

CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Carissimi-Rohrer and Associates, 1515 River Park Drive, Sacramento, CA 95815
OWNER Union Gospel Mission, 400 Bannon Street, Sacramento, CA 95814
PLANS BY Carissimi-Rohrer and Associates, 1515 River Park Dr., Sacramento, CA 95815
FILING DATE 4-3-87 **ENVIR. DET.** 5-4-87 **REPORT BY** DH:sc:tc
ASSESSOR'S-PCL. NO. 001-052-9,11,20

APPLICATION: A. Negative Declaration

- B. Special Permit to expand an existing 11,390 square foot residential care facility with a 4,960 square foot men's residence (capacity expansion for single men withdrawn) and a 10,207 square foot women's center for 20 women and 16 women with children on 1.6+ partially developed acres in the Heavy Industrial (M-2) zone.

LOCATION: 304 and 400 Bannon Street

PROPOSAL: The applicant is requesting the necessary entitlement to expand the existing Union Gospel Mission by adding two, two-story buildings and increasing capacity from 86 to 139 persons people (revised by applicant by deleting single men expansion).

PROJECT INFORMATION:

1974 General Plan Designation: Industrial
1964 Industrial Community
Plan Designation: Industrial
Existing Zoning of Site: M-2
Existing Land Use of Site: Church, Dinning Hall, Kitchen, 86
capacity facility serving as dormitory.

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Truck Terminal & Parking; M-2	Front:	25'	25'
South: Volunteers of America Shelter; M-2	Side(Int):	0	8'
East: Truck Trailer Storage & Vacant; M-2	Side (St):	0	25'
West: Vacant, City Water Treatment Plant; M-2	Rear:	0	10'

Parking Required: To be determined
Parking Provided: 22 spaces
Property Dimensions: Irregular
Property Area: 1.6+ acres

Square Footage of Building: Existing - 11,390 sq. ft.
Proposed Womens - 10,207 sq. ft.
Proposed Mens - 4,960 sq. ft.

Total 15,167 sq. ft.

APPLC. NO. P87-174 MEETING DATE: August 27, 1987 ITEM NO. 4

Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Wood trim, stucco
Roof Material:	Composition Shingle
Number of Employees:	11
Number of Employees Per Shift:	10 from 8 A.M. to 5 P.M., one 24 hour employee.
Hours of Operation:	24 hours/day, 7 days per week
Occupancy of New Buildings:	Men's Residence (withdrawn) Women's Residence - 53, includes women & women with their children.
Occupancy of Existing Building:	86 single men

PROJECT BACKGROUND: The original Union Gospel Mission was approved by the City Planning Commission on May 23, 1967 despite much protest and neighboring dissent by property owners (P-2945). On January 10, 1983, the Planning Division staff approved a Special Permit Modification to allow a one-story 1,050 square foot storage and carport structure.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning:

The subject site contains 1.6 developed acres in the Heavy Manufacturing (M-2) Zone. The area is designated for Industrial Uses on the 1974 City General Plan. Adjacent land uses include the Sacramento River Water Treatment plant located to the west, trucking terminal storage and maneuvering areas to the north and east, and the City owned and Volunteer's of America operated residential shelter located to the south for men, women and children. The V.O.A. shelter consists of 62 bed facility with 4 employees for a total of 66 capacity. Individuals are referred to the V.O.A. facility from the County General Assistance Department. The Union Gospel Mission accepts clients on a first come, first served basis and has a present capacity of 86 clients as licensed by the State of California.

The original special permit for Union Gospel Mission was for a 8,400 square foot, single story building which was to contain a 150 seat chapel, dining room, kitchen facilities, dormitory, bath facilities, staff quarters, and medical-dental clinic. Eleven off-street parking spaces were to be provided along the north side of the proposed building. The existing building was required to observe a 25 foot building setback from Bannon Street due to the curve along the street and visibility requirements.

B. Site Plan:

The applicant proposes to construct two attached two-story buildings as follows:

- 4,960 square foot men's residence (withdrawn)

- 10,207 square foot women's center for 20 women and 16 women with children for a total of 53 women or women and their children.

The total square footage for new construction will be 15,167 square feet. The existing mission has a second story of 2,730 square feet so that the actual existing building contains 11,390 square feet. Two detached storage buildings, one stucco and the other a metal prefabricated structure are located to the west of the existing mission.

Staff has concerns over the proposed site plan as follows:

1. Parking Lot Location:

Parking for care facilities is determined by individual facility needs. The applicant proposes two new parking lots with a total of 22 spaces. Staff recommends use of poured in place six inch raised concrete curbs and no portable wheel stops for parking lot areas abutting landscape areas. Staff recommends a minimum of 22 spaces be provided on site.

2. Landscaping:

The applicant proposes the continuation of the existing 25 foot wide landscape strip along Bannon Street which now exists to the east of the Mission. Since the proposed project will be adding more people to the site, an attractive front yard landscaped area with berming, turf, and trees will lend itself to a more residential setting than a warehouse. Staff also notes that fencing to the west adjacent to the City Water Treatment and Filtration Plant has several holes in it. Staff recommends that the applicant plant a row of pyracantha or similar thorny plants to deter break-in's to the City Treatment Plant. A revised landscape and irrigation plan shall be reviewed and approved by the Planning Director prior to issuance of buildings permits. All areas shall be landscaped with living ground cover.

3. Trash Enclosure:

The site plan does not show a trash enclosure. Staff recommends that the revised site plan show a trash enclosure complying with the attached trash enclosure guidelines (Exhibit F).

4. Tot Lot Play Area:

The revised site plan proposes a centrally located tot lot and playground area. Where possible, the tot lot area should be within an enclosed area to prevent children wandering off the site. Fencing does not surround the site. With the addition of women and children to an area heavily concentrated with single men, the applicant should design the active play areas for children with security as the foremost concern. The revised site plan shall reflect security measures such as fencing, building

orientation or landscaping to provide restrictions on the children and ease of surveillance.

C. Elevations:

The proposed two-story structures are proposed to be constructed of similar materials and painted colors to match the existing buildings. Staff has reviewed the elevations and find them stark and uninteresting. Staff recommends the addition of wood trim to windows and walls to break up the elevations of the building.

D. Future Lot Line Merger:

The applicant does not own the parcel which divides the property. Southern Pacific Transportation Company owns a 30 foot wide, 265 foot long parcel and easement bisecting the two lots owned by the Union Gospel Mission. The proposed buildings will be built on two separate lots with a property line dividing the buildings. Staff requested a letter from Southern Pacific, Exhibit G, indicating consent of the project and intent to sell the property to the Mission prior to issuance of building permits. The applicant has agreed to file a lot line merger with the Planning Commission once Southern Pacific has quit-claimed the property.

E. Potentially Hazardous Elements:

Staff investigated adjacent land uses for possible concerns over the health of residents who stay at the shelter. The City Water Treatment Plant contains facilities for the treatment of water which include chlorination. The tanks are designed with emergency self-containment valves to prevent accidental release of chlorine. No accidental releases have been recorded since the 1924 construction of the treatment plant.

The Southern Pacific Railroad Maintenance yard is located to the south of the Bannon Street road frontages. The State has declared the yards a toxic clean-up site due to groundwater contamination. Southern Pacific is under a clean-up order which requires monitoring of toxic disposal sites at the yard and appropriate clean-up measures. The degree to which subsurface groundwater movement carried toxic elements is being studied. The Union Gospel Mission may be located over an area affected by the railyard toxic spill. Since water supply is carried in pipes which may be affected by shallow groundwater table fluctuations, monitoring of water quality may be appropriate depending upon the results of the study on Southern Pacific's toxic contamination to the groundwater.

G. Union Gospel Mission Program for the Homeless

1. Funding Additional Staff

Staff has completed its investigation of the current program operated by Union Gospel Mission and compared its' program to those programs operated

within the City for the homeless (refer to Exhibit N, Supplemental Information). The major difference is that the other shelters operate with partial funding via the Redevelopment agency and Federal Community Development Block Grant program. Use of Federal funds requires that the recipient develop and participate in programs to assist the homeless in re-orienting their lives. Use of professionally trained counselors and social case workers in providing the homeless direction is part of the program operated by the V.O.A. and Salvation Army.

Union Gospel Mission Utilizes the services of "peer volunteers" who are trained by the applicant to assist in the daily supervision of the homeless. The applicant is not receiving Federal funding so that they do not need to hire professional social case workers. Staff inquired as to whether the applicant had considered expanding its staff to include temporary or part-time social counselors. Regarding counseling and guidance, the pastors are available for counseling and spiritual guidance. Funding for professional counselors is limited by the level of donations received by the Mission. Any increase in the number of paid staff is opposed by the applicant due to limited funding.

2. Screening of Clients

Staff learned that the other shelters screen their clients before allowing them to stay at their shelter. The VOA shelter only accepts men, women and families after referral from the County General Assistance Office. Staff suggested the development of a screening program and development of a case management program for each client. Union Gospel Mission has operated in the past serving those in need, with minimal screening and minimal case management. The purpose of case management is to provide motivation and establish a program and goals for the individual to reach for in his rehabilitation. Staff observes that the shelter provides little incentive for the homeless to improve themselves. The applicant has stated that they do not wish to expand their screen or case management procedures.

3. On-Site Security

Union Gospel Mission utilizes its peer volunteers to provide security at the site. When conflicts between clients arise, the volunteers attempt to resolve the situation. The individual responsible for settling disturbances may or may not possess the training to resolve the situation. With the addition of women and children, staff recommends the use of professionally trained and qualified staff to provide both counseling and security at the facility.

4. Off-Site Security

During project evaluation the issue of client safety off the premises poses a major issue. Letters received from the Police Chief, Exhibit I, Alkali Flat Project Area Committee, Exhibit J, and from various businesses

included in Exhibit L, Correspondence Opposed, the issue of safety of the women and children who may walk along Bannon Street from 12th Street or Richards Boulevard was raised. The Police Department letter indicated that, due to the high concentration of single itinerant males in the existing shelters and in the area, the possibility of crimes against women and children may increase. Law enforcement is limited and the area does not have an active day time or night time commercial or residential level of activity where police and businesses control and report incidents of violence and crime. Large areas are poorly illuminated in the evening with vacant lots and warehouse or trucking terminals providing no on-site security other than guard dogs.

Staff has suggested Union Gospel mission expand its security program to off-site. Due to limited financial resources, this measure is not feasible. The applicant has agreed to restricting all women and women with children to a referral system. Private transportation to and from the facility is to be provided. No walk-in clients will be served.

On July 28th Planning staff met with representatives of the Mission and a representative of the Discovery Park Business Association. The purpose of the meeting was to try and identify options to permit expansion without further impacting the nearby area. One alternative discussed was to permit a shelter expansion for women with children and not for single men. In addition, to address security/safety concerns, women would be accepted only on referrals (no walk-in) and on-site security would be improved. This alternative appeared to be more acceptable, however, both representatives were going to discuss it with their organizations.

