



City Council Report

915 I Street, 1st Floor

Sacramento, CA 95814

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File #: 2017-00058

January 10, 2017

Discussion Item 28

Title: Options for Continuation of the Pit Stop Attended Restroom Program

Recommendation: Direct staff to implement a permanent attended restroom program, pursuing two different options in the order outlined in Attachment 2 and to return to Council for funding and contract approvals.

Location: District 3

Contact: Emily Halcon, Homeless Services Coordinator, Office of the City Manager, (916) 808-7896; Shannon Brown, Operations Manager, Department of Parks and Recreation, (916) 808-6076

Presenter: Emily Halcon, Homeless Services Coordinator, Office of the City Manager

Department: Office of the City Manager

Attachments:

1-Description/Analysis

2-Options for Pit Stop Attended Restroom Program

3-Cost Estimates for Pit Stop Attended Restroom Program

Description/Analysis

Issue Detail: The City is faced with competing challenges of providing public restrooms and protecting the public health and safety of the community. Despite efforts to clean and maintain City public restrooms at parks on a regular basis, the facilities are increasingly vandalized and the toilets are backed-up, causing flooding. The facilities are often occupied overnight and used for illicit activities. The restrooms are also the site of occasional violent crimes. Many of these incidents have resulted in park restrooms being permanently closed, only open for events, or otherwise restricted for use.

In response to these challenges, and in an effort to offer a safe and sanitary restroom for people experiencing homelessness, in June of this year, the City opened the Pit Stop Attended Restroom as a pilot program in the River District area of the City. The City purchased a portable toilet facility with three restrooms, one of which is ADA accessible, contracted for the monitor services, and Parks maintenance staff transported, cleaned and repaired the facility daily. The Pit Stop program was funded for six months. The Council committed to considering permanent funding and/or expansion of the program based on the effectiveness of the pilot program in curbing community impacts associated with unsheltered homelessness and the response of the homeless community.

On November 1, 2016, staff returned to Council with a status report on the pilot program. At that meeting, Council recommended allowing the current contract with FAS Services, who provides the on-site monitors for the pilot program, expire at the end of the contract on December 31, 2016. Additionally, Council asked that staff return with options for continuing the service offered by the Pit Stop pilot program on an on-going basis, but in a more cost efficient manner. Specifically, Council asked staff to explore options including the use of permanent facilities, preferences for employing people from the local homeless community at the Pit Stop and potential funding partnerships.

Staff explored many options, mostly variations based on the type of restroom facility and the location of the restroom facility. Attachment 2 to this report details two options for creating an on-going Pit Stop Attended Restroom program in the order of staff preference, including estimated costs and implementation timelines and Attachment 3 includes detailed cost estimates. While each of these options requires additional refinement, staff recommends pursuing the options in the order presented.

The preferred option, option one, places monitors in an existing as-built restroom facility or facilities near the current Pit Stop location. Staff is exploring some potential sites and with Council approval, will continue to pursue these and other sites. With Council direction, staff

can begin to implement this option and other options should option one not be viable and will return to Council with the necessary contract(s) and funding approvals.

Policy Considerations: In general, the City has been focusing all funding for homeless programs to support “housing first” activities aligned with Sacramento Steps Forward (SSF). The Pit Stop Attended Restroom program was intended to complement these broader efforts, recognizing that housing activities take significant time to fully develop and launch. The Pit Stop Attended Restroom program aims to provide relief to the community while such housing activities are being established.

Economic Impacts: None.

Environmental Considerations: Environmental review will be addressed when Council approval of contracts and funding is proposed for action.

Sustainability: None.

Commission/Committee Action: None.

Rationale for Recommendation: In the City’s 2015 report on the cost of homelessness, it was estimated that the City spends over \$7 million annually addressing the impacts of homelessness, including the cost of cleaning up human waste from encampments and along City streets.

Financial Considerations: The pilot program was funded with a one-time transfer from the General Fund in the amount of \$100,000. Continuing this program will require additional funding, estimates are included in Attachment 3. With Council direction on which option to pursue, staff will further refine these cost estimates through the procurement process and return to Council for approval of additional funding and contract(s) approval.

Local Business Enterprise (LBE): The City’s 5% LBE participation will be included in procurement solicitations for operation of the Pit Stop Attended Restroom program.

The table below details two options for creation of an on-going Pit Stop Attended Restroom project, in the order of staff recommended implementation priority. Should staff not be successful in implementing option 1, they will continue with option 2, returning to Council for all necessary funding and contract approvals for the ultimate successful option. Each of these options will require additional research and refinement through the procurement process. Staff estimations of cost are based off similar projects in other communities, including the Pit Stop pilot program in Sacramento; see Attachment 3 for full details on cost estimates.

