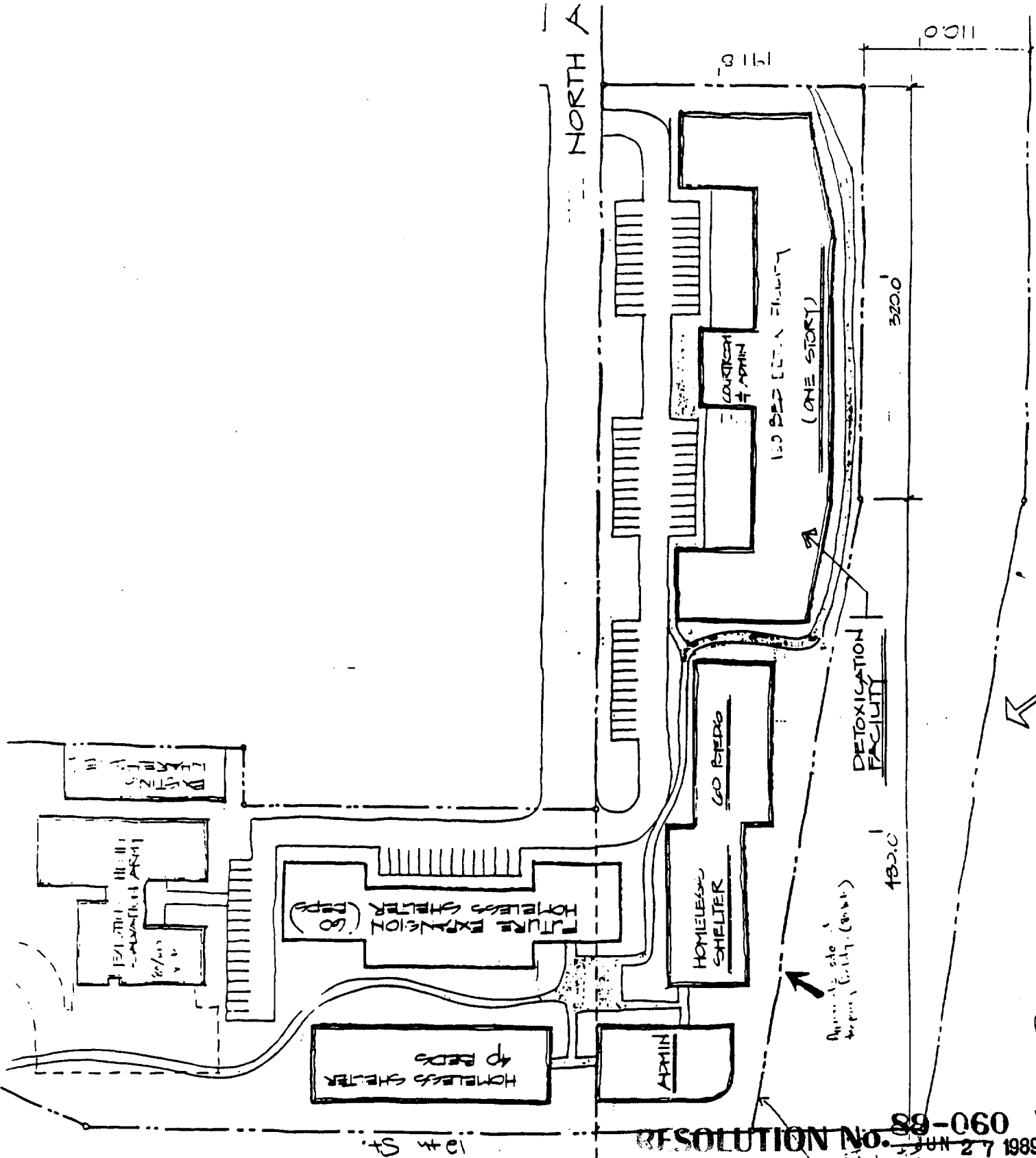


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RICHARDS BOULEVARD
AREA BOUNDARY

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SITE PLAN SCALE: 1/4" = 10'