Pursuant to this meeting the applicant on August 11, 1987, stated that Union Gospel Mission is willing to not increase the single men's facility capacity. The new 24 capacity shelter will house 24 of the existing 86 single men housed at the site. The total number of single men will remain at 86. The existing dormitory facility will house 62 single men rather than 86 men. Staff cautions the applicant that the expansion to give the existing number of single men more room shall in no way be designed or interpreted to allow an increase in the number of single men.

The proposed expansion would add single women and women with children. The applicant has agreed to admission of women on a referral basis only, no walk-in admissions would be allowed.

Subject to the above two conditions, staff finds the proposed project is consistent with the Locational Criteria for Care Facilities, Exhibit B, and recommends approval of the proposed expansion. The Discovery Park Business Association is still considering the revised alternative.

G. Compliance With Locational Criteria for Residential Care Facilities:

The applicant provided a response to the Locational Criteria For A Residential Care Facility (see Exhibit C). Staff prepared Exhibits D and E indicating the

location and type of care facilities located within a one mile radius. The following facilities as shown on Exhibit M are listed as shelters for the homeless or serve meals to the homeless on a regular basis in the area north of the Southern Pacific Rail Yards.

- | | | |
|----|--|---|
| 1. | Union Gospel Mission
400 Bannon Street | 86 single men capacity
Serves morning and evening meal |
| 2. | Volunteers of America
470 Bannon Street | 66 capacity - referral from County General Assistance provides 3 meals per day |
| 3. | Salvation Army
12th & North B Street | 80 bed shelter single men;
serves meals to men, women
& families. Serves morning
& evening meal. |
| 4. | Loaves & Fishes
(St. Vincent de Paul
Society)
305 North 12th Street | Soup Kitchen: serves hot noon time
meal: Monday - Friday, 11:30 a.m.
to 12:30 p.m. |

Staff has contacted and received information from the Sacramento Housing and Redevelopment Agency regarding the work since 1983 by the City-County Homeless Advisory Council in providing housing for the homeless. The agency is currently studying alternative programs to house the homeless including the possible construction of a new 100 bed shelter to replace the existing Salvation Army facility and modification by additional nonprofit on a scattered site basis. The agency does fund a portion of the programs run by the Salvation Army and Volunteer of America located in the area. The Loaves and Fishes receives funding from the Federal Emergency Management Agency and private donations. The Union Gospel Mission relies on private donations for its funding.

Staff observes, as do several business persons whose letters are included in Exhibit L, that a concentration of shelters and soup kitchens are established in the area. This area of the City has the largest number of shelters serving the largest number of clients in the City. Three shelters have an existing licensed capacity of 232 beds.

Staff does not support increasing the capacity of an existing single men's facility in an area serving over 200 homeless people, most of whom are single men.

H. Agency Comments

The proposed project was reviewed by the City Traffic Engineer, Building Division, Fire Department, Regional Transit, Police Department and Water Treatment Plant with comments reflected in previous sections of the report. Also received were letters from the Alkali Flat PAC who recommend approval of the women's shelter program and deletion of the 24 client men's facility

addition. Letters received both for and against the project are included in Exhibits K and L.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator determined that the proposed project will not have an adverse impact on the environment and has prepared a negative declaration.

RECOMMENDATION: Staff recommends the Commission take the following actions.

- A. Ratify the Negative Declaration; and
- B. Approve the Special Permit subject to conditions and based upon findings of fact which follow;

Conditions - Special Permit

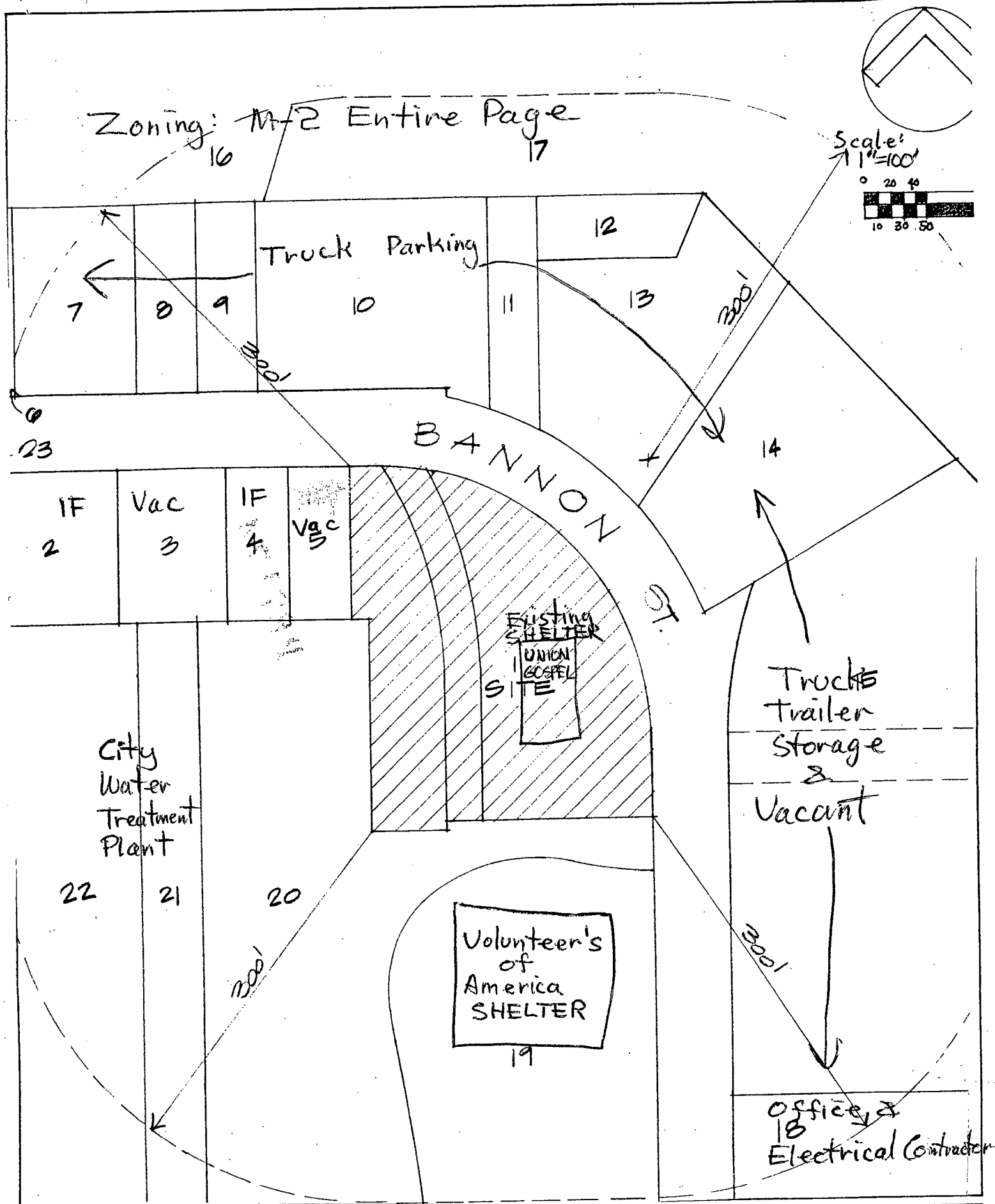
1. Total capacity of single men shall be limited to 86 single men for the entire facility. New women and women with children shall be limited to 20 single women and 16 women with children for a total of 53 women and women with children.
2. The applicant shall prepare a revised site plan, landscape plan, lighting and irrigation plans for review and approval by the Planning Director prior to issuance of building permits.
3. A minimum 25 foot building setback is to be observed off Bannon Street.
4. Parking lots shall include poured-in-place six inch concrete curbs adjacent to planter strips. No portable concrete wheel stops are allowed.
5. A minimum of 22 parking spaces shall be provided on the site.
6. Landscaping shall include three foot high undulating mounds along the 25 foot setback along Bannon Street. Planting material shall consist of five and 15 gallon trees, one and five gallon shrubs and ground cover.
7. A six foot wide planter strip shall be constructed along the west property line with pyracantha or similar thorn bearing shrubs to deter break-in's to the City Water Treatment Plant.
8. The applicant shall provide one trash enclosure complying with the trash enclosure guidelines (Exhibit F). No unenclosed refuse areas will be allowed.
9. All tot lot and children play areas are to be designed for security and ease of parental surveillance.
10. The applicant shall repair the west property line fence.
11. Elevations shall be revised to include four inch wood trim around the

windows and walls to break up the elevations of the building. Revised elevations shall be reviewed and approved by the Planning Director prior to issuance of building permits.

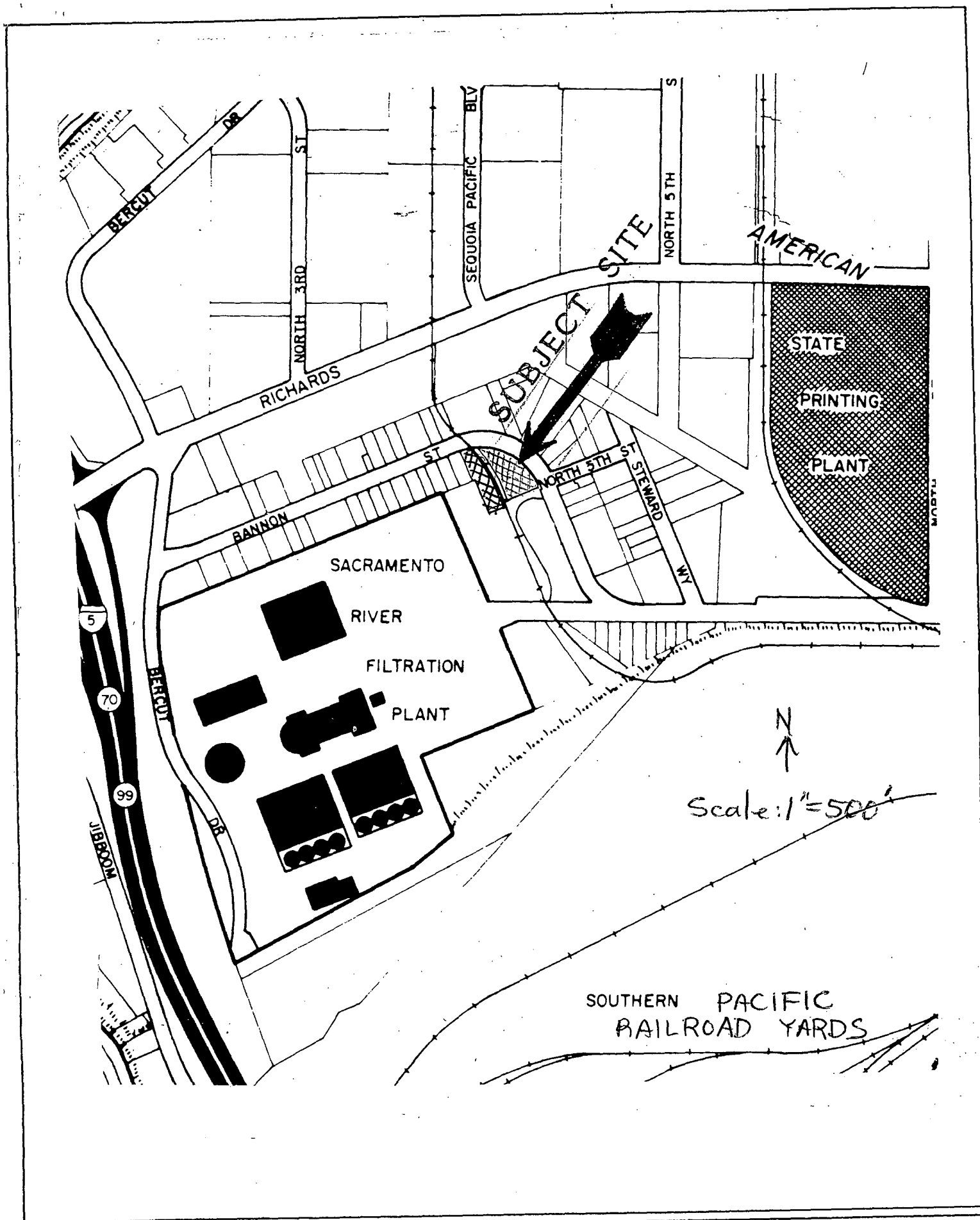
12. Prior to issuance of building permits, the applicant shall receive approval from the Planning Commission to merge property currently owned by Southern Pacific Transportation Company and have recorded a certificate of compliance merging all affected parcels.
13. Prior to issuance of building permits the applicant shall submit to the Planning Director for approval a detailed description of the referral program and how it will work.
14. Prior to issuance of building permits, the applicant shall submit to the Planning Director and Police Department a proposed on-site security program for their approval.