	Description	Location(s)	Estimated Cost ¹	Timing & Considerations	Preference
1	Monitors in existing built restroom(s) Partner with the owner of an existing building that contains a restroom. City would contract for monitor staffing, maintenance, cleaning and supplies, and potentially pay rent for the use of the facility.	City to work with property owners in the River District to determine availability of restrooms on existing properties or in existing buildings. Potential for partnerships with current services providers to use their facilities.	\$185,000 annually	Moderate/Lengthy timeframe Negotiating for access to existing facilities, could take a few months.	First preference
2	Portable unit on vacant City lot Place the City-owned facility on the empty lot to be developed as the new Fire Station 14. City contract for monitor, daily on-site dumping, maintenance, cleaning and supplies.	Ahern between North A and North B. Same location as existing Pit Stop. The lot is to be developed as a new fire station, beginning in the summer of 2017, so this option is temporary only.	\$140,000 for six months	Quick timeframe Program could be operational as soon as procurement for monitors completed.	Second preference, due to limited time available.

Regardless of the option selected, a permanent Pit Stop program will incorporate the following conditions:

1. Procurement for the monitor staff will prefer local hiring of current or formerly homeless people. City staff will seek out partnerships with local non-profits providing employment training to people experiencing homelessness. Some potential possibilities to create such partnerships include:
 - a. Partnerships with local homeless employment training programs such as Mather Community Campus, Women's Empowerment or Men's Empowerment.
 - b. Partnerships with local employment training programs such as Goodwill, Pride Industries or Crossroads. While these programs do not exclusively serve homeless populations, there is a possibility of creating a partnership that would allow training and employment for vulnerable populations, supporting efforts to prevent people from falling into homelessness and creating economic stability.
 - c. Creating a stand-alone homeless employment program, like those in other communities such as Albuquerque, Cincinnati and Denver. If Sacramento invests in such a program, there is a potential to use that program to train and employ monitors at the Pit Stop.
2. With the creation of a permanent Pit Stop Attended Restroom program, the program will ensure compliance with the Americans with Disabilities Act (ADA). If a mobile unit is used for the Pit Stop, it will include an ADA accessible unit. Similarly, if a built facility is used, that built facility in a park or elsewhere, will be accessible for persons with a disability.

¹ See Attachment 3 for details on cost estimates

Attachment 3: Cost Estimates for Pit Stop Attended Restroom Options

The following budget are estimations for costs associated with providing a permanent Pit Stop Attended Restroom program. Each option number corresponds to the same option number detailed in Attachment 2. Note that all costs are estimates only, and to be used for discussion purposes only. Estimates are based off information from local shelters as well as from the City's experience with the Pit Stop pilot program. All costs will need to be further refined through the procurement process.

Staffing	Rate	Benefits	Total Cost by Option Number			
			1- Existing Building		2-Vacant Lot (6 months)	
			FTE	Total	FTE	Total
Monitor Staff	\$12.00	32.0%	4.0	\$131,789	4.0	\$65,894
Monitor Supervision	\$20.00	32.0%	0.25	\$13,728	0.25	\$6,864
Administration	\$20.00	32.0%	0.10	\$5,491	0.10	\$2,746
TOTAL STAFFING			\$151,008		\$75,504	

Assume operations from 8am to 6pm, seven days a week plus a half hour of staffing before opening and after closing for clean up and break down. To ensure double coverage at all times, and adequate breaks, requires the equivalent of 4 FTEs.

Other Costs	Unit	Total Cost by Option Number			
		1- Existing Building		2-Vacant Lot (6 months)	
		Base Cost	Total	Base Cost	Total
PODS Storage Rental ¹	per unit/month	\$0	\$0	\$223	\$1,338
Lot clean up/prep	flat	\$0	\$0	\$5,153	\$5,153
Supplies (Cleaning, Toilet Paper)	flat	\$12,000	\$12,000	\$6,000	\$6,000
Servicing & Daily Dumping	per unit/month	\$0	\$0	\$6,187	\$37,120
Routine maintenance	per unit/month	\$417	\$5,000	\$453	\$2,716
Project Administration & Overhead	% of direct costs	10%	\$16,801	10%	\$12,783
TOTAL OTHER COSTS		\$33,801		\$65,110	

¹ POD rental for storage of cleaning supplies, pop up tent, chairs, etc. needed by monitors.

ESTIMATED COST

\$184,809 Annually

\$140,614 Six Months