

Supplemental Information for Paul’s Place Davis

Scope of Work

Background

In March 2017, the City convened a meeting of two Davis nonprofits—Davis Community Meals and Housing (DCMH) and Davis Opportunity Village (DOVe)—along with Yolo County Housing to discuss homelessness in Davis. DCMH had been discussing renovations to its resource and transitional housing facility located at 1111 H Street while DOVe had been looking for possible sites for a tiny house village where individuals who are homeless could live. These two nonprofits joined forces and created an innovative solution to homelessness in Davis.

Recognizing the potential of the 1111 H Street site given its size and location, Yolo County Housing offered its vision for vertical living, incorporating micro-dwelling units along with a new and improved facility. Together, this group of stakeholders worked collaboratively to re-imagine the DCMH site. Architect and DOVe Board Member Maria Ogrydziak donated her expertise to design a building that incorporates the elements discussed. Police Chief Darren Pytel provided input on safety and security. Program specialists shared their expertise on how to maximize programming goals. The result is Paul’s Place, a proposed four-story, multi-functional homeless services facility.

Since the spring of last year, the collaborative has partnered with additional entities to bring this vision closer to reality. In addition to Partnership HealthPlan, Sutter Health’s Getting to Zero Initiative has agreed to fund half the costs. Local builder Steve Harrison committed to build the facility at cost.

In late December, DCMH submitted an application for Paul’s Place to the City’s Community Development and Sustainability Department. The City’s Social Services Commission reviewed the proposal on January 22 and voiced its support. In April, the City’s Planning Commission is scheduled to review the planning entitlements and send its recommendation to the Davis City Council for consideration later in the spring.

Comparison of Existing versus Proposed Functions and Services

The graphics below compare the facility's existing functions and services to the proposed functions and services. As illustrated, the proposed facility greatly expands the site's current functionality and breadth of services.

Existing Functions and Services

Single-Story House:

- Resource center with 1 bathroom and shower for day use; limited community and kitchen facilities
- 1 bedroom with 4 beds and one bathroom to house 4 women
- 3 bedrooms and 1 bathroom to house 8 men
- 1 staff bedroom and 1 staff bathroom

Proposed Functions and Services

Fourth Floor:

- 9 permanent supportive housing, single-occupant fully equipped micro-dwellings

Third Floor:

- 9 permanent supportive housing, single-occupant fully equipped micro-dwellings

Second Floor:

- 10 transitional housing, single-occupant bedrooms
- 1 shared kitchen, 1 living room, and 1 laundry room
- 3 full bathrooms (1 ADA) and 2 half-baths
- 2 staff offices, 1 staff bedroom, and 1 staff half-bath

First Floor:

- Expanded resource center with 4 staff offices, 3 bathrooms (1 ADA), and a larger laundry facility, updated kitchen, and community room
- 2 emergency shelter, double-occupant bedrooms and 1 3/4-bath

Permanent Supportive Housing Micro-Dwellings

Located on the third and fourth floors, the 18-permanent supportive housing micro-dwellings represent the most innovative component of the facility. Each adaptable micro-dwelling will feature a 300-square foot furnished living space. This efficient use of space is particularly relevant in Davis where housing availability is limited. Utilizing Housing First principles and a low barrier program model, DCMH staff will offer each resident on-site supportive services, which includes intensive case management. Additionally, DCMH staff is well equipped to operate a permanent supportive housing program, as the organization already manages a 52-unit project called Cesar Chavez. DCMH staff is also set to manage another 90-unit permanent supportive housing project called Creekside when it opens in 2020.

Transitional Housing Bedrooms

Located on the second floor, the 10 transitional housing bedrooms compared to the previous 3 bedrooms currently available is designed to improve service provision. Unlike the current setup, which requires up to 4 individuals to share 1 bedroom, the proposed bedrooms are single occupancy units. The benefits of single occupancy compared to cohabitation include a less restrictive intake process, more effective case management, and a faster transition to permanent housing.

Emergency Shelter Beds

Located on the first floor, the 4 emergency shelter beds expand the existing capacity by 2 beds. To be filled by persons identified by the City's Police Department, these 4 beds will play an integral role in keeping vulnerable individuals safe. Currently police have limited options, if any, for those who do not need hospitalization or to be in police custody.

Resource Center

Also located on the first floor, the proposed resource center greatly expands the existing center by offering more showers and restrooms as well as a larger laundry facility, updated kitchen and community room. Another feature is onsite bicycle parking as many of the individuals currently served ride bicycles and do not drive cars.

Accessibility

In addition to the myriad upgrades, the facility will also be fully compliant with the Americans with Disabilities Act (ADA). ADA accessible features include:

- Entrance ramps
- An elevator servicing all 4 floors
- 4 full ADA bathrooms
- 1 ADA transitional housing bedroom
- 2 ADA permanent supportive housing micro-dwellings
- Parking

Summary

The proposal for Paul's Place is a community-based initiative of two local nonprofits that have worked together to offer an innovative solution to update current services at 1111 H Street and add much needed

permanent housing for those who are homeless in Davis. The design is not only cutting edge and rooted in evidence-based practices, but it lays the groundwork for a model to be replicated in other localities. Integrating three uses in one facility, with separate entrances serving different sectors of those living homeless, maximizes space already dedicated to serving individuals who are homeless. If built, this facility adds 32 beds to the number of beds dedicated to housing for those who are homeless in Davis.

The collaborative intends to name a Steering Committee composed of members from the DCMH and DOVe boards, and other community and business leaders to guide its efforts through the planning, fundraising and construction phases.

More information is available at paulsplacedavis.org.

Milestones/Timelines

2017-2018

Task	Status	Dec 2017	Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	June 2018	July 2018	Aug 2018	Sept 2018	Oct 2018	Nov 2018	Dec 2018
Submitted planning application to the City's Community Development Department	● Completed													
Entered into agreement with Yolo Community Foundation to manage donations to Paul's Place	● Completed													
Hosted neighborhood meeting by publicly noticing residents within 500 feet	● Completed													
Presented at "Addressing Homelessness," a public forum at Unitarian Universalist Church of Davis	● Completed													
Presented to the City's Social Services Commission	● Completed													
Undergo planning review	○ In Progress													
Receive initial \$50,000 from Partnership to pay for planning fees and other startup activities	○ Upcoming													
Present to the Davis Planning Commission for recommendation on the planning entitlements to build the facility	○ Upcoming													
Present to the Davis City Council for approval of the planning entitlements to build the facility	○ Upcoming													
Draw down remaining \$700,000 from Partnership and matching funds from Sutter Health	○ Upcoming													
Rally community support; seek donations; locate interim site for existing program	○ Upcoming													

2019

Task	Status	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	June 2019	July 2019	Aug 2019	Sept 2019	Oct 2019	Nov 2019	Dec 2019
Rally community support; seek donations; locate interim site for existing program	○ Upcoming												
Demolish existing structure and begin construction	○ Upcoming												
Relocate existing program and residents to temporary site	○ Upcoming												

2020

Task	Status	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	June 2020	July 2020	Aug 2020	Sept 2020	Oct 2020	Nov 2020	Dec 2020
Continue construction and continue serving residents in temporary site	○ Upcoming												
Open facility; return program and residents to first and second floors; select residents for third and fourth floors	○ Upcoming												