



DEPARTMENT OF
HOMELESSNESS AND
SUPPORTIVE HOUSING

New Sublease: Bayview Vehicle Triage Center

Homelessness and Behavioral Health Committee | September 29, 2023



Resolution

• **Resolution:** Authorizes and approves the Director of Property to enter into a **new sublease** agreement for the 312,000 sq ft parcel owned by the California State Lands Commission and leased to the California Department of Parks and Recreation for a term of two years.

• **Term:**

- Current Term: January 2022 – January 2024
- New Term: **January 2024 – January 2026**

• **Amount:** Annual base rent of **\$312,000**

Bayview Vehicle Triage Center

- **Urban Alchemy** operates the site with 24/7 staffing.
- **Bayview Hunters Point Foundation (BVHP)** provides onsite social services including.
- BVHP and Urban Alchemy work to connect guests with services including housing assistance, health services and public benefits and provide:
 - Intake
 - Case management
 - Benefits navigation
 - Wellness checks

96 Guests served
FY2022-23:

25% Black

51% Latinx

72% Male

29% Age 55+

Bayview VTC: Cost Estimates

- The cost per bed per night of this program is most appropriately calculated by the **total guest capacity** of the site.
- Urban Alchemy Agreement includes **additional services** with annual costs that are uncommon in other shelter programs:
 - Portable toilets and handwashing (\$37,000)
 - Black water pumping (\$28,000)
 - Fresh meals as no freezer