

# City of Bakersfield's Efforts to Address Homelessness

January 2019 Update

More Information: <https://bakersfieldcity.us/shelter>.

Submit Comments: [CommunityOutreach@bakersfieldcity.us](mailto:CommunityOutreach@bakersfieldcity.us)



# Homelessness in Bakersfield: A Growing Crisis

Visible changes throughout the Community

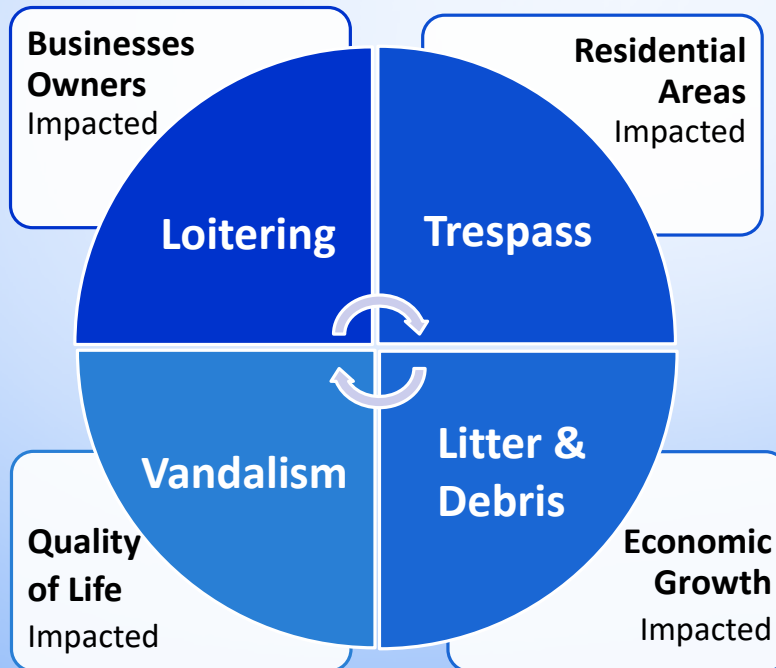
Increased calls for service (Police, Code Enforcement, Rec & Parks)



Cottonwood & Casa Loma



Ohio Street



Wood Street



3rd Street

# Homelessness in Bakersfield: A Growing Crisis

## 2017: Concerns expressed to the City Council

- Bakersfield Homeless Center, Mission at Kern County, Flood Ministries
- **Insufficient Shelter beds**, Supportive & Preventative Services, Case Managers & Training, Supportive & Transitional Housing
- Discussed City's Actions: (1) HUD/ESG funds for Shelter Operations & Support Services & (2) BHC Jobs Programs with \$1 million allocated & 50+ employed per year. Growing need for more.

## 2018: Issues continue to grow

- Presentation from Kern County Homeless Collaborative on 2018 PIT Count: 885 homeless individuals (+ 9%), **370 Unsheltered (+ 46%)**
- Causes vary – job loss, unable to pay rent, mental health issues, drug addiction, personal tragedy and more.
- Voters and Taxpayers seeking action and solutions



# Homelessness in Bakersfield: Fall 2018 - PSVS (Measure N)

25± community-based meetings

Received input from over 1,000 residents

Community concerns about homelessness, safety, crime, economic development, etc.

City Council placed Measure N (Public Safety & Vital Services Measure) on the November 6, 2018 ballot

Established 13 Priorities

Increasing police staffing to improve police response times, reduce crime, and increase neighborhood police patrols

Maintaining a fully staffed and equipped class II rated fire department

Improving rapid response to assaults and robberies

Maintaining/improving rapid response to gang violence

Investigating and proactively preventing property crimes, burglaries and vehicle thefts

Keeping public areas safe and clean

Strengthening the capacity of the Special Enforcement Unit

Expanding the School Resource Officer Program

Reducing homelessness through partnerships with service providers to increase outreach, sheltering and construction of affordable housing

Addressing the fiscal stability of the City

Creating jobs through economic development, business retention/attraction and workforce development

Enhancing amenities throughout the community to improve the quality of life and attract visitors

Enhancing neighborhoods through additional code enforcement and improved park maintenance





# Homelessness in Bakersfield

## Spring 2019 - the Numbers

| 2019 Point in Time County Summary |              |              |               |
|-----------------------------------|--------------|--------------|---------------|
| By Area & Status                  | January 2018 | January 2019 | % Change      |
| Metro Sheltered                   | 498          | 507          | + 2%          |
| Regional Sheltered                | 17           | 18           | + 6%          |
| <b>Total Sheltered</b>            | <b>515</b>   | <b>525</b>   | <b>+ 2%</b>   |
| Metro Unsheltered                 | 309          | 643          | + 108%        |
| Regional Unsheltered              | 61           | 162          | + 166%        |
| <b>Total Unsheltered</b>          | <b>370</b>   | <b>805</b>   | <b>+ 118%</b> |
| Total Metro Bakersfield           | 807          | 1,150        | + 43%         |
| Total Regional (Rural)            | 78           | 180          | + 131%        |
| <b>2019 Combined Total</b>        | <b>885</b>   | <b>1,330</b> | <b>+ 50%</b>  |

September Survey by Flood Ministries (69 individuals & 15 Couples)

### What keeps you from going to a local Emergency Shelter?

- No place for their possessions
- Can't keep their pets
- Do not want to be separated from their partner
- Safety concerns

91% (77) open to "low barrier" shelter if concerns addressed

# 2019 City in Action: 3-Point Plan to Address Homelessness

## 1. Acknowledge the Crisis

Emergency  
Crisis  
Resolution  
passed in  
November  
2018

## 2. Strengthen Existing Providers

\$1.1 Million for **40 new Beds** at BHC

\$1.1 Million for **40 new Beds** at the Mission

\$200,000 for BHC operations

\$1 million for BHC Job Programs at Animal Care Facility, Green-waste Facility, Freeway Litter Removal Program

## 3. Implement new PSVS Programs

Downtown Clean Teams

Proactive Private Security Services

Bakersfield-Kern Regional Homeless Collaborative

Rapid Response Teams

Community Prosecution Program

Use of City Facilities

Construct Additional Emergency Shelter Beds

# New PSVS (Measure N) Programs

## Increased Policing & Security

- ✓ BPD launched **Problem Oriented Policing** patrols:
  - Deployed specialized Impact Team officers
  - Areas of City most impacted by increases in reported crime.
  - Focus: Pro-active policing to reduce crimes of opportunity.
- ✓ 90 Pilot Program for **Private Security** services:
  - Focus on prevention of property crimes; including burglary, theft, vandalism, auto theft, etc.
  - Use crime data to deploy private security to areas experiencing highest volume of property crime & quality of life issues.
  - Seeing a reduction in Reported Crimes



