BELLFLOWER’S TEMPORARY SHELTER SERVICES (TSS)

Jeffrey L. Stewart
City Manager
Tuesday, November 12, 2019
October 2018 a Citizens Satisfaction Survey was conducted

- The Survey overwhelmingly choose “homelessness” as the City’s Number #1 Problem over crime, job creation and housing concerns
- 79% believed public funds should be expended to address the issue
- 75% believed that the City should commit “city fund” dollars to address the issue.
- 84% believed that homeless could be improved or solved
The City Council received a live update from Los Angeles Homeless Services Authority (LAHSA) in January 2019

- It was clear that LAHSA was regionally motivated, and that little financial assistance would be coming Bellflower’s way.
- LAHSA’s goals were long-range and interested mainly in creation of interim and long-term housing solutions.

City of Bellflower hired CityNet to complete a catalogue of known homeless persons and make recommendations with regard to best response.

Upon completion of that task, the City began to explore available options for most effective homeless services.
• Members of the Council had relationships that connected the City with Federal Judge David O. Carter.

• Members of the Council and staff met originally with Judge Carter in early September 2019 to discuss the merits of Bellflower agreeing to sign on to the Orange County Catholic Worker v. Orange County, et. al.

• After much review the City Council and staff collectively concluded that the Catholic Worker case was Bellflower’s best option in meeting the expectations of Bellflower residents.

• The City of Bellflower executed the agreement on September 23, 2019
CITY’S OBLIGATIONS UNDER THE SETTLEMENT AGREEMENT

• City agrees to complete a plan for the location and construction of a Temporary Shelter Service (TSS) by December 31, 2019
• The TSS will provide beds and services for 50 persons
• Persons receiving services in the Shelter will be “Bellflower based,” meaning that provided services will be limited to those persons who can reasonably justify that Bellflower is indeed their home
• All persons receiving TSS services will be “referred” to the shelter by LASD, CityNet and/or other qualified referral agencies approved by the City
BENEFITS TO BELLFLOWER

• The creation of the shelter gives City staff, LASD and other enforcement agencies an answer to the oft-heard statement – “There’s no law against being homeless.” That remains true, but the City will have an effective way to start enforcing previously unenforceable City codes due to Federal case law.

• Upon completion and opening of the TSS, the City will be able to enforce and prosecute its anti-camping and anti-nuisance laws and it’s ordinance against aggressive panhandling. Persons violating the Bellflower Municipal Code by “camping,” or otherwise violating City Codes, will be referred to a bed at the TSS.

• Those not choosing that option will be given the choice of leaving Bellflower or going to jail.
• Upon signing on the Catholic Worker case, the City had a very short window to locate, build and open a TSS
• City reviewed six (6) separate locations for the shelter
Riverview Park Site - Former Nursery

North parcel approx. 196,669 sf (blue box)
- 100’ X 1,335’
- Cost for utilities prohibitive
- Cost for proper ingress/egress from Alondra Blvd. prohibitive

Somerset Blvd.

Alondra Blvd. to the south.
No ingress/egress
9072 Rosecrans Avenue

- 12,276 SF on a 25,959 SF Lot
- $0.85 psf or $10.20/SF/Year
- Size on the small side
- Expensive (Class A space)
- Space was re-leased to existing tenant
9065 Rosecrans Avenue

- 2,502 SF on a 13,426 SF Lot
- $21.12/SF/Year
- Size of space way too small
10145 Alondra Blvd.

- 5,174 SF on a 27,482 SF Lot
- $2,490,000 FOR SALE ONLY
- Size of space way too small
- Retail Center not suitable
10333-10357 Artesia Blvd.

- 14,664 SF on a 36,399 SF Lot
- $5,625,000 FOR SALE ONLY
- Space was better suited but cost prohibitive
8833 Cedar Street

- 18,371 SF on a 24,313 SF Lot
- $0.61 per SF or $7.44/SF/Year
- Interior space was more suitable
8833 Cedar Street, Bellflower, CA 90706

- Enclosed space with sufficient square footage for necessary TSS buildout
- Buffered by SCE power line right of way and secure, fenced alley separating future shelter from residences located immediately west
WHAT IS DONE AND WHAT IS NEXT

Completed to Date:
• The City Council designated to the City Manager significant authority to quickly implement the TSS
• To date, the City Manager completed a multi-year lease with the property-owners at 8831-8833 Cedar Street for $.61/sq. ft. Total lease cost - $11,390/month.
• City Manager approved purchase of $11,000 worth of “K Rail” for necessary parking barriers.

Immediately upcoming:
• Meet with concerned residents as often and necessary to ensure them of the security and operational details of the TSS
• Complete agreement with Mercy House
• Complete agreement with Habitat for Humanity to complete interior construction
• Continue work the County of Los Angeles in implementing TSS program in concert with current LAHSA programs
BELLFLOWER’S HOMELESS
SANTA ANA’S HOMELESS SHELTER – THE LINK
LOCATION OF THE LINK HOMELESS SHELTER

2320 Red Hill Avenue
Santa Ana, CA 92705
EXTERIOR OF THE LINK
SLEEPING DORMS

Men’s Dorm

Family Dorm

Couple’s Dorm
COMMON AREAS
BATHROOM & SHOWER FACILITIES
INFORMATIONAL MEETING

Wednesday, November 13, 2019
At 6:30 p.m.
8833 Cedar Street, Bellflower