Findings of Fact

1. The project is based upon sound principles of land use in that it complies with the locational criteria for care facilities in that:
 - a. it does not represent an over-concentration of similar facilities in the one mile radius since it is an expansion of an existing facility; and
 - b. it will not result in the disruption of the neighborhood.
2. The proposed project, as conditioned, will not be injurious to the surrounding property or be detrimental to the public health, safety or welfare and result in the creation of a nuisance in that:
 - a. no additional single itinerant men will be added to the area; and
 - b. admission of women and children by referral only and transported to and from the Mission will minimize possible off-site conflicts;
3. The proposed project is consistent with the City's Interim Discretionary Land Use Policy in that the site is designated for industrial uses in the 1974 General Plan and the residential care facilities are allowed in industrial zones subject to securing a special permit and showing compliance with the locational criteria for care facilities. The subject site substantially complies with the locational criteria.



LAND USE & ZONING MAP



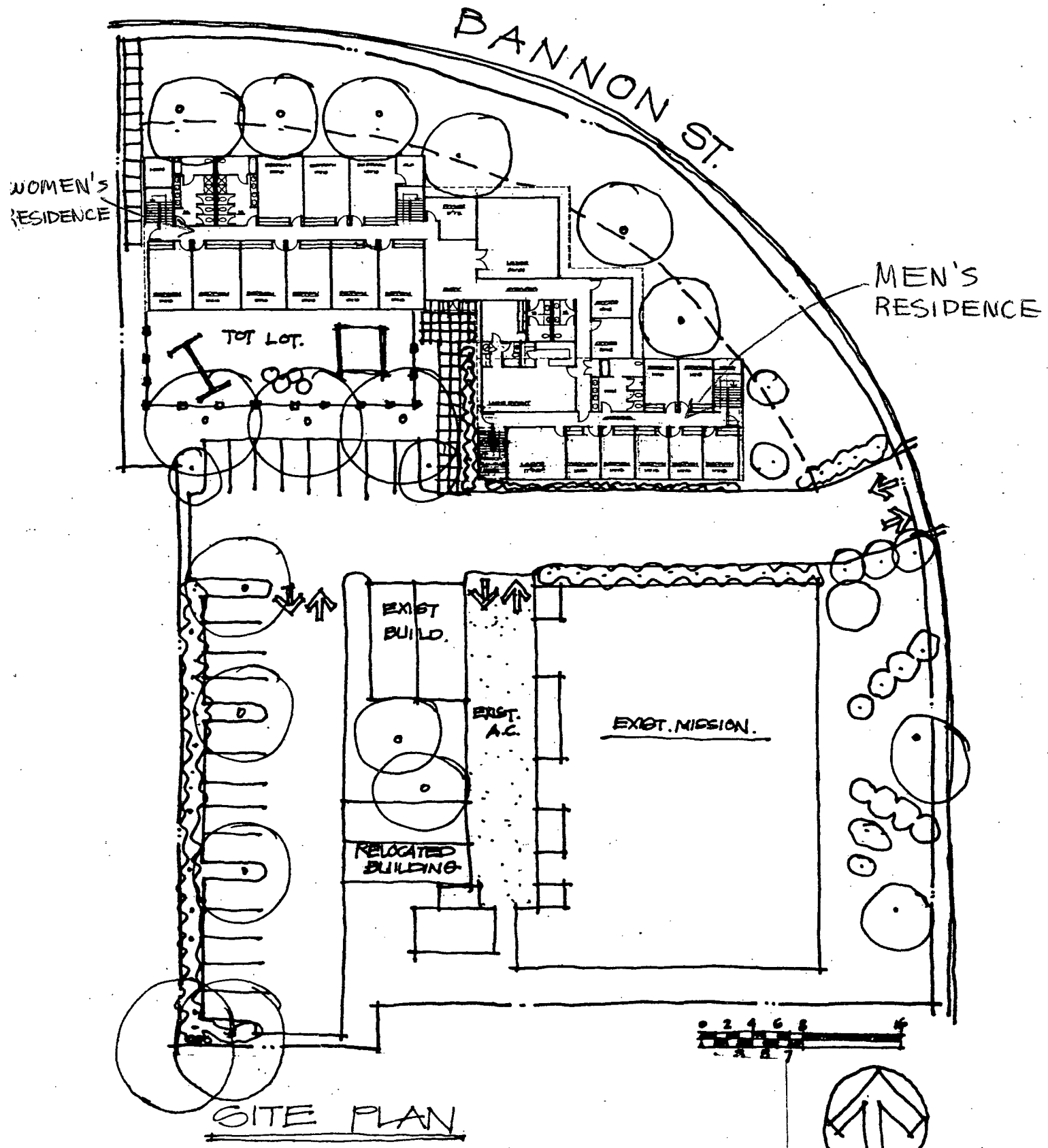
VICINITY MAP

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SITE PLAN



SITE PLAN

Reduced Scale

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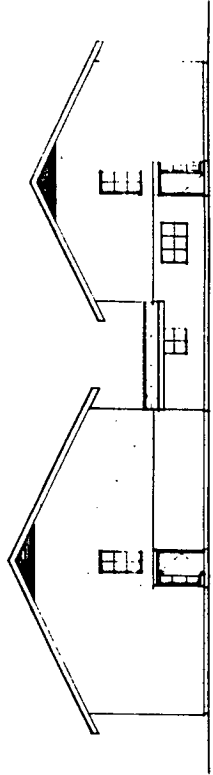
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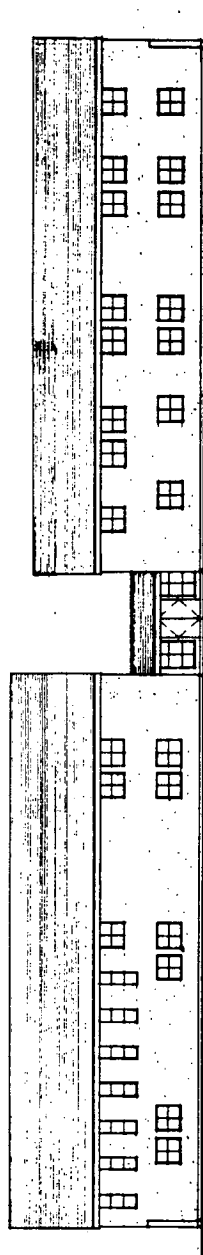
ELEVATIONS