# New PSVS (Measure N) Programs

## Bakersfield-Kern Regional Homeless Collaborative

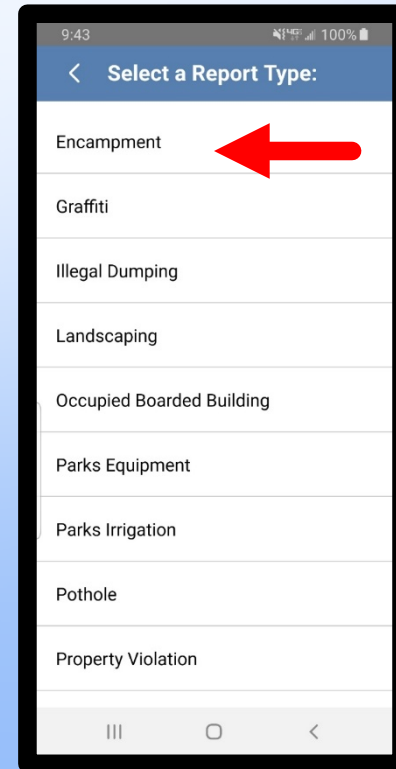
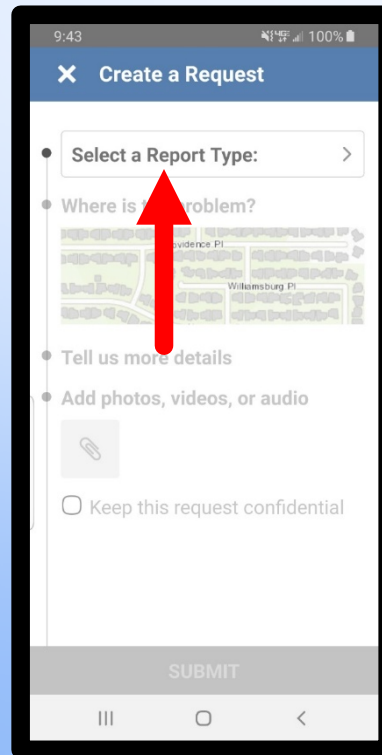
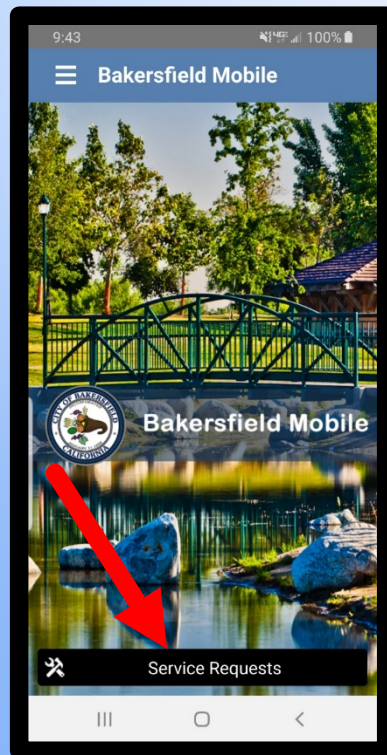
- ✓ Collaborative of service providers, non-profits, public agencies, etc.
- ✓ Mission: Get homeless off the streets, connect to resources and permanent housing.
- ✓ Funded by federal Grant used for housing vouchers, services, case management. Mostly volunteer staff.
- ✓ City and County recognized need for additional support
- ✓ Each pledged \$155,000 to fund full-time staff and create a Non-Profit.
- ✓ Also volunteered to Executive Board to oversee implementation.
- ✓ Purpose: Strengthen ongoing efforts within the community and improve coordination of City, County, and non-profit resources & devote professional staff to expand, coordinate, and implement programs.



# New PSVS (Measure N) Programs

## Rapid Response Team Launch

- ✓ August 2019: Recreation & Parks Department Launch
- ✓ September 2019: Code Enforcement Launch
- ✓ Dispatched through City's updated Mobile App
- ✓ Residents can quickly and easily report encampment and litter issues



# New PSVS (Measure N) Programs

## Rapid Response Team Launch

- ✓ **Recreation & Parks Teams** respond to encampment clean-ups in City Parks and on streetscapes, landscape areas and medians.
- ✓ MLK Park, Central Park, Centennial Park, Lowell Park, Central Park, Ming Avenue, South H & White Lane and more.
- ✓ **Code Enforcement Teams** respond to reports of illegal encampments and trash throughout the City and work with business owners to mitigate the effects of homelessness.

|                              | August     | September  | October    |
|------------------------------|------------|------------|------------|
| Rec & Park: Park Cleanup     | 5          | 6          | 11         |
| Rec & Park: Median/Road      | 1          | 3          | 0          |
| Rec & Park: Other            | 8          | 11         | 26         |
| <b>Parks Overall</b>         | <b>14</b>  | <b>20</b>  | <b>37</b>  |
| Code Encampment              | 69         | 228        | 299        |
| Code Other Cleanup           | 30         | 130        | 141        |
| <b>Code Overall</b>          | <b>99</b>  | <b>358</b> | <b>440</b> |
| <b>OVERALL TOTAL TO DATE</b> | <b>113</b> | <b>378</b> | <b>477</b> |



