



DATE: February 1, 2021

TO: Council Economic Development Committee

FROM: Assistant City Manager

SUBJECT: Project Concept Review: Covenant House California Proposal at 27211 Tyrrell Avenue

RECOMMENDATION

That the Council Economic Development Committee (CEDC) reviews the report and provides feedback on the proposal for the applicant, Covenant House California (CHC), at the February 1, 2021 meeting.

SUMMARY

Covenant House California (CHC), a non-profit corporation, strives to provide youth experiencing homelessness with shelter, food, clothing, education and most importantly love. They currently operate facilities in other parts of the state, including locally in both Oakland and Berkeley. Due to the need and a lack of such services in the southern part of Alameda County, CHC has been looking to find a location to operate a facility. They recently entered into a 10-year lease with Hayward Unified School District (HUSD) for use of approximately one acre of the site at 27211 Tyrrell Avenue to establish such a facility. Alameda County is proposing to assist financially with the use of some Homeless Emergency Aid Program (HEAP) funds and CHC is now looking for some permitting assistance from the City in order to meet project and financial deadlines.

BACKGROUND

CHC is a leader in the provision of low-barrier emergency housing solutions for youth between the ages of 18 and 24 who are experiencing homelessness. CHC operates shelters in Los Angeles (capacity for 94 youth), Oakland (capacity for 40 youth), and Berkeley (capacity for 30 youth), and are currently in the development of sites in Santa Clara (to be opened in January 2021), Orange County (to be opened March 2021), a Los Angeles Permanent Supportive Housing Site (to be opened in April 2021), along with increasing the capacities of the Los Angeles site by 20% (to be completed February 2021) and a 50% expansion at the Oakland site (to be completed by June 2022).

CHC has an opportunity to take advantage of Homeless Emergency Aid Program (HEAP) funds from Alameda County for the purposes of establishing a supportive and transitional housing development on a HUSD property off Tyrrell Avenue. The development would propose to serve up to 30 youth, ages 18-25, who are experiencing homelessness. Recently, HUSD's Board agreed to a 10-year lease of a portion of this site, approximately 1 acre. CHC would provide full services, including case management, employment support and would assist in transition to permanent housing.

DISCUSSION

Proposal

CHC proposes to establish a transitional/supportive housing project in Hayward by placing nine (9) manufactured home units, each containing 3 bedrooms and 2 bathrooms with full kitchens on a 1-acre portion of this underutilized HUSD property located at 27211 Tyrrell Avenue (See Attachment II – Site Plan). Eight of the nine homes would be used to house the youth, while the 9th unit would house the staff who would manage the site and will stay overnight, as well as be used for classrooms and office space. The HEAP funds from Alameda County must be spent by June 2021 and CHC has a goal of housing youth in this facility by July 2021. They are looking for support from the City to expedite review and permitting so they can take advantage of these funds.

Entitlement Approach

The proposal from CHC would be considered a Group Home and, as such, the use requires a Conditional Use Permit (CUP). Typical CUP processing time is about 6 months and culminates in a public hearing before the Planning Commission. Understanding the community needs and the regulatory constraints, staff found an approach that could address all needs. Staff is proposing to bring forth in February a staff report and resolution for Council consideration that would waive the City's police powers for this project on public property such that the typical process of requiring a CUP would not be required due to the emergency shelter crisis declared by the City, similar to what was done previously for the Hayward Homeless Navigation Center. This approach will save CHC time and money, allow them to meet their funding and project deadlines, and provide much-needed transitional housing to homeless youth as quickly as possible. Additionally, the resolution would extend the shelter crisis previously established under Council Resolutions 18-207 and 19-014, which expires in June 2021.

Staff recommends this approach given the shelter crisis that the City is in, the substantial needs of the proposed youth population that will be served, as well as the location on public HUSD property. Building permits would still be required and City staff will review their site plan and layout and be sure it complies with other development standards. This approach helps avoid a lengthy planning process that would potentially jeopardize their HEAP funding and delay construction and occupancy of the project.

The County has committed to releasing the HEAP funding for the project following the Council adoption of the resolution. This approach enables the project to meet both CHC and the County's HEAP funding deadlines. CHC anticipates construction to take approximately 60-90

days as they are utilizing manufactured units that have already been State inspected, which reduces both time and money in implementing the project. Staff have received preliminary feedback from Public Work and Utilities staff on the site plan, which has been shared with CHC. Staff have also agreed to connect CHC with City staff that worked on the Navigation Center to assist with any other issues or challenges related to utilities, fire sprinklers, PG&E, etc.

Outreach

CHC is reaching out to the surrounding residents and sharing their proposal. They are planning to host a virtual town hall on February 1, 2021 at 5pm to share the plans and obtain community input. CHC representatives will be present at the February 1 CEDC meeting and will be able to answer questions and share feedback from their town hall meeting. CHC has also been doing additional outreach with the affordable housing and faith-based community including Eden Housing, Pastor Arlene Nehring from Eden Church, and Bishop Macklin from Glad Tidings. Attachment III is a copy of the flyer CHC sent regarding their town hall meeting.

NEXT STEPS

If there is CEDC support for the proposal and entitlement approach as outlined above, staff will be preparing a staff report and resolution for the Council's consideration in February. The County has committed to providing the necessary funds to purchase the modular units following formal City Council action and CHC will continue to move forward in obtaining the required building permits and complying with all other health and safety standards for the facility.

Prepared by: Sara Buizer, AICP, Planning Manager

Recommended by: Paul Nguyen, Economic Development Manager
Jennifer Ott, Assistant City Manager

Approved by:

A handwritten signature in black ink, appearing to read 'K. McAdoo', written over a horizontal line.

Kelly McAdoo, City Manager