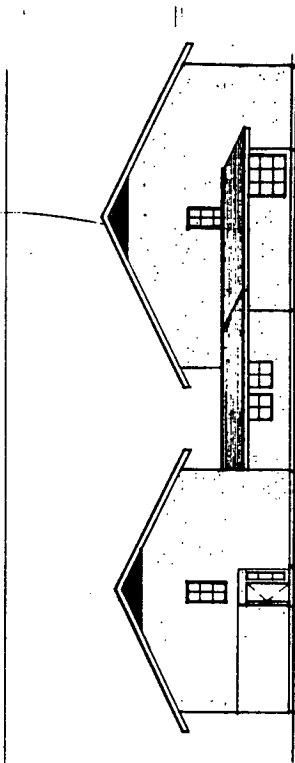
CARISSIMI-ROHRER-ASSOCIATES



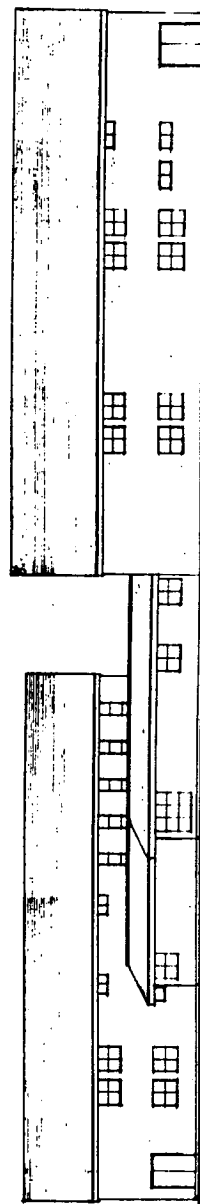
WEST



SOUTH



EAST



NORTH

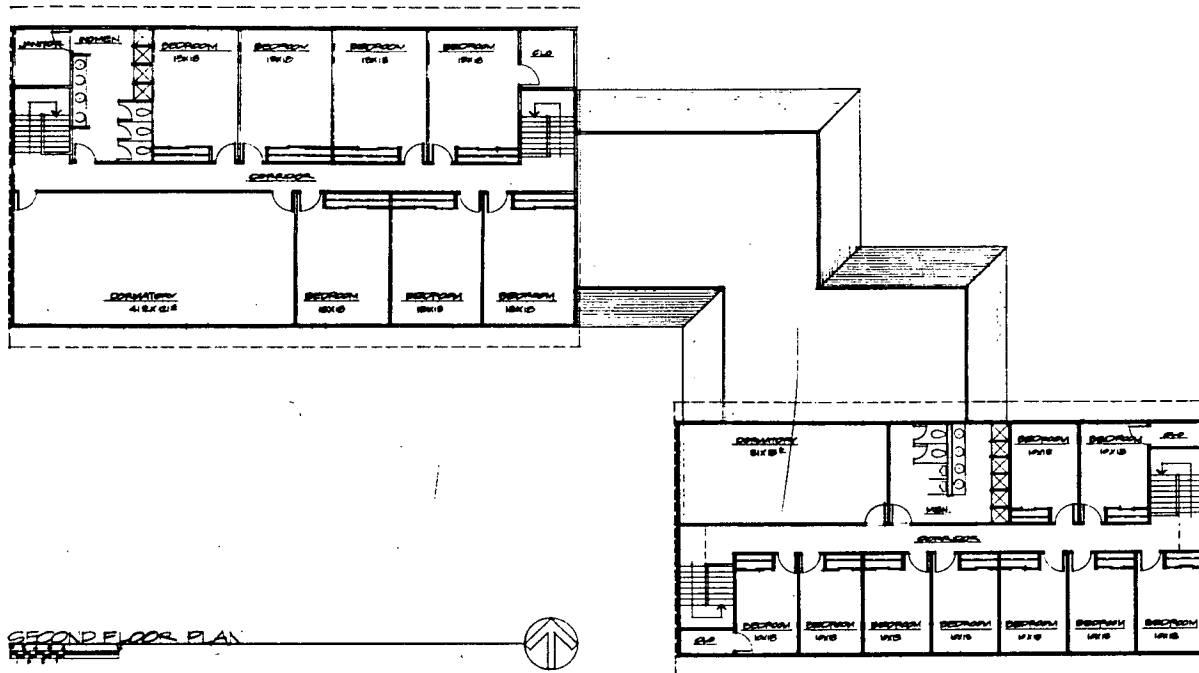
EXTERIOR ELEVATIONS

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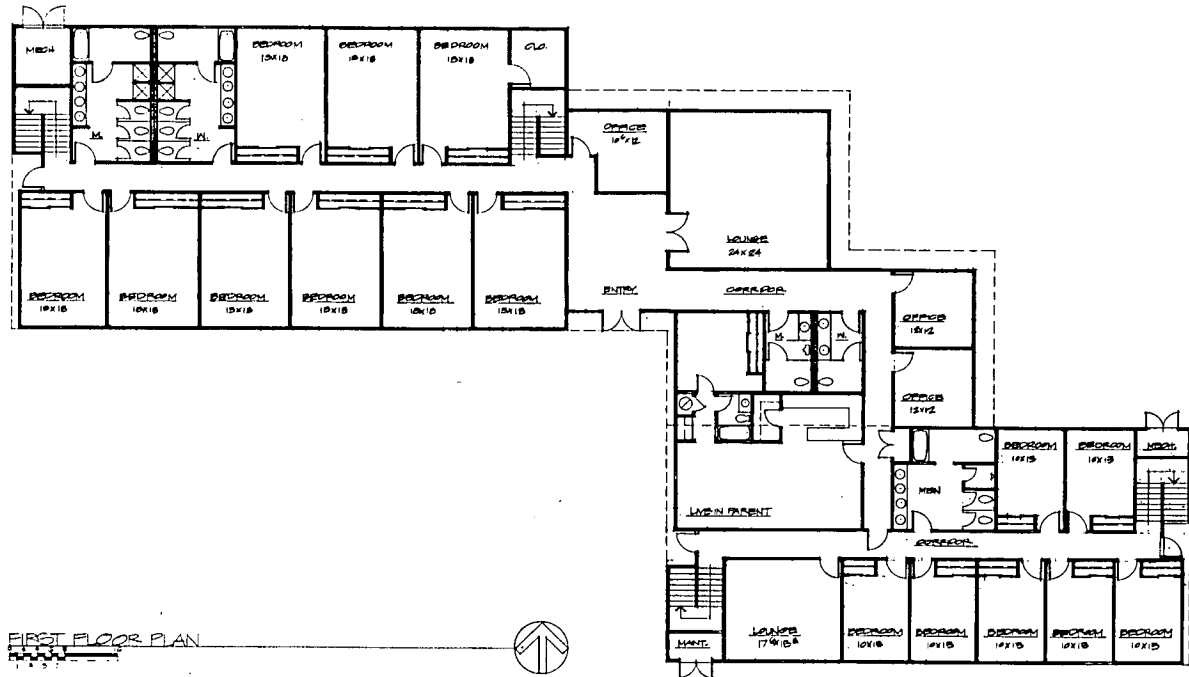


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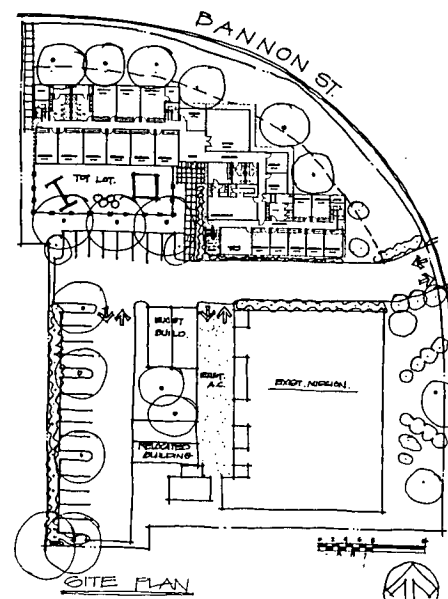
Tom L



CARISSIMI-ROHRER-ASSOCIATES



FIRST FLOOR PLAN

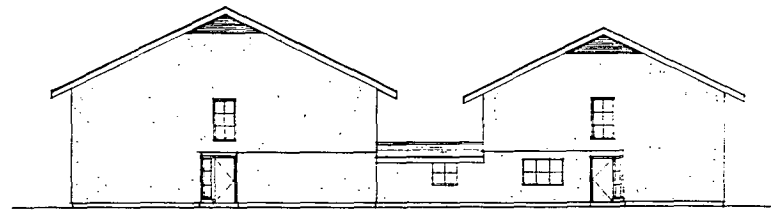


SITE PLAN

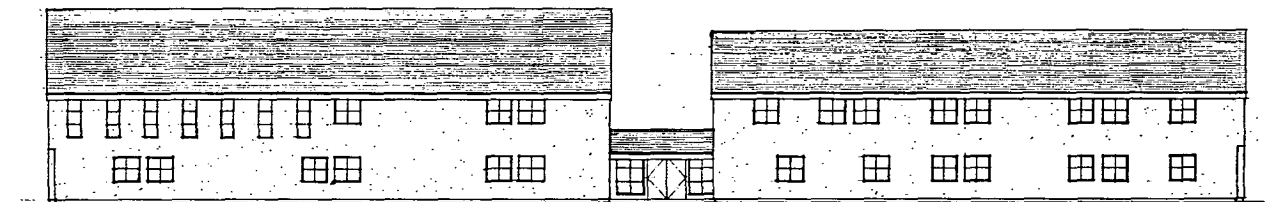
UNION GOSPEL MISSION



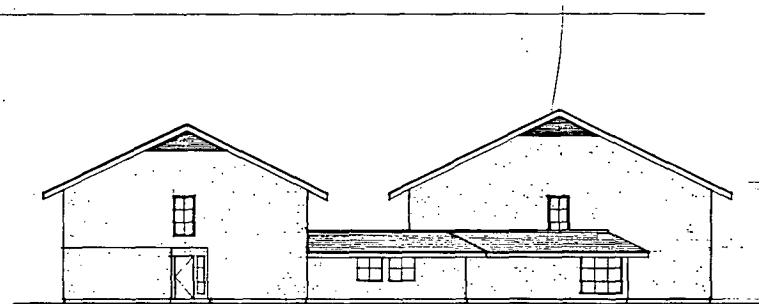
CARISSIMI-ROHRER ASSOCIATES
JUNE 8, 1957



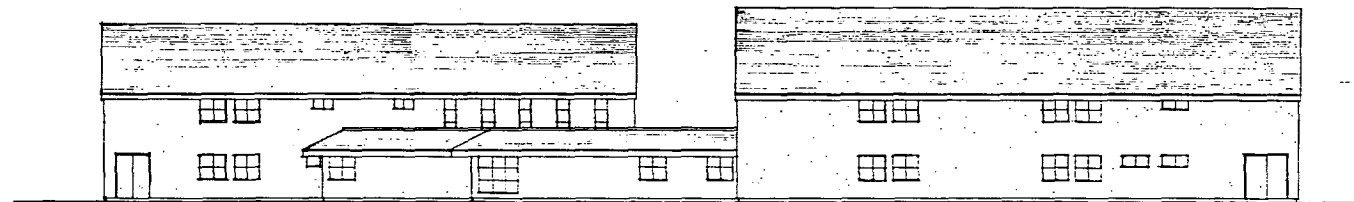
WEST



SOUTH



EAST



NORTH

EXTERIOR ELEVATIONS



CARISSIMI-ROHRER-ASSOCIATES

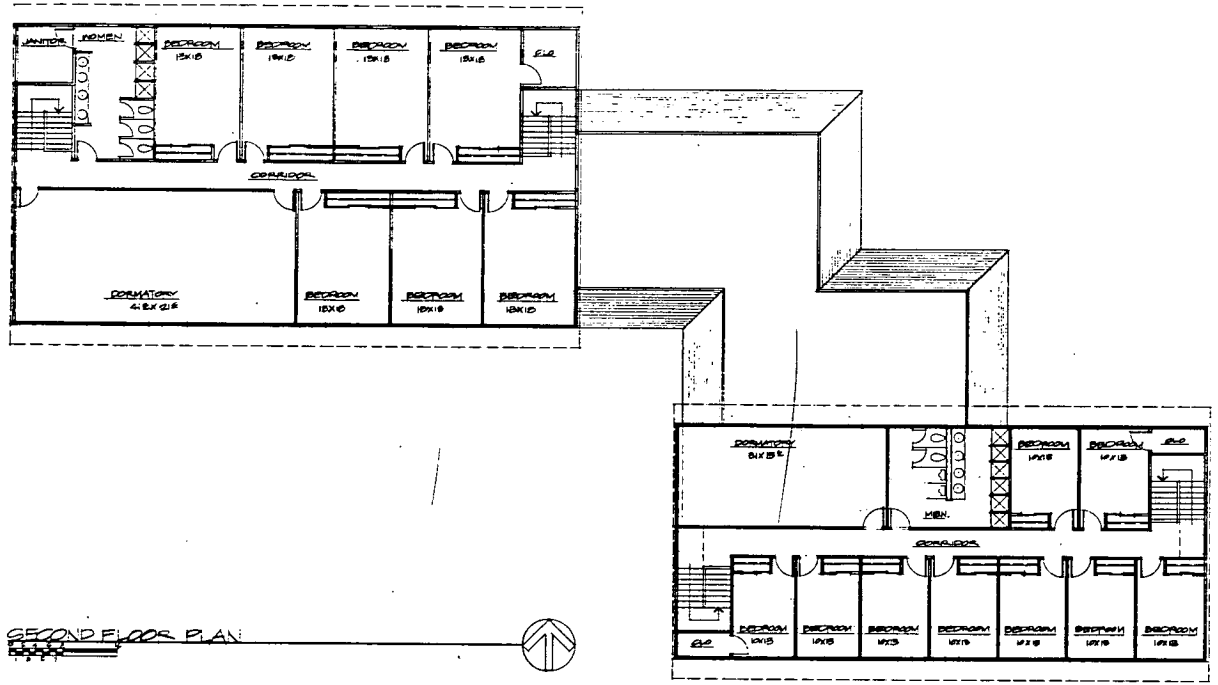


EXHIBIT A

UNION GOSPEL MISSION

The project proposed entails two new buildings: a Men's Residence and a Women's Center.