# New PSVS (Measure N) Programs

## Rapid Response Team Launch



# New PSVS (Measure N) Programs

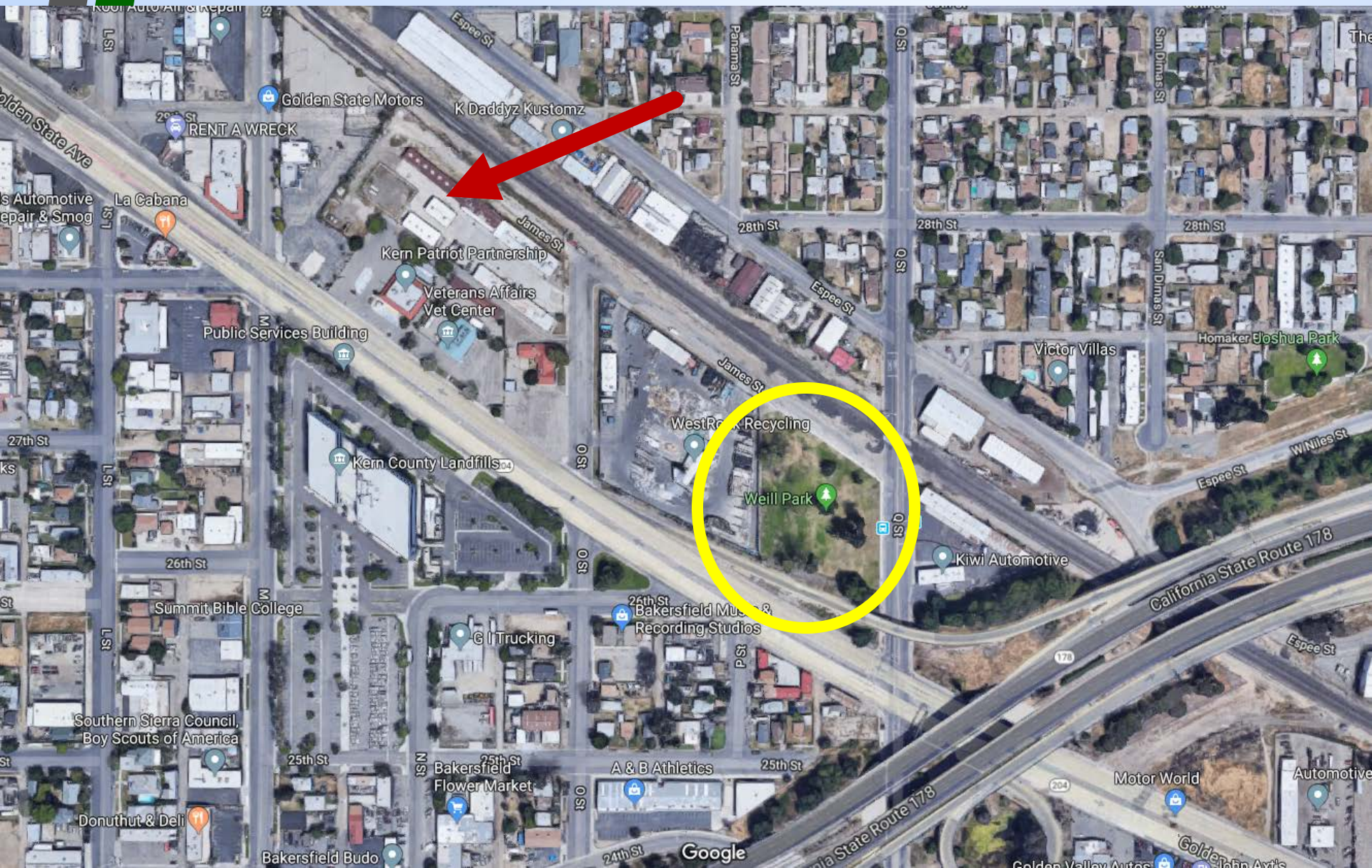
## Additional Emergency Shelter Beds

- ✓ After the **City of Bakersfield residents** voted to approve the Public Safety and Vital Services Measure, the **Bakersfield City Council** adopted a budget that allocated funds to build an Emergency Shelter facility.
- ✓ Currently only 400 beds within the Metropolitan Area.
- ✓ However, PIT Data still showed **643 unsheltered in 2019**.
- ✓ A new Shelter would provide more than just a bed for the night.
- ✓ Purpose is to remove homeless individuals from the streets and immediately offer meaningful programming to help move out of crisis.
- ✓ To encourage the local homeless population to come to a new Facility, it must provide an opportunity to live with dignity.

**Initial Goal: Learn & identify necessary “Best Practices” to ensure Facility is safe, clean and successful in encouraging homeless individuals to come to the site, receive services and move on to permanent housing.**



# Spring 2019 – Weill Park





# Emergency Shelter Research

- ✓ In the past, City has provided funds to construct existing BHC + annual funds.
- ✓ However, no local public Agency has ever operated an emergency shelter.
- ✓ Therefore, City launched a **comprehensive research effort** to quickly identify best practices and understand operational needs:
  1. Service Provider Outreach
  2. Research and Education
  3. Site Visits to Existing Shelter Facilities and Operations
  4. Define Basic Components of an Emergency Shelter
  5. Bakersfield Needs Analysis
  6. Costs Analysis – Construction
  7. Costs Analysis – Operation

Spring 2019  
Council  
Direction

Summer 2019  
Research &  
Study

Fall 2019  
Present  
Findings

# Emergency Shelter Research

## SERVICE PROVIDER OUTREACH

*Understand “wrap-around”*

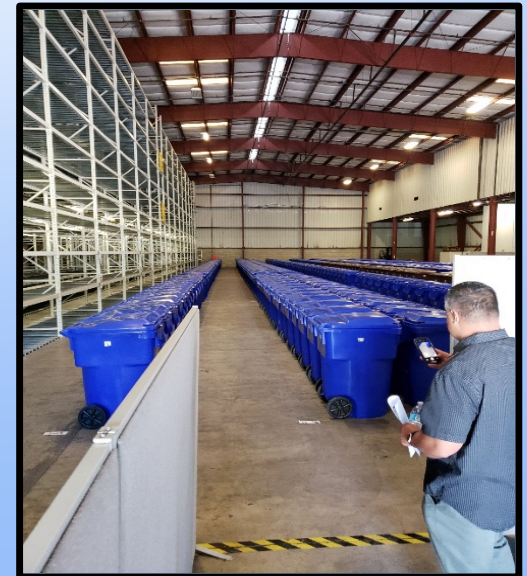
- Bakersfield Homeless Shelter
- The Mission at Kern County
- Kern County Housing Authority
- Flood Ministries
- Kern County Homeless Collaborative
- Kern County Behavior Health
- Office of Veterans Affairs
- United Way
- Fresno Rescue Mission
- City of San Diego



# Emergency Shelter Research

## Emergency Shelter Site Visits

- Bakersfield Homeless Shelter – Ongoing
- KC Rescue Mission – Ongoing
- Fresno Rescue Mission – June 14, 2019
- San Diego Alpha Project – July 11, 2019
- San Louis Obispo – July 29, 2019





# Emergency Shelter Research



# Emergency Shelter Research Results

## City of Bakersfield Emergency Shelter & Navigation Center

Analysis in support of the  
implementation of the  
Public Services Vital Safety  
Measure

September 2019

City of Bakersfield

City Manager's Office  
Development Services Department

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- A. 2019 Point in Time Summary
- B. Site Visit & Operating Data – Existing California Shelters
- C. 2019 California Building Code



