

**CITY OF SEBASTOPOL
CITY COUNCIL
STAFF REPORT**

Agenda Report Review by:
City Manager 

Meeting Date: October 18, 2016
To: Honorable Mayor and City Councilmembers
From: City Manager Larry McLaughlin
Assistant City Manager/City Clerk Mary Gourley
Subject: Resolution of the City Council of the City of Sebastopol Supporting Collaboration with the West County Community Services for a 5 Year Plan for Services at Village Mobile Home Park and Creation of City Council Sub-Committee
Recommendation : That the City Council Approve the Resolution
Funding: Currently Budgeted: ___(YES) ___(NO) XXX (N/A)
Net General Fund Cost: \$
If Cost to Other Fund(s):

INTRODUCTION: This item is to request that the City Council Discuss and Act on the Request from West County Community Services (WCCS) and Group of Advocates for Approval of Resolution Supporting Collaboration with the West County Community Services for a 5 Year Plan for Services at Village Mobile Home Park and appoint a City Council Sub-Committee for Continued Discussions and Creation of a Letter of Intent.

BACKGROUND:
In May 2016, the West County Community Services and Group of Advocates reached out to the City of Sebastopol with the idea of possibly leasing Village Mobile Home Park. Since that time, they have been meeting with City staff and investigating the conditions, funding, and requirements to master lease the Village Mobile Home Park to meet three goals:

- Continuing to provide housing to existing tenants, and
- Providing housing opportunities to new residents, and
- Providing supportive services opportunities to all residents.

DISCUSSION:
On October 5, 2016, West County Community Services met with City staff to discuss the potential for a five year lease of Village Mobile Home Park. The City and WCCS discussed the potential for a five year plan that discussed the idea of the City providing funding for capital improvements at the site in conjunction with leasing the park to West County Community Services.

West County Community Services (WCCS), supported by a “Group of Advocates”, is proposing to master lease the Village Mobile Home Park for 5 years in order to provide permanent housing and supportive services for mobile home and apartment units at the park. Eighteen of 30 Park housing sites are currently occupied. Twelve sites are available for occupancy. Following a screening process, precariously housed or homeless people will be moved into the available sites. Supportive services including education for living inside, access to medical services, access to substance abuse services, and other needed supportive services will be provided by a case manager who will be present on-site on a daily basis, and through partner organizations.

WCCS and the Group of Advocates reached out to local not-for-profit organizations about the high priority needs which projects like this would address in our communities, believing that their tax exempt obligations are large enough to cover not only the needs of this project, but of others.

As this is in the initial stages, there are still many issues that need to be addressed prior to a master lease agreement such as:

- Capital improvements proposed to be funded by the City
- Who would be the property manager?
- What amount per year, if any, is WCCS asking the City to contribute?
- Information on:
 - Global Student Embassy Community Garden
 - Annexation information
 - Inspection information
 - Maintenance, Emergency Repairs and other Capital Improvements (Who will do/ City of WCCS?)
 - Flooding – requirement for removable vehicles?
 - Financials/Proposed Budgeting
- Any Operator or Management of a Mobile Home Park needs to be in compliance with California Civil Codes and California Administrative Laws and maintain up to date knowledge of all rules and regulations pertaining to Mobile Home Residency laws.
- Determining the current Park conditions and what work is needed in order to assume responsibility for Park operations. This includes developing a draft budget for move-in.
- Determining what number of units can be provided to new residents, and researching what type of units can best provide housing at this unique site. This is critical to determine both the move-in costs and the on-going operating budget.
- Determining how flooding events can be managed to limit damage to residents and housing units.
- Exploring non-governmental financing, which can be used for the term of the proposed lease term, and making initial contacts to determine the likelihood of accessing such funding.

However, the first step would be a Resolution of Support which would allow the City and West County Community Services to begin working on a Letter of Intent for the transition

of the Park and facilitate WCCS' grant and fundraising efforts. This would include but not be limited to addressing the issues above.

WCCS and the City are very excited about this project, not only for Sebastopol, but as a model for other communities. It is enticing to move forward as quickly as possible. WCCS and the City must carefully prepare to meet all of the challenges we know, while exploring any other issues that could cause difficulties in the future.

City staff encourages the Council to support the next step of this collaboration.

RECOMMENDATION:

Staff recommends that the City Council Approve the Request from West County Community Services (WCCS) and Group of Advocates for Approval of Resolution Supporting Collaboration with the West County Community Services for a 5 Year Plan for Services at Village Mobile Home Park and appoint a City Council Sub-Committee for Continued Discussions and Creation of a Letter of Intent.

Attachments:

Resolution of Support

RESOLUTION NO _____

A Resolution of the City Council of the City of Sebastopol Supporting Collaboration with the West County Community Services for a 5 Year Plan for Services of Village Mobile Home Park

WHEREAS, safe and decent shelter is one of the most basic of all human needs; and

WHEREAS, the lack of adequate and affordable housing is being felt by individuals of all ages and income levels in Sonoma County and in the City of Sebastopol; and

WHEREAS, inadequate housing and homelessness make it more difficult for children to learn, adults to be productive, and people of all ages to stay healthy; and

WHEREAS, lack of affordable housing and homelessness represent an economic burden on the community, especially the public safety and public health systems; and

WHEREAS, the City of Sebastopol in collaboration with West County Community Services, are working to address shelter issues; and

WHEREAS, the local resources to deal with the problem fall far short of the need; and

WHEREAS, the City of Sebastopol owns Village Mobile Home Park which creates affordable housing for those less fortunate; and

WHEREAS, homelessness is becoming a significant issue, with many homeless individuals are sleeping in vehicles or outside; and

WHEREAS, while local religious organizations provide some meals and shower assistance, there are no shelters or permanent supportive housing facilities to serve homeless people in Sebastopol; and

WHEREAS, the City is in discussions with West County Community Services (WCCS), supported by a "Group of Advocates", which is proposing to master lease the Village Mobile Home Park for 5 years in order to provide permanent housing and supportive services in mobile home and apartment units at the park; and

WHEREAS, West County Community Services and the "Group of Advocates" plan to provide supportive services including education for living inside, access to medical services, access to substance abuse services, and other needed supportive services; and

WHEREAS, the City recognizes that housing is a health care issue for homeless people; and

WHEREAS, experience in Sonoma County shows that approximately 85% of homeless people who live in such facilities remain in place for extended periods; use emergency departments less often and have fewer medical problems in general; decrease their use of alcohol and illegal substances, have fewer contacts with the criminal justice system, and gain more income; and

WHEREAS, those who move out often move into independent housing which helps to re-integrate homeless people back into our communities; and

WHEREAS, this collaboration between the City of Sebastopol and West County Community Services and the Group of Advocates can be a great model of how to provide the basic community services to our citizens.

NOW, THEREFORE, BE IT RESOLVED, THAT I, Mayor Sarah Glade Gurney, and the City of Sebastopol City Council strongly support the proposal by West County Community Services to seek 5 year funding from private foundations.

Community Benefit organizations, and other sources, and supports development of this plan and will strive to achieve its goals through working with other government partners at all levels, non-profit organizations, the private sector, the faith community and interested individuals.

IN COUNCIL DULY APPROVED AND ADOPTED this 18th day of October, 2016.

I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by City of Sebastopol City Council following a roll call vote:

Approved: _____

Mayor Sarah Glade Gurney

Ayes:

Noes:

Absent:

Abstain:

Attest: _____

Mary Gourley, Assistant City Manager/City Clerk, MMC

Approved as to Form:

Larry McLaughlin, City Attorney