The purpose of these structures is to fill a service for people in need. The Men's Residence will be primarily for transients and male employees of UGM. The Women's Center will also provide sleeping lounge, sanitary facilities and, in addition, offices for counseling and a live-in house parent.

Men's Residence 4,960 s.f.

- a) 16 single men private rooms.
- b) 8 single men private rooms
- c) 1 lounge
- d) 2 men's private restrooms

Women's Center 10,207 s.f.

- a) 10 four-unit family, private
- b) 6 single mothers and children, private
- c) 20 single women
- d) 1 live-in house parent
- e) 1 lounge
- f) 1 men's public restroom
- g) 1 women's public restroom
- h) 1 men's public restroom
- i) 2 women's private restrooms
- j) 1 storage room
- k) 3 offices

Parking

23 stalls
ratio 1 stall per 7 req.

The reason and justification for the project is that the demand for this facility and services far exceeds the supply. The funding will be financed by the public sector at no cost to tax payers. There is a similar facility located to the south which is owned by the City of Sacramento and operated by the Volunteers of America. Minimum parking spaces are provided, based on actual need due to user's lack of vehicle ownership.

We are requesting a Special Use Permit and a Parking Variance.

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LOCATIONAL CRITERIA FOR CARE FACILITIES

EXHIBIT B

RESOLUTION NO. 3

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

March 23, 1982.

LOCATIONAL CRITERIA FOR ESTABLISHING
NON-RESIDENTIAL CARE OR RESIDENTIAL
CARE FACILITIES (M-612)

WHEREAS, the following listing represents criteria which the City of Sacramento encourages Non-residential Care and Residential Care Facility operators to consider in selecting their proposed site. City Planning Department staff will utilize this criteria listing in evaluating the merits of an operator's application for a Special Permit; and

WHEREAS, in addition to this listing of criteria, the City also strongly suggests that an operator meet with the City Planning Department staff to jointly evaluate their preliminary listing of potential sites for the purpose of identifying the opportunities and constraints of each potential location. It is also strongly suggested that an operator explain the type of programs and activities proposed to residents and businesspersons located within a two block radius of the proposed facility site prior to formal submittal of the Special Permit application. Such an explanation may be through written materials, direct contacts, and/or neighborhood meetings;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sacramento that the following locational criteria will be applicable to proposals for establishing new Non-residential or Residential Care Facilities:

Non-residential
Care Facility

Residential
Care Facility

Regional Criteria*

X

1. Client Access-The proposed facility should be either located within close proximity to where a majority of its' targeted client population resides; or close to major transit routes, bicycle routes, and reasonable freeway access from all parts of the service area.

* Where conflicts between conformance with regional versus site criteria occur, site criteria shall be controlling. A region is generally defined as the boundaries of a Community Planning Area.

Non-residential
Care Facility

Residential
Care Facility

Regional Criteria*

X

X

2. Supportive Services-The proposed facility should be located within an area which is reasonably close to medical, governmental, shopping, and other services which support clients or near transit routes which provide access to such services.

X

3. Employment Opportunities-The proposed facility should be located within an area that can provide job opportunities for clients.

X

X

4. Distribution of Services-When siting within a residential area, the proposed facility should be located in an area where the same type of service is not already offered.

X

X

5. Facility Access-The proposed facility should be located in an accessible location if it provides a unique type of service for the region.

Non-residential
Care Facility

Residential
Care Facility

Site Criteria

X

X

6. Concentration-The proposed facility should not be sited within a residential neighborhood which already contains a number of Non-residential Care or Residential Care facilities.

* Where conflicts between conformance with regional versus site criteria occur, site criteria shall be controlling. A region is generally defined as the boundaries of a Community Planning Area.

Residential
Facility

Residential
Care Facility

Site Criteria

7. Neighborhood Disruption-Within residential areas, activities which generate excessive noise or which extend beyond the boundaries of the facility's site in such a manner as to impose upon the living space of neighbors should be avoided.
- X 8. Parking-Adequate off-street parking should be provided for staff, clients, and visitors based on the type of service, the number of clients served per day, the scheduling of services, the level of staff required, and the number of non-client visitors anticipated. Within residential areas, facilities should not create traffic or parking problems that could result in a nuisance.
- X 9. Size of Structure-The proposed structure should be capable of accommodating the anticipated number of clients given the type of services and operating schedule proposed. The structure should be accessible for the handicapped. Within residential areas, the size of new or remodeled facilities should be compatible with adjacent structures. Adequate outdoor areas for client use should be provided on the facility grounds.

Non-residential
Care Facility

X

Residential
Care Facility

X

Site Criteria

10. Compatibility of Site Design-
Within residential areas, the exterior of a facility should be preserved in its' appearance as a residential structure to conform with the surrounding neighborhood. The placement of off-street parking, exterior lighting, signage (including size), and landscaping should also be compatible with adjacent structures.

MAYOR

ATTEST:

CITY CLERK

M-612

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EXHIBIT C

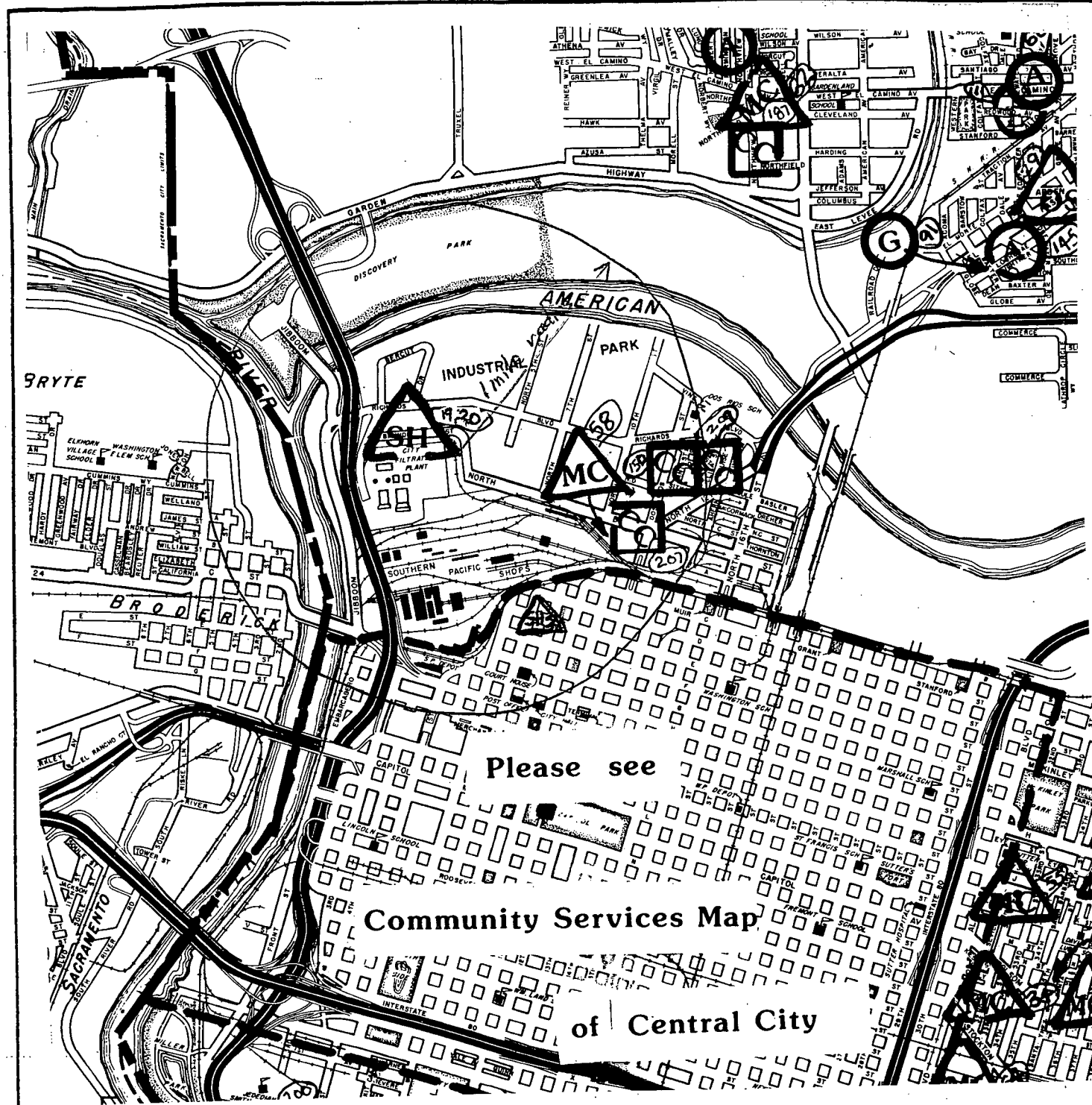
REGIONAL CRITERIA - RESIDENTAL CARE FACILITY

- Item #2. Supportive Services Our proposed facility will be located within a reasonable distance from two medical clinics and one dental. We have a transit route within a block & a half in one direction and three in another.
- Item #3. Employment Opportunities Our existing facility has an employment referral service as will the proposed facility.
- Item #4. Distribution of Services There are no facilities in our area that will offer the same services. The Salvation Army the nearest to us only accommodates men, and Mary House a small number of women and none of the services we propose.
- Item #5. Facility Access The proposed facility is accessible to two transit lines.

SITE CRITERIA - RESIDENTAL CARE FACILITY

- Item #6. Concentration - The only facility close is the V.O.A. and they only take referrals from the welfare department.
- Item #8. Parking As most of our clients do not have cars we have more than adequate parking facilities.
- Item #9. Size of Structure - The proposed structure will be 10,207 Square Feet. There will be a play ground for children and outdoor areas for other clients. The building design will be compatible with existing buildings.