**Table 2. Recommended Facility Components**

|                                | On-site Need   | Purpose  |
|--------------------------------|--|--|
| <b>Basic Physical Features</b> | <ul style="list-style-type: none"> <li>• Office space for coordinated entry &amp; intake</li> <li>• Office space for benefits management</li> <li>• Sleeping quarters</li> <li>• Restrooms, Showers</li> <li>• Laundry facilities</li> <li>• Kitchen &amp; cooking and warming area</li> <li>• Dining/Cafeteria area</li> <li>• Day-room and recreational areas</li> </ul>   | <ul style="list-style-type: none"> <li>• Efficient intake</li> <li>• Connect clients to benefits</li> <li>• Place to shelter at night</li> <li>• Provide for clean sanitation</li> <li>• Preparation for services</li> <li>• Provide consistent meal service</li> <li>• Provide sanitary area to eat</li> <li>• On-site area for clients during day</li> </ul>   |
| <b>Low Barrier Features</b>    | <ul style="list-style-type: none"> <li>• Pets: Dedicated areas and supplies for pets</li> <li>• Partners: Areas for couples to stay together</li> <li>• Possessions: Storage areas with sanitization</li> </ul>  | <ul style="list-style-type: none"> <li>• Ensure pet wellbeing</li> <li>• Allow couples into facility</li> <li>• Encourage daytime productivity</li> </ul>  |
| <b>Safety Features</b>         | <ul style="list-style-type: none"> <li>• Full Fencing and Lighting</li> <li>• Well-planned entry and registration area</li> <li>• Consideration of “referral only” model</li> <li>• Separate Dormitory areas for men and women</li> <li>• Separate “Quiet Areas” for sensitive residents</li> <li>• Adequate Staff training</li> <li>• On-Site Private Security, potentially Off-Site</li> <li>• Pro-active Police in area (Local Impact Team)</li> </ul>        | <ul style="list-style-type: none"> <li>• Increase Security &amp; Visibility</li> <li>• Ensure efficient operation</li> <li>• Reduce impacts to surrounding area</li> <li>• Create privacy for clients</li> <li>• Prevent and reduce conflicts</li> <li>• Ensure safety of clients and staff</li> <li>• Safety of staff and clients</li> <li>• Reduce impacts to surrounding area</li> </ul>  |
| <b>On-site Services</b>        | <ul style="list-style-type: none"> <li>• Professional Facility Operator</li> <li>• Outreach Services</li> <li>• Transportation Services</li> <li>• Coordinated Entry (HMIS) &amp; Benefits Review</li> <li>• Physical &amp; Mental Health Services</li> <li>• Food Service</li> <li>• Employment &amp; Job Training</li> <li>• Case Management</li> <li>• Housing Navigation &amp; Placement</li> <li>• Veterinary Care (including spay &amp; neuter)</li> </ul> | <ul style="list-style-type: none"> <li>• Run Efficient and Safe Facility</li> <li>• Connect People to the Facility</li> <li>• Streamline access to Facility</li> <li>• Reduce duplication of services</li> <li>• Provide care &amp; incentive to come</li> <li>• Address hunger, provide stability</li> <li>• Encourage productivity &amp; growth</li> <li>• Ensure Program success &amp; progress</li> <li>• Facilitate next steps after emergency</li> <li>• Ensure pet health &amp; safety</li> </ul> |

# Emergency Shelter Research Results

The research showed:

## To be Successful, the Facility Must:

- ✓ Be professionally operated.
- ✓ Be located in an area that will **minimize impacts** to the surrounding community and businesses.
- ✓ Help the community by getting people off of the streets and improving the quality of life.

## To encourage the homeless to come to the facility:

- ✓ Facility must be **safe**.
- ✓ Facility must be **clean**.
- ✓ Facility must be offer specific amenities & services **not available on the streets**.

# Emergency Shelter – Site Search

## ➤ Research used to establish “Site Criteria”

- ❑ **M-2 Zone** allows shelters “by-right” use + operating flexibility
  - State Law (2007 Housing Accountability Act) required all California cities to identify at least one zone where allowed “by right”
  - 2009 City Council Resolution – Selected M-2 because generally buffered from sensitive uses (residential neighborhoods & schools)
- ❑ **Sufficient Space** to co-locate Services on-site & create a true wrap-around environment to ensure success of clients.
- ❑ **Safety** = Property layout must offer ability to design a Facility that meets security needs for those within **and** in vicinity.

## ➤ Criteria presented to Council on September 11, 2019; Council directed Staff to return within 30 days with a site.

## ➤ Staff used the criteria to conduct 3-Tier Property Search:

1. All M-2 zoned property
2. Review of active Real Estate Listings
3. Local outreach and property volunteered by the public

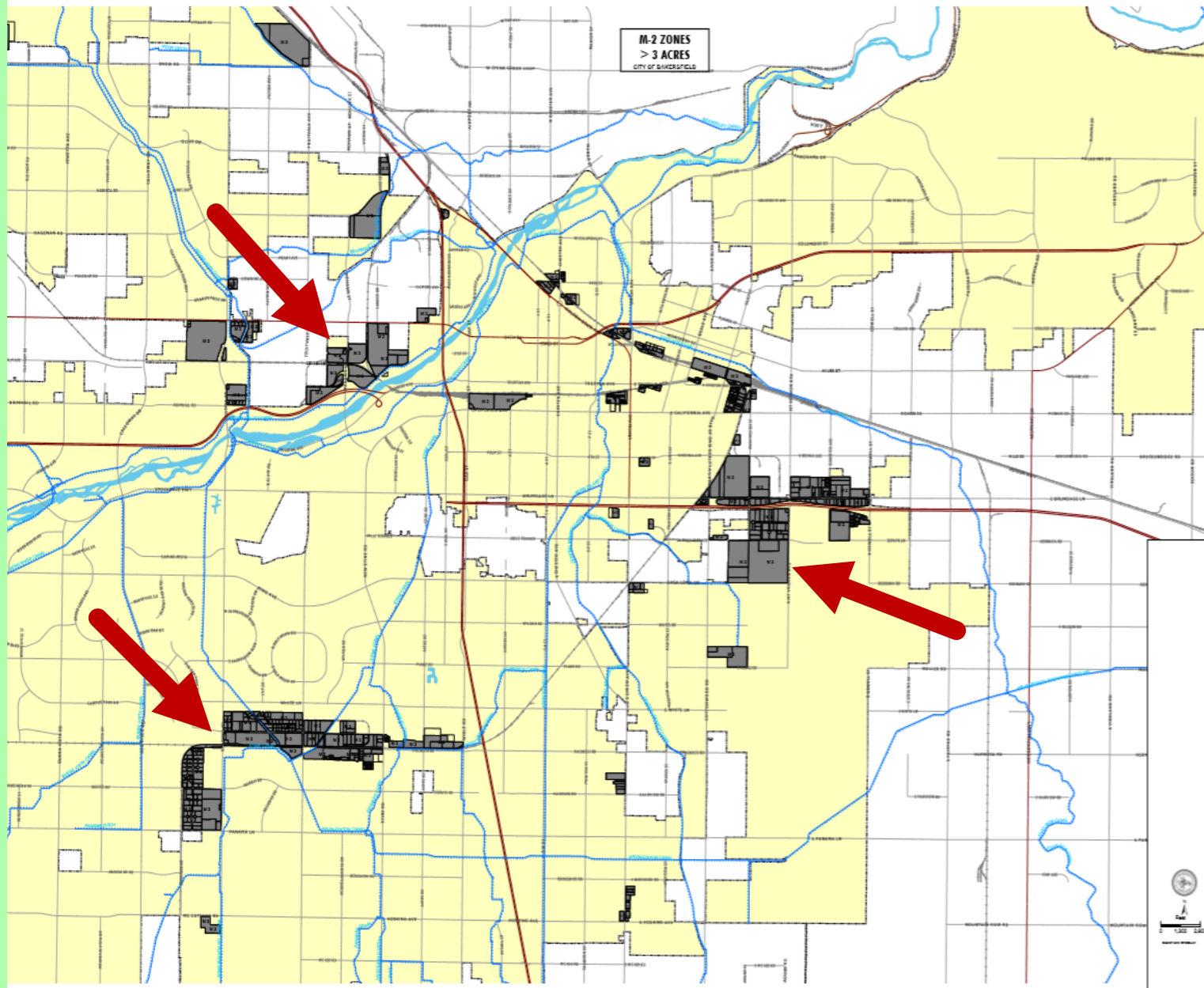


# M-2 Property Search

650+ Parcels

Many were:

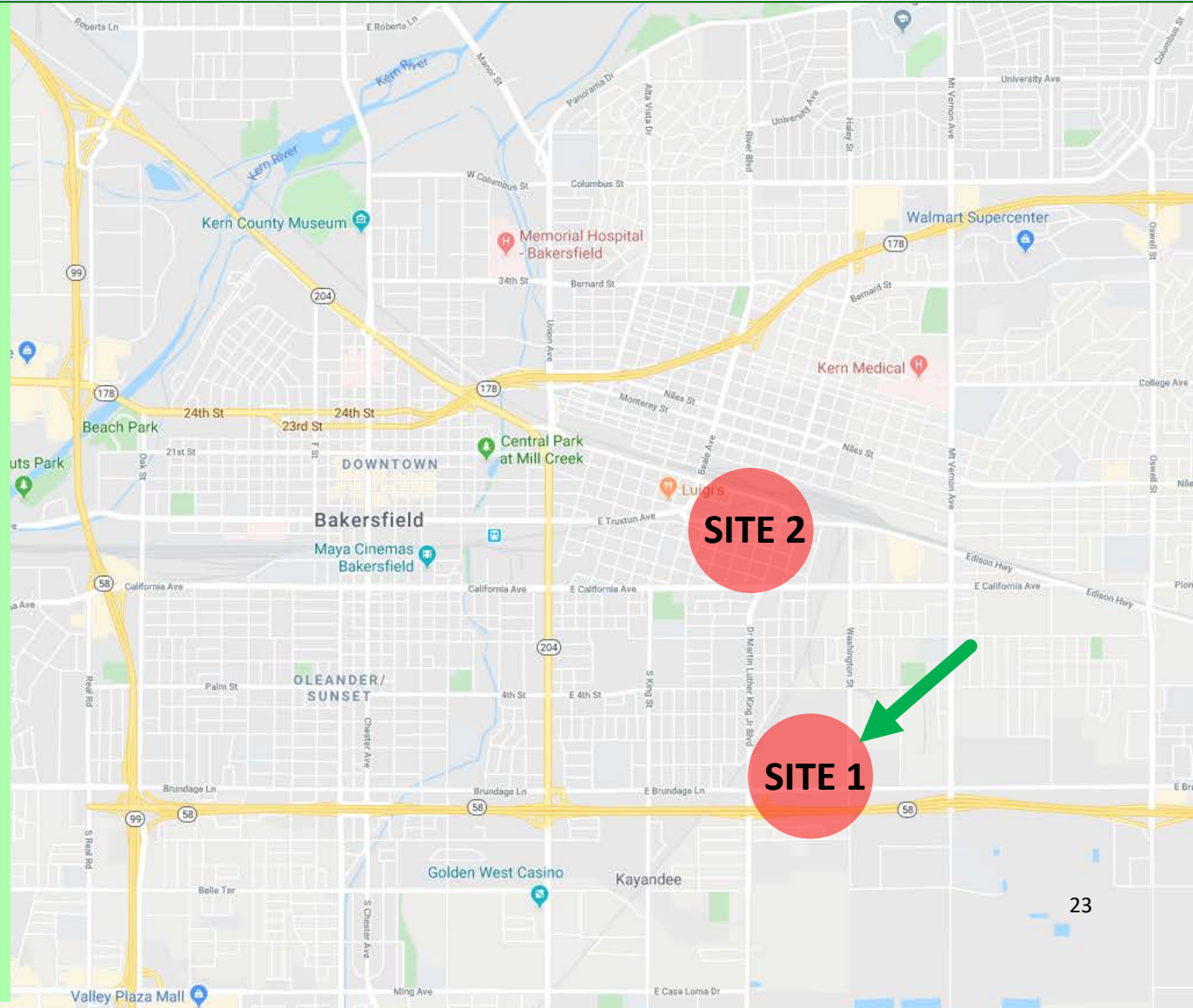
- Built-out
- Too Small
- Had inefficient building configuration
- Too close to sensitive users
- Insufficient access to transportation (freeways, etc.)
- Not for sale (less than 3% vacancy rate)



# Emergency Shelter Update

## Able to locate 2 Potential Sites

- 2 sites for sale & met criteria (M-2 zone, enough space for services, able to design for safety & reduced impact to neighbors)
- City issued LOIs
- Evaluated cost, amenities, location, ability to grow & meet all needs.
- Found that Site 1 met all criteria, Site 2 most
- Agreement 10/29/19
- Press Release 10/29/19
- Discussion on 11/6/19
- Return 1/22/19





# Emergency Shelter Update

## Site 2 Overview (Brown Street)

Within M-2 zoned area

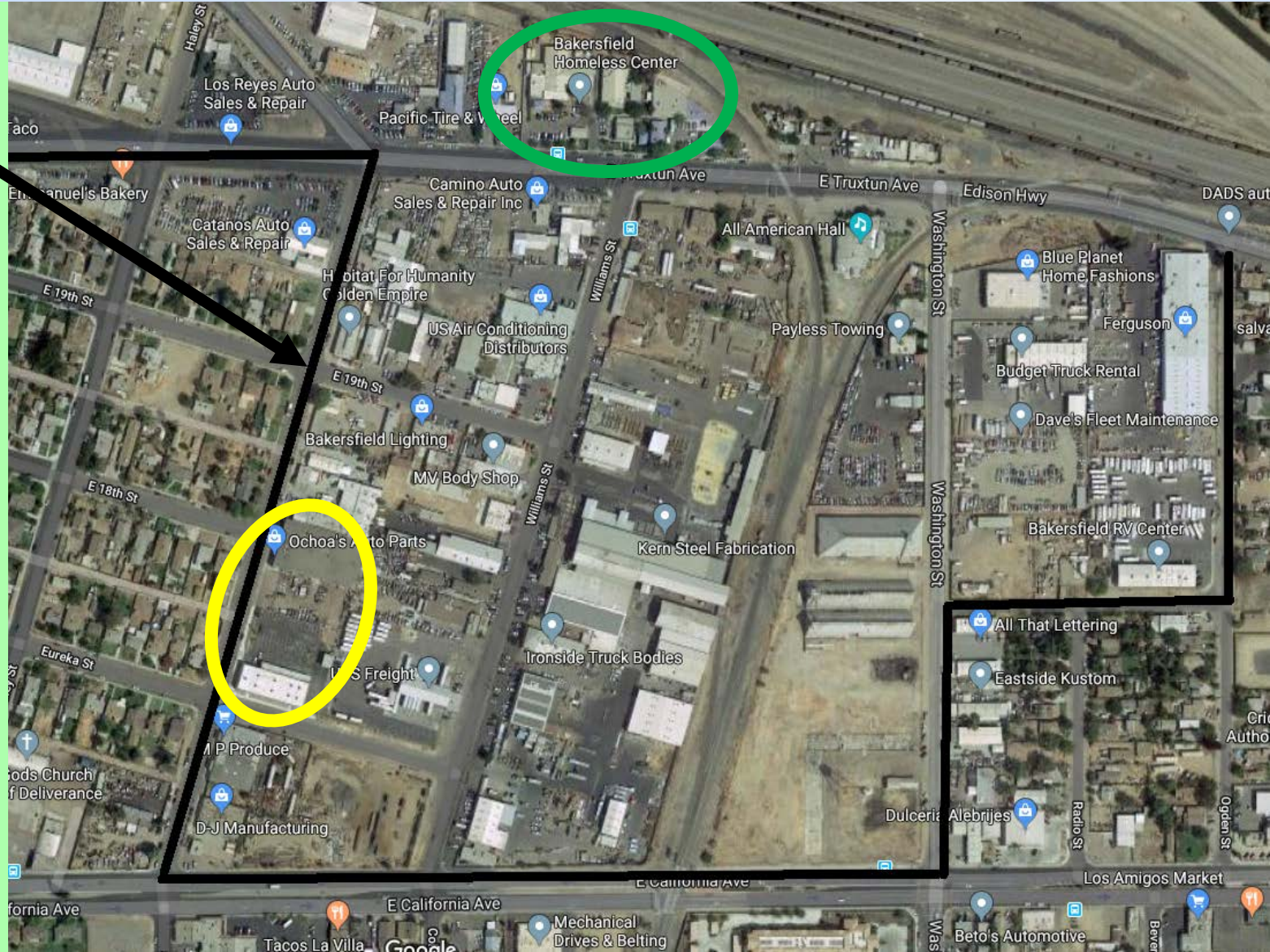
Compact layout with an updated building.

