



CITY OF SALINAS COUNCIL STAFF REPORT

DATE: MAY 1, 2018

DEPARTMENT: COMMUNITY DEVELOPMENT DEPARTMENT

FROM: MEGAN HUNTER, DIRECTOR

BY: ANASTACIA WYATT, PLANNING MANAGER

TITLE: CITY OF SALINAS AND COUNTY OF MONTEREY
ADMINISTRATION AGREEMENT FOR A PERMANENT
HOMELESS SHELTER AND PERMANENT SUPPORTIVE
HOUSING AT 1220 NATIVIDAD ROAD

RECOMMENDED MOTION:

A Resolution to authorize the City Manager to enter into an Administration Agreement (Agreement) with the County of Monterey (County) establishing the City of Salinas (City) as lead project manager for the overall selection of a future developer and operator of a permanent homeless shelter (Shelter) and permanent supportive housing (Permanent Housing) at 1220 Natividad Road (Property) and subsequent negotiation and drafting of an Exclusive Negotiation Agreement.

RECOMMENDATION:

It is recommended that the Council approve a resolution to authorize the City Manager to enter into an Administration Agreement (Agreement) with the County of Monterey (County) to designate the City as the lead project manager for the overall selection of, and negotiating of agreements with, a future developer and operator of a Shelter and Permanent Housing at the Property.

EXECUTIVE SUMMARY:

In September 2017, the City and Department of Social Services for Monterey County (DOS) executed a Memorandum of Understanding (MOU) to establish a temporary warming shelter in the Downtown and to enter into discussions about the development of a Shelter at the Property. As a result of these discussions, City and County staff have been able to reach an agreement on the objectives for the development of the site. This concept was presented to both the Council and County Board of Supervisors (BOS) on March 20, 2018 and staff were directed to proceed by formalizing an agreement establishing responsibilities between the two jurisdictions on the development of the site. City and County staff jointly worked together to draft the attached Administration Agreement, which designates the City as lead project manager to facilitate the

development of a Shelter and Permanent Housing at 1220 Natividad.

BACKGROUND:

The results of the 2017 Homeless Census & Survey showed an increase of 23% in sheltered and unsheltered homeless population in Monterey County from the last census and survey conducted in 2015. Within the City of Salinas, the sheltered and unsheltered homeless population increased to 1,361, making this a 57% increase from 2015. Currently there are no permanent year-round homeless shelters to serve this segment of the population within Monterey County.

Recognizing the great need for a Shelter, the City and County began discussions on potential sites for a Shelter. Both the County and City agreed to the location of a Shelter to be at the Property. On September 26, 2017, the City and County adopted an MOU related to the establishment of a temporary warming shelter and commitment to the development of the Shelter. The MOU has no termination date, unless both parties agree to terminate. Since then, staff from the City and County have met multiple times to discuss objectives for the development of the Property. Objectives for the 1.8-acre site include: a Shelter, homeless services, and the possibility of permanent support housing.

Once the BOS sign the Agreement, the City will move forward to serve as the lead project manager in order to solicit and identify a developer/operator for the Shelter.

DISCUSSION:

City and County staff are recommending that City staff assume the role as lead “project manager”. City staff has the capacity and experience in this area, especially with the recent success of the Moon Gate Plaza (21 Soledad Street) Project in Chinatown. The City’s primary role would be to prepare and solicit an RFP to assist in the selection of the Shelter’s developer/operator and identify potential sources of funding.

Once the RFP process is complete, the City will give recommendations to the BOS. A formal agreement would then be drafted and presented to both legislative bodies for the development of the Shelter. With the diligent efforts of both the City and County, it is anticipated that the project timeline for construction would be approximately 2-3 years. In the meantime, staff will continue to work together on a plan to continue a temporary warming shelter.

CEQA CONSIDERATION:

Not a Project. The City of Salinas has determined that the proposed action – “RFP for Permanent Shelter” is not a project as defined by the California Environmental Quality Act (CEQA) (CEQA Guidelines Section 15378). Individual projects that are may be proposed for development have the potential for causing a significant effect on the environment would be subjected to CEQA review. Potential projects that receive HUD funding may require NEPA review, which is conducted by Housing and Community Development Division staff.

STRATEGIC PLAN INITIATIVE:

This agreement will help facilitate the development of a Shelter and permanent supportive housing, which furthers the following Council strategic goals: 1) Safe, Livable Community; 2) Well Planned City with Excellent Infrastructure; and 2) Quality of Life.

FISCAL AND SUSTAINABILITY IMPACT:

Housing Staff administration hours are already funded with federal CDBG/HOME/ESG monies along with a portion from the City General Fund. Therefore, it is not anticipate that there will be an impact on the City's General Fund.

ATTACHMENTS:

Resolution
Administration Agreement