EXHIBIT D



FACILITIES MAP

P-87-174

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EXHIBIT E

EXHIBIT E

Table 1
Listing of Care Facilities - (P87-174)
One-Mile Radius 400 Bannon Street

Specialized Housing Facility - SH

Code Key

SH-20	Volunteers of America Emergency Shelter 470 Bannon Street
SH-2	Adult Rehabilitation Center 520 9th Street (Operated by Salvation Army)

Medical or Counseling Facilities - MC

Code Key

MC-58	Salvation Army Emergency Lodge and Feeding 1200 North B Street
-------	--

Child Care Centers - CC

Code Key

CC-150	Dos Rio Child Development Center 361 Mint Street Ages 2-10, ambulatory only Capacity= 29
CC-207	Salvation Army Day Care Center 1200 North B Street Ages 2-5, ambulatory Capacity= 70
CC-209	SETA, Dos Rios Head Start 321 Eliza Ages 2-17, ambulatory Capacity= 20

P87-174

8-27-1987

Item 4

001279

LETTER OF AGENCY EXHIBIT G
Southern Pacific
Transportation Company

S-2660

401 I Street • Sacramento, California 95814

April 24, 1987

IN REPLY PLEASE REFER TO

L-Sacramento (5521)

JOHN W. LYNCH
SUPERINTENDENT

CITY PLANNING DIVISION

City of Sacramento
Planning & Development Department
1231 I Street
Sacramento, CA 95814

APR 24 1987

RECEIVED

Gentlemen:

Attached are copies of recent correspondence regarding Union Gospel Mission's application for a special use permit for construction of a men's residence and a women's center on property located at 400 Bannon Street, Sacramento. A portion of these improvements will be on Railroad's easement acquired from Charles and Alice Daisy Miles on October 5, 1925, and recorded October 16, 1925, in Book 30, Page 478, of official records of Sacramento County.

The Southern Pacific Transportation Company no longer needs this property and is presently processing Union Gospel Mission's request for a quitclaim; however, due to the current backlog of work and present labor restraints, processing quitclaim could take up to one year. For your information, Railroad's easement lying south of the Mission's property was quitclaimed to the Redevelopment Agency of the City of Sacramento by deed recorded December 23, 1976, in Book 7612-23, Page 874, of official records of Sacramento County.

Again, Southern Pacific Transportation Company has no objections to the planned improvements by the Union Gospel Mission and we would appreciate your processing their application for a special use permit.

Yours truly,

J. W. LYNCH

By:

J. G. Ivanusich
J. G. Ivanusich
Administrative Engineer

Attach.

cc: Reverend Donald Kirk
Union Gospel Mission
P. O. Box 464
Sacramento, CA 95802

Mr. William Novoa, Jr.
Carissimi Rohrer Associates
1515 River Park Drive, Suite 200
Sacramento, CA 95815-4685

P-87-174

001288

8-27-87

item 4

"He that hath pity upon the poor lendeth unto the Lord." Proverbs 19:17

"JESUS SAITH, . . .
I am the way, the truth
and the life; no man
cometh unto the Father
but by me."

. . . John 14-6

MEMBER OF INTERNATIONAL UNION OF GOSPEL MISSIONS

OGDEN RESCUE MISSION

REV. JAMES T. STANFORD, Exec. Director
2781 Wall Avenue - Box 625
OGDEN, UTAH 84402
Telephone 621-4360

NO CREED
BUT CHRIST!

NO LAW
BUT LOVE!

July 24, 1987

Rev. Donald W. Kirk, Executive Director
Union Gospel Mission
400 Bannon Street
P. O. Box 464
Sacramento, CA. 95802

CITY PLANNING DIVISION

JUL 28 1987

RECEIVED

Dear Rev. Kirk:

You asked about the family shelter we have here, as to its feasibility, so I am writing a letter of response,

In 1980 I started a building on the premises, (Ogden Rescue Mission, Inc. property.) The architect said it would be an \$80,000. building, but I think I got it accomplished for about \$37,000. because of donated materials and labor. It took three (3) years to complete as I wanted it to be debt free when finished. We opened the doors in January 1983. A family from Idaho (Mom, Dad and one daughter) were the first ones in. During 1983 we helped 627 families, and since that time the number of people has increased yearly, but we are glad to be able to help the many families that come during their time of need. Before building the family shelter on the mission property we had a duplex we had purchased and had a couple in one side of the duplex to oversee the work and assist the women and children we housed there. It was inconvenient as we had to transport the people there after supper in the mission dining room and bring them back in the morning for breakfast at the mission. We could only house women and small children there, and the men and older boys had to stay in the mens dormitory. The families didn't like that. They come to us in a crisis situation and don't want to be separated. We have found out by experience its better to keep the family together.

I do pray this will help in making your decision concerning the family shelter you talked about. We will be praying with you that the Lord will undertake concerning a

001289

P-87-174

8-27-87

"REACHING THE LEAST, THE LAST, AND THE LOST FOR CHRIST."

item —

"He that hath pity upon the poor lendeth unto the Lord." Proverbs 19:17

"JESUS SAITH, . . .
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. . . John 14-6

MEMBER OF INTERNATIONAL UNION OF GOSPEL MISSIONS

OGDEN RESCUE MISSION

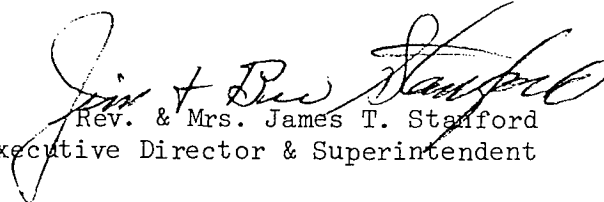
REV. JAMES T. STANFORD, Exec. Director
2781 Wall Avenue - Box 625
OGDEN, UTAH 84402
Telephone 621-4360

NO CREED
BUT CHRIST!

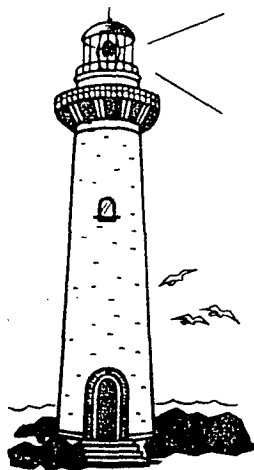
NO LAW
BUT LOVE!

family shelter to help the many needy people we saw on the street near you mission,
while visiting there in July.

Yours because of Calvary,


Rev. & Mrs. James T. Stanford
Executive Director & Superintendent

JTS/bls



001290

"REACHING THE LEAST, THE LAST, AND THE LOST FOR CHRIST."

CITY PLANNING DIVISION

Sacramento, California
June 4, 1987

JUN 8 1987

RECEIVED

re: Proposed Family and
Womens Shelter at the
Union Gospel Mission

Sacramento City Planning Commission
1231 I Street
Sacramento, California

Mr. Dan Hensley

We believe you should reconsider the opposition to this shelter.

If you look carefully at the Union Gospel Mission you will see the problem of litter arises from lack of room for those who desparately need it.

If those in the Discovery Park Business Association were less concerned with profits and more compassionate they might find a way (monetary?) to help those of us who give our whole hearted support to helping the mission in every way possible without depending on government assistance in any form.

Those who come to the mission will continue to grow in number for whatever reason they are in need - will you please tell me why they should exist considered as "litter", to be pushed from one place to another like the barge in New York.

God help all of you who can turn away from hurt and need. It could be you or yours at sometime.

Most sincerely,

Mary L. Fallis

Mary L. Fallis

Armour F. Fallis

Armour F. Fallis

copy: H.P. Jones
Ass't Supt.
Union Gospel Mission

P-87-174
001291

8-27-87

item 4

CITY PLANNING DIVISION

Sacramento, California
June 4, 1987

JUN 8 1987

RECEIVED

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Womens Shelter at the
Union Gospel Mission

Sacramento City Planning Commission
1231 I Street
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Most sincerely,

Mary L. Fallis

Mary L. Fallis

Armour F. Fallis

Armour F. Fallis

copy: H.P. Jones
Ass't Supt.
Union Gospel Mission

001292

June 3, 1987

CITY PLANNING DIVISION

JUN 8 1987

To: Planning and Development Commission
1231 I Street, Rm. 101
Sacramento, CA

From: Steven & Susan Metzger
8908 Rosewood Drive
Sacramento, CCA 95826

RECEIVED

Steven Metzger
Susan Metzger

SUBJECT: UNION GOSPEL MISSION EXPANSION

I am writing this letter in support of the proposed expansion of the Union Gospel Mission with their Family & Women's Shelter.

We support the project for the following five reasons:

1. Will have positive impact on area: The homeless will have a supervised place to stay, instead of on the streets and in the park. This will be a benefit to the businesses in Discovery Park Business Association members.
2. There is a big need. Sacramento does not offer housing for women and families when they become homeless. This is the only project of its kind.
3. It will support the family unit. When women and their children become homeless they are usually split up. The children are sent for placement in foster homes and the mothers loose contact with the children and are not able to function as a mother. This project will keep the children with their mother or parents.
4. The program will ease burdens on the welfare system. This project is privately funded and will care for persons that would be dependent on the social welfare system.
5. This project has community wide support. Individual citizens and churches all over the Sacramento community support the Union Gospel Mission and its Family and Women's Shelter program. These citizens and churches will monitor the UGM and its project. Failure to provide a quality operation will be readily evident and the support (through finances and prayer) will cease. The program is dependent on quality operation.

Let's rely on the quality reputation and service that the Union Gospel Mission has offered. They have a history of helping and rehabilitating Sacramento's homeless.

Please support their project.



EXHIBIT I
CITY PLANNING DIVISION

JUN 1 1987

RECEIVED

DEPARTMENT OF
POLICE

CITY OF SACRAMENTO
CALIFORNIA

May 27, 1987
Ref: 5-51

HALL OF JUSTICE
813 SIXTH STREET
SACRAMENTO, CA
95814-2495

916-449-5121

JOHN P. KEARNS
CHIEF OF POLICE

Will Weitman, Senior Planner
City of Sacramento
Department of Planning & Development
1230 "I" Street
Sacramento, CA 95814

Dear Mr. Weitman:

You requested that this Department contact the Richmond and San Diego Police Departments to find out what their experiences have been with facilities similar to the proposed expansion of the Union Gospel Mission at 400 Bannon Street.


The Richmond Police Department reports their only problems have occurred when female clients decide to go for a walk in the neighborhood where the Rescue Mission is located. Officer Jim Corr of the Richmond Police Department advised that the area is very rough, and there have been some assaults on female clients outside the facility. He says there have been no serious incidents inside the facility.

Sergeant Tom Packer of the San Diego Police Department says that while the San Diego Rescue Mission was originally designed for both men and women, to date only men have been admitted. There was apparently a design problem which makes it impractical to house both men and women.

The location of the proposed facility on Bannon Street will no doubt result in increased attacks on women walking to and from that location. We also feel that the Bannon Street general area is saturated with similar types social programs that throw together inebriants, the homeless and the mentally ill. Future facilities should be located in other parts of the county that are of a non-residential industrial nature.

Thank you for giving us the opportunity to comment on this project.

Sincerely,


JOHN P. KEARNS
CHIEF OF POLICE

JPK:lf
P-87-174

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8-27-87

item 4

8/25/87

①

P87-174

#4 1-25-7

Dear Don Hendrycks -

I am a native Sacramentan
and am concerned about the
growing and pressing problems facing
the homeless and unemployed in
our city. As a registered nurse I
have taken care of people who have
lived out of their cars and who have
been displaced due to the
gentrification of downtown.