Industrial uses to north, south and east.

0.3 miles from Bakersfield Homeless Shelter

Meets most of the criteria, but not all:

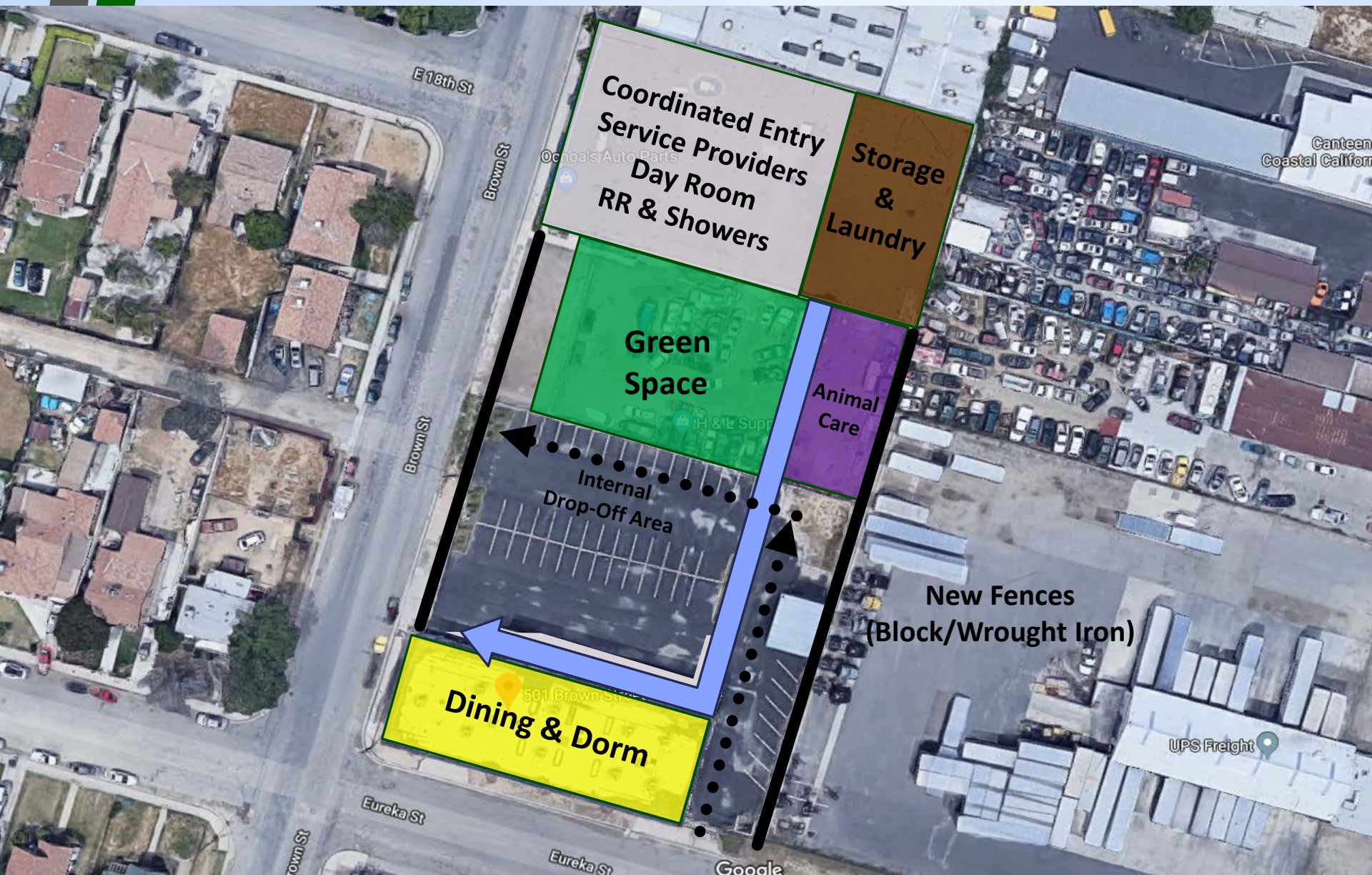
- Residential area directly across the street
- Site not located on an arterial road





# Emergency Shelter Update

## Site 2 (Brown Street) – Conceptual Layout





# Emergency Shelter Update

## Site 2 (Brown Street) – Conceptual Layout







Brown Street Indoor Areas, Restrooms, Parking Lot





# Emergency Shelter Update

## Site 1 Overview (Calcot)

- Full Facility is 110-acres
- Located between MLK Blvd and Washington Street
- North of Hwy 58 and Brundage Lane
- 40+ Metal Warehouses
- 7.24-acre Office Complex
- 34,832 sq ft office space
- 34,975 sq ft warehouse





# Emergency Shelter Update

## Calcot - Location

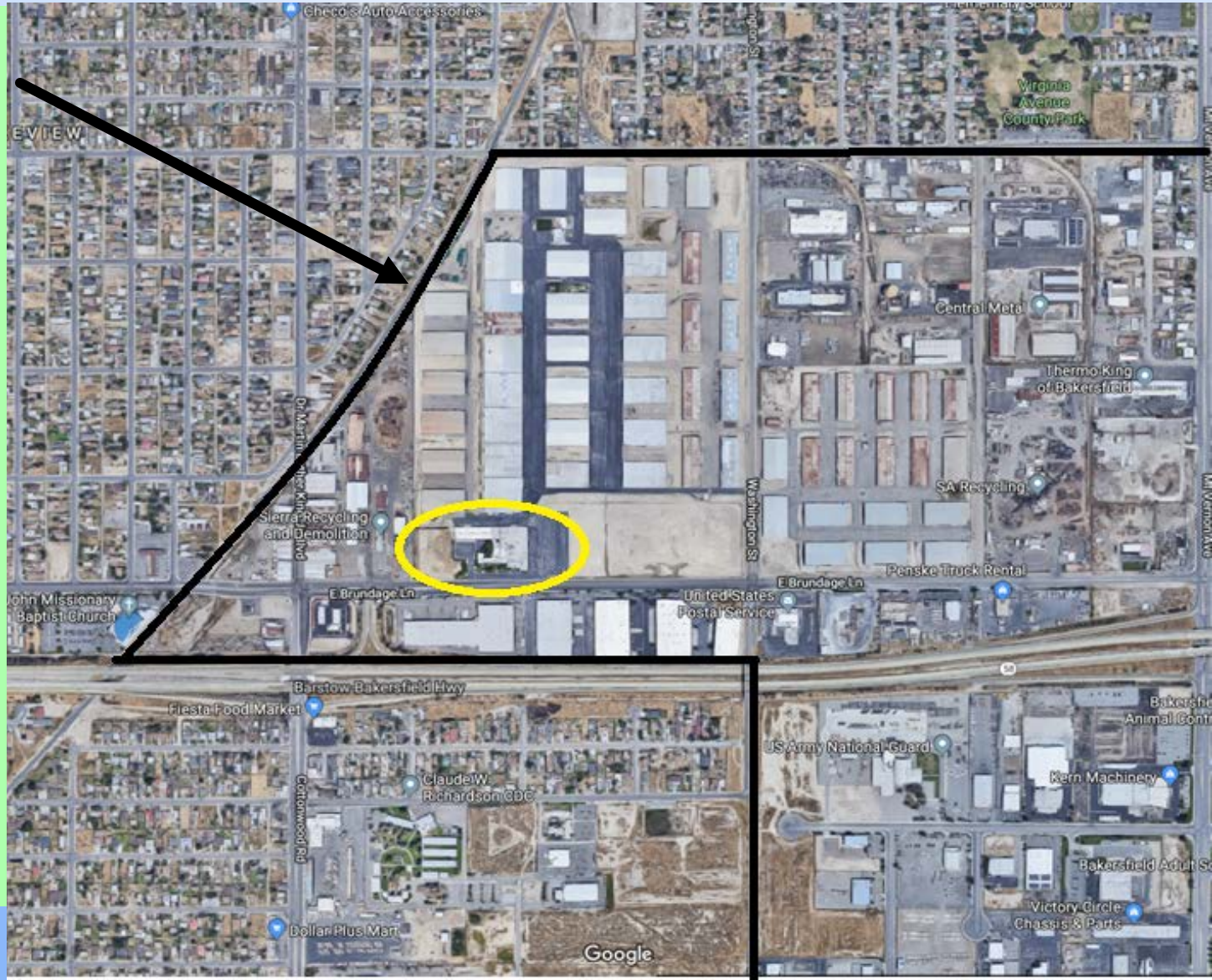
Within area fully surrounded by Industrial Zone

Buffered from sensitive uses on all sides by train track, highway and industrial uses