I would like to voice my support
for the expansion plans of the
Union Gospel Mission to create
more facilities for women + children
who need shelter. My past dealings
with this organization has impressed
me with the honest management
and the holistic ministry of the Union
Gospel Mission which addresses
the physical, emotional, social and
spiritual needs of the hungry + homeless.
This project would not cost the
taxpayers of Sacramento a penny.

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②

Also the Mission has a large support volunteer group from the community that participates in its programs and raise funds for its programs. It provides a positive community outreach that allows many to become involved in helping the needy become self-sufficient through job training and placement.

The recent protest by the business community in the area is understandable but I believe the Union Gospel Mission will work toward goals that will meet their concerns and a satisfactory compromise will be reached.

I plan to attend the meeting on Thursday Aug. 27th to support the Union Gospel Mission in its plans for expansion. Thank you for listening to my opinion.

Sincerely yours,

Arlene Toy
609 Blue Water Way
Sacramento CA 95831

Sacramento June 3, 1987
Re: Union Gospel Mission
Family & Women's Shelter
CITY PLANNING DIVISION

To Whom it may concern: JUN 5 1987
(Planning Commission Dept) **RECEIVED**

In my experience with the Union Gospel Mission the past 15-20 years, both as a supporter and someone who has dealt with them in business, which was handling their vehicle insurance with State Farm, I feel that the Union Gospel Mission of Sacramento would not allow the area in question or any area to become littered and unkept.

They are doing a good work with a job that few people are willing to take on - most of us would avoid their task.

So let's make it a little easier for them and I feel confident that the mission leaders will do their part to see that the area in question will be kept in good repair.

Remember the old saying - "Cleanliness is next to Godliness." To my knowledge

the Union Gospel Mission of Sacramento represents both of the above.

Shirley M Peterson
1747-35th St
8-27-87 95816

P-87-174

001315

item 4

June 5, 1987

Mary A. Miner
6316 Westbrook Drive
Citrus Heights, CA 95621

Sacto City Planning Comm.
Sacramento, Ca. CITY PLANNING DIVISION

JUN 11 1987

Gentlemen:

RECEIVED
Although I do not live in
the city of Sacramento, I am
greatly interested in the work
of the Union Gospel Mission
on Cannon street, and belong
to one of their Ladies Auxiliaries.

I understand some concern
has been expressed that there
would be a problem with
trash if the Family Shelter
was built.

This Family Shelter is
greatly needed as many needy
families have to be turned
away at this time from the
Mission for lack of room.

I do not believe there would
be any trouble with trash.

The Mission & its grounds are
kept clean now, and I am
sure the leaders would
insist on keeping it that
way.

P-87-174

8-27-87

item 4

001316

8-27-87

Item 4

Yours very truly,
 Mrs. Mary Meno

May I make a suggestion?
 Before your meeting on June 25,
 I think it would be most
 helpful to make a tour
 of the Mission, inside and
 out.
 Thank you for your
 consideration in this
 important matter - a decision
 that will affect many
 needy lives.

CITY PLANNING DIVISION

102 A Estates Dr.

JUN 17 1987

Roseville, Ca 95678

RECEIVED

June 8, 1987

City of Sacramento Planning Commission
 927 10th St. Sac, Ca 95814

To Whom It May Concern:

I am a resident of Placer County but I am interested in the Union Gospel Mission and I am President of one of the Mission auxiliaries.

I do think a family shelter is needed at the U. G. Mission on Bannon St. This structure would not cost the city and would help many homeless people of the area.

The Mission does not receive any funds from the Federal, State, County or City Governments.

I understand Deannery Park developers feel trash from the Mission would increase in the area. Trash is picked up by the Mission staff on Mission property but they have no control over the trash strewn around the Mission property, but not by Mission people.

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8-27-87

item Y

Have you ever been to the mission? If
not I suggest you ask for a tour of the
facility. It is a real asset to the community
and doesn't cost the city of Sacramento any
money.

Urge you to give the Union Gospel
Mission on Bannon St. a permit to build
a Family Shelter.

Thank you for giving this your
consideration.

Sincerely,
Charlotte J. Jones

P-87-174

001319

8-27-87

item 4

001320

EXHIBIT L CORRESPONDANCE OPPOSED

**Discovery
Park
Business
Trade
Association**

Address Change:
c/o Discovery Printing
510 Bercut Drive, Suite A
Sacramento, CA 95814

(916) 441-4810

CITY PLANNING DIVISION

June 11, 1987

JUN 12 1987

City of Sacramento
Current Planning Division
1231 I Street, 2nd Floor
Sacramento, CA 95814

RECEIVED

Attn: Dan Hendrycks
Associate Planner

Dear Mr. Hendrycks:

The Discovery Park Business Trade Association is opposed to the planned expansion of activities at the Union Gospel Mission, located on Bannon Street in Sacramento.

Our opposition is based on the movement of the Mission's clientele outside of the facility itself, and its impact on safety, welfare, the conduct of business in the immediate area and its impact on property values. We have no position on the Mission's internal operational plans to provide shelter for men, single women and women with children, except as its announced policies would affect the external movement of clientele.

Membership in our Association numbers approximately 50 business establishments, all located in the immediate area of the proposed expansion plan. Most of our members are either property owners or represent their respective real property owners, and all are conducting business activities in the impacted area.

The planned expansion, as we understand it, proposes to provide shelter for an additional 24 single men, 20 single women and 16 women with children. The Mission plans to operate as an emergency shelter, and therefore is opposed to limiting shelter housing to referral only.

This would establish a facility housing a mix of men, women and children, all unscreened, to which anyone could turn to regardless of their "real" needs. It lends itself to open invitation to a multitude of human being types, including drug addicts, sexual perverts, those escaping criminal apprehension, the mentally ill, as well as those who indeed need, and should find assistance in their times of need.

It is the attraction of these types to this area that causes our

P-87-174

1787 TRIBUTE ROAD, SUITE L • SACRAMENTO, CALIFORNIA 95815

8-27-87

item 4

concern.

It is entirely possible, and indeed likely, that one or more of the above described types will be prevented from admission. What that means is that these persons will have been attracted into the area in hopes of finding help as to shelter, only to be turned away - into the area.

Further, those that are admitted, will not only walk to the Mission, but will likely remain in the area during day hours, outside of the Mission. These folks will wander into nearby business concerns, onto Bannon Street posing a real threat to safety to not only themselves but others who must use the street, onto Richards Boulevard where traffic congestion is a daily occurrence, and elsewhere in the area.

At this point it should be noted that, within a radius of three blocks of the Mission, there are five motels offering approximately 700 rooms, and 10 eating establishments. Further, there is one 207 room motel currently in the permit stages of building in the area, and another, within a block of the Mission, in the planning stages. This area, by no means, is the "old industrial section" of town where we can look to locate elements unwanted elsewhere.

Our position with respect to the proposed expansion increasing crime, bodily harm, assaults on persons, is underscored in a May 27, 1987 letter over the signature of John Kearns, Chief of Police, to the City's Planning Department. Chief Kearns says, ".... the location of the proposed facility on Bannon Street will no doubt result in increased attacks on women walking to and from that location." We have serious concern that not only will attacks on women, those using the facility but others that have need to be in the area (i.e. employees, visitors to the area coming to check into one of the areas motels or have dinner at one of the restaurants), increase, but attacks on children will result (those housed in the Mission when they leave its premise).

We note that the Mission's proposal represents an "experiment" in Sacramento, as it relates to integrating men, single women and women with children in the same facility. We also note that the Union Gospel Mission was asked by the City of Sacramento to support its position that such an arrangement will work by means of soliciting letters from other, successful operations. At this writing, only one such letter appears on record, from the Rescue Mission in Richmond, California. That's hardly sufficient support of an experimental concept that could result in increased attacks on women and children. Particularly when an investigation into that Mission found "....problems have occurred when female clients decide to go for a walk in the neighborhood where the Rescue Mission is located. . . . and there have been some assaults on female clients outside the facility."

Mission/3

There are alternatives to the Mission's proposal to deal with the problem of finding shelter for the homeless. There are other well known, proven agencies that provide services in this area, including Volunteers of America and the Salvation Army. Granted, a portion of their funding comes from public sources. We ask a simple question in response: Do we as citizens of a community, for financial and expediency sake, condone an experimental project in which the stakes are the health and safety of women and children who are in need?

There is an extreme concentration of shelters and other facilities serving the needs of the homeless in this area. An increase in the number of persons wandering about the area, in various stages of condition, and an increase in violent crime will, of course, result in decreased property values, and will have a chilling affect on some would-be patrons of area business concerns. Isn't it fair to ask the City to look elsewhere, perhaps as the City's police chief points out in a non-residential industrial area, to expand these types of programs.

Please feel free to call upon us should you have any questions concerning our position and/or the facts upon which we base it. We thank you for the opportunity to provide you with this input.

Sincerely,

Ken Brown

Ken Brown
President

cc: Association members
Councilman David Shore
Union Gospel Mission

P-87-174

8-27-87

Item 4

Union Gospel Mission

P.O. Box 464 • Sacramento, CA 95802 • (916) 447-3268

President
Kenneth Johnson

Vice President
Rick Phillips

Treasurer
Harry Tonn

Secretary
Elton Coleman

Executive Director
Don Kirk

Wesley Hurlbut
Allen Raska
Leon Warrick, Sr.
Joe Overman

Advisors
Abe Unruh
Ted Gerbaz
Lee Roy Dowling

July 10, 1987

Mr. Don Hendrycks
Associate Planner
City of Sacramento
1231 I Street
Sacramento, Ca 95814

Dear Mr. Hendrycks:

I have reviewed, discussed and researched the issues which require further clarification in your letter dated June 16, 1987.

Although you and your staff are to be commended for your good work and thorough planning I still fail to understand how some of these issues relate to our special use permit.

In responding to your request for clarification please understand that I and my administration work under a Board of Directors which meets once a month, and therefore my responses may not reflect the true feeling of our Board and may have to be amended.

Clarification of Item #1

We at the Union Gospel Mission have the fullest intention, as we have done for the past 25 years, of employing Ministers and other professionally trained counselors.

It should be understood however that the counselors we employ will be from schools or ministries that have postulated an Evangelical Christian view of meeting and dealing with the social needs and ills of our day.

As to assigning case workers to individuals to aid in developing programs to assist individuals in rehabilitation we will continue to operate and expand or modify as necessary our existing methods and programs. Our primary goal with our ministry is to meet immediate physical needs (food, clothing, shelter) on a limited and temporary basis.

CITY PLANNING DIVISION

JUL 10 1987

RECEIVED

The proposal to build a men's rehabilitation dorm along with the family shelter was born out of the idea that it would be more cost effective to construct both shelters at the same time. We do not necessarily have to and we may opt not to build the mens rehabilitation dormitory.

Clarification of Item #2

The Union Gospel Mission presently screens each perspective client for our rehab program. A detailed and indepth (for our use) intake form is used and each client is counseled at that time concerning Mission rules, standards, and motivational programs that will allow them to upgrade themselves (although I find the term upgrade to be vague and subjective). We have in the past networked with other county and private social relief agencies in an attempt to share services although we have never shared case management per se.

In the past we have shared services with the 470 Bannon Street Shelter (V.O.A.) but the sharing has been very limited due to their commitment to Social Welfare referral.

Clarification of Item #3

I believe this issue is covered by item #1 other than to say any employed person of the Union Gospel Mission is not only supervised but as funds allow encouraged to further their education in their field of endeavor.

The Mission does however use volunteers in several areas of service and those volunteers are also supervised and governed by the same rules and operational procedures as paid staff.

I might also add that Mission rules and operational plans prohibits peer counseling in any form. The Mission has trained and accountable staff counselors and it is our desire that they be used or referral be made by them to other agencies that can better resolve any situation or problem.

Clarification of Item #4

The Mission has used on-site security patrols provided by Burns Security Service in the past. I am presently investigating the possibility of off-site patrol with Burns Agency. At this juncture I see no reason for not cooperating with other shelter providers if the Police Department deem it necessary to provide such patrols. The extent of Mission involvement would be determined by budget and client ratio.

Clarification of Item #5

The Union Gospel Mission does in fact operate on private funding and does provide wholesome meals for men and sees no reason why meals of the same nature could not be prepared and provided to women and children. Conversation with other members of the Sacramento Shelter Providers Network has revealed that they provide meals of the same basic structure as we, prepared in the same way as we. I realize that they (The Salvation Army, South Area Emergency Shelter, Loaves and Fishes) are funded different than we, that is some receive public funds but my inquires have revealed that they do not have trained or qualified nutritionist on their staff nor do they have anyone skilled in meal planning beyond what is learned through normal life experiences.

The Mission is supported by more than 900 businesses in the Sacramento area. Some of the support is "in kind" (food stuff, clothing ect.). Cambells Soup, Rayley's, Safeway, River Bend and Bel Air Super Markets donate food stuffs for on site feeding, and we have found their products to be quite good.

As to the homeless leaving the Mission and migrating to other meal or food providers, I believe that this is simply a natural characteristic of those who perhaps do not know "where the next meal is coming from".

The concern of the planning staff over possible increases in people traffic in the Bannon Street corridor is understandable but their concern is unnecessary. The Family Shelter would provide meals only for those in residence at the shelter (thus they, would not be traveling to and fro). If we included the men's rehabilitation dorm; meals for those in residence only, would be provided. If we were to expand our transient men's dorm (due to space created by moving rehabilitation program men) this would only be approx. 20-30 men who already are a part of the foot traffic in the corridor.

The following responses relate to Mr. Hendrycks letter dated July 7, 1987.

Response to Item #1:

As mentioned before, the Mission is considering building both shelters at the same time for cost effectiveness.

However, expansion to include a women and family shelter is our primary aim. I feel that expanding the men's shelter only would lead to further complications and complaints.

As a spokesman for the Board of Directors, I must stress that any deviation from our original plan would call for full confirmation from our Board of Directors and members of our key donor groups. However, if building the women and family shelter only is more feasible then I feel sure that one half is better than nothing at all.

Response to Item #2:

Referral only seems to be in the best interest of safety, security and as you point out "a force out" due to full capacity.

However, the administration of the Mission must reserve the right of accepting or denying referrals regardless of who is making the referrals.

In the past our women's shelter (Grace Haven) which operated on referral only experienced good results especially in assisting the Police Department, U.C. Davis Medical Facility and Social Services in meeting most emergency shelter. Our present operating standard for the Grace Haven Women's Shelter call for all referrals to be made prior to 7:00p.m. with no one being admitted after 8:30 p.m.. We have in the past altered the 8:30 p.m. time standard in order to facilitate Police, W.E.A.V.E. and some of the areas Hospitals. Our present women and family shelter plans are designed to provide or head off the capacity crowd situation you fear. Our records indicate that we would have no problem meeting the present and even distant needs of our community.

P-87-174

8-27-87
-4-

item 4

our rehabilitaion program and then returned to a responsible position in the community.

A 26 year old male applied for our program. He was having difficulty with alcohol and had in fact been discharged from the Navy for apathy/defective attitude. After working our program he was employed by a local Auto Service Center and began to adapt to community living. He has since married, has one son, is still working and buying his own home.

A 42 year old male came to our program from a similar program in another city. After completing our program (Alcohol) he applied and was accepted at Sac. City College and began study for an A.A. Degree. He was allowed to reside at the Mission, assist our business office where he received valuable on the job training. After completion of his studies he found employment, rented his own apartment and is presently working and has become a valuable member of a local Baptist Church.

A 60 year old male entered our Alcohol program. After completion of the program he continued to work at the Mission. While working at the Mission he began to attend a local Bible Institute for training for Christian Service. While attending Bible Institute he met and married a woman in one of our local churches and is presently employed by her son who has a contractors business.

A 35 year old male requested admission to our drug program. He had been discharged from the Army for attitude problems. He worked our program for 90 days, gained employment in a Lumber Mill up state and worked there for about a year. He later wrote us asking to return and work with other men especially in the area of spiritual aims. He returned to us and was placed in training for our Chaplaincy program. He enrolled in a local Bible College with the Mission lending tuition assistance. While attending College he was placed on our Chaplain Staff where he later found his wife. He now has been working for us for the past 3 years, married with one child and living in his own apartment.

A 31 year old male came to us three years ago and enrolled in our Drug/Alcohol rehab program. After one year he began to work as a Key punch Operator in our development department. He presently carries the lions share of all data input for the direct mail department. He is engaged and plans to marry this fall.

A 36 year old male entered our Alcohol rehab program one year ago. After 6 months with our program he applied for and was employed by K.E.B.R. radio station here in Sacramento. He presently works for them as a wire maintenance technician and is residing at the Mission Annex with the Mission assisting him with shelter until he can become independent. We usually allow men who are employed in the area a halfway house situation as this aids

them in their recovery by connecting them with a support group and creating accountability.

A 40 year old male, falling victim to recent collapse of some of the electronic industry in the Bay Area, found himself without a job or home. He is presently residing at the Mission Annex while he trains for work in the printing industry.

I could cite many more examples and cases which I feel would support the useful work our ministry does. Our presence in this community is for the purpose of giving to those living and traveling in this area, services heretofore not offered by any other organization and our service is essential and necessary. Our mission is a resource for dispensing physical assistance as well as spiritual aid.

As to proof that our program is not a revolving door, I can only refer to the cases cited.

Response to Item #5

I have met with the Alkali Flat Project Area Committee (June 12, 1987) the results of that meeting are in your file. We have attempted to meet with Mr. Ken Brown from the Discovery Park Business Association but due to conflicting schedules have been unable to do so. I have met in the past with other groups (V.O.A., Salvation Army, Councilman David Shore) and am open to meeting with other concerned groups or individuals.

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SHELTER AND SOUP KITCHEN LOCATIONS

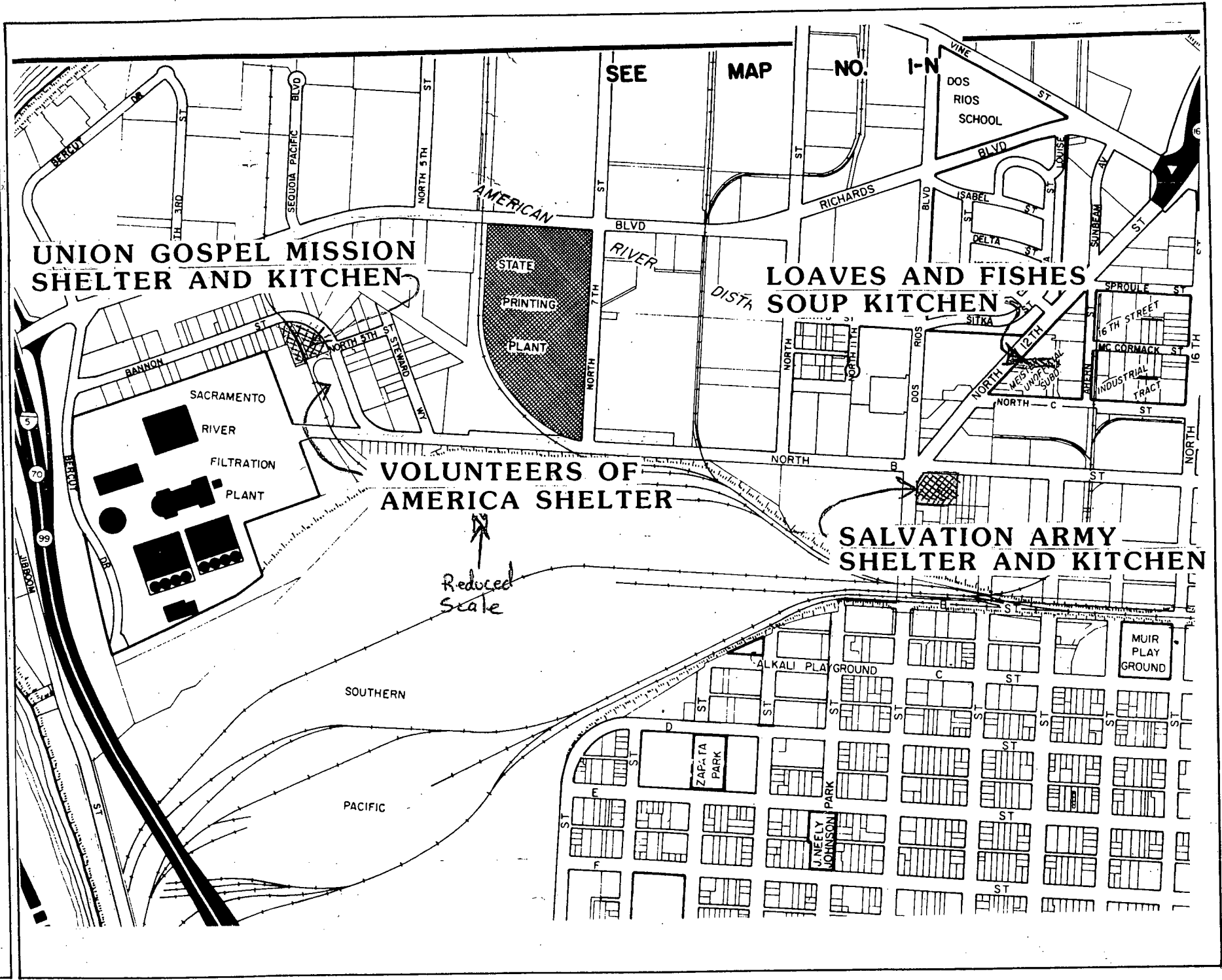


EXHIBIT M