Closest school 0.8 miles to the west

Close to Regional Transportation

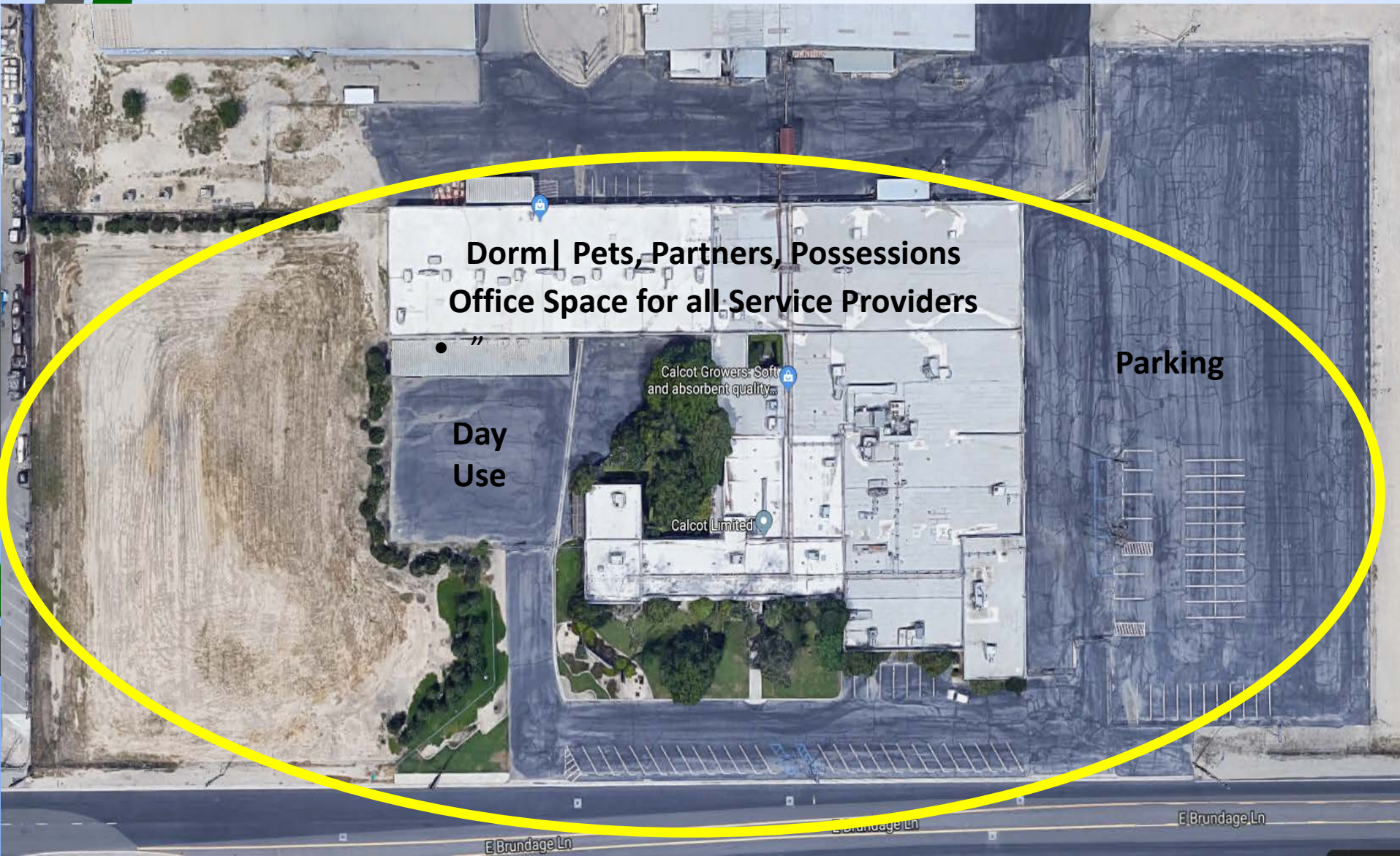
Fully Enclosed Site





# Emergency Shelter Update

## Site 1 (CalCot) – Fully Enclosed Site







## Calcot Offices & Storage Area







Calcot Cafeteria, Warehouses, Parking Lot

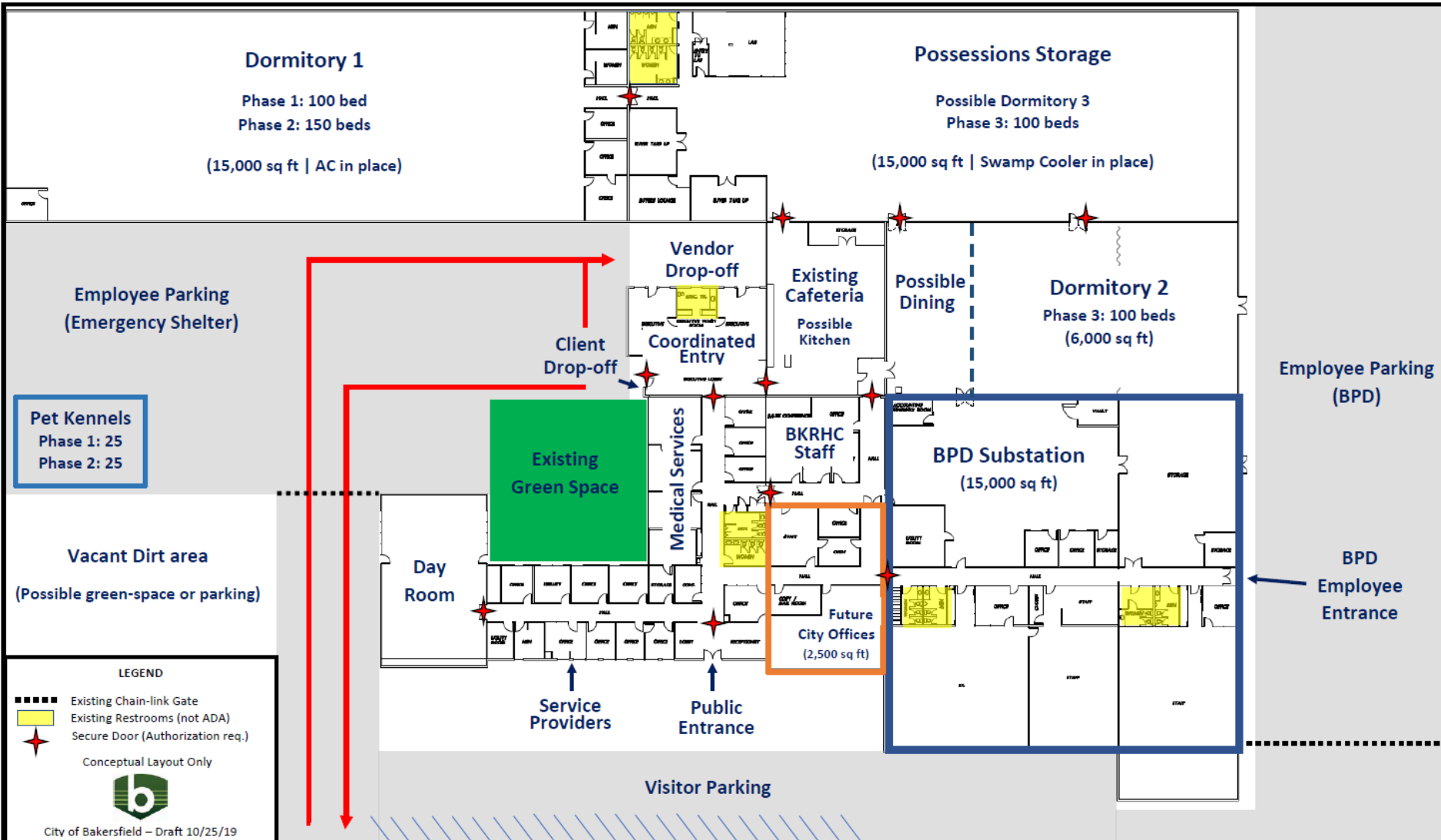




# Emergency Shelter Update

## Site 1 (CalCot) – Conceptual Layout

DRAFT – CONCEPTUAL LAYOUT - Calcot Benefits: Suitable Space & Police Substation



# Emergency Shelter Update

## Site 1 (CalCot) - Police Substation

### Full time Staff and Service for Residents:

- Desk officer (7am – 7pm)
- Clerks (8am – 5pm)
- Front counter services
- Provide copies of reports & related services
- Receive citizen complaints

### On-site Police activity

- Patrol Shift Briefings & Deployment (6am, 1pm, 9pm)
- New Community room (Community meetings, training, briefing for patrol officers)
- Parking & storage for PD's fleet and equipment, Fuel service
- Safe exchange
- Possible home to the Impact Unit





# Emergency Shelter Update

## Site 1 (CalCot) Neighborhood Improvement Opportunity





# Emergency Shelter Update

Operational Goals – Help Community, Ensure Safety & Be a Good Neighbor

## Shelter Purpose

- Help Community by getting homeless off of the streets
- Provide access to meaningful programs & help

## Shelter Location & Design

- Different Type of Model
- NO Walk-ups - Referral Only
- Meals for Clients ONLY
- Transportation and Parking
- Private Security: On-site
- Private Security: 10-blocks
- Fully Fenced

## Full Safety & Security :

- Coordinated Entry
- Registration & Visible ID
- Screening & no weapons
- Cameras & enhanced lighting
- Secure Access Areas



| PROPERTY COMPARISON |  |  |
|---------------------|--|--|
|                     | SITE 1 - CALCOT  | SITE 2 - BROWN   |
| Property Size       | 7.24 acres (Office Complex)<br><u>10.0 acres (Vacant Land)</u><br><br><b>17.24 acres Total</b> | <b>1.89 acres Total</b>  |
| Existing Structures | 34,832 sq ft (Office)<br><u>34,975 sq ft (Warehouse)</u><br><br><b>69,807 sq ft Total</b>      | 9,500 sq ft (Building)<br><u>22,800 sq ft (Warehouse)</u><br><br><b>32,300 sq ft Total</b> |
| Estimated Costs     | <b>\$7,247,865</b>   | <b>\$6,009,700</b>   |
| Benefits            | Meets all Criteria<br>Space for Police Sub-station<br>10 acres for future redevelopment        | Meets most Criteria<br>Close to existing Homeless Center                                   |



# Emergency Shelter Update

## Next Steps

1. Community Outreach
2. Return to City Council January 22, 2019:
  - Present information on Site 1 and Site 2 and other site that may become available before that time.
  - Present feedback from community meetings.
  - Present additional analysis of need for PD Substation.
3. Possible City Council direction on how to proceed.

Email Comments to [CommunityOutreach@bakersfieldcity.us](mailto:CommunityOutreach@bakersfieldcity.us)

A decorative graphic in the top-left corner consisting of two thick, parallel lines forming an L-shape. The outer line is dark grey and the inner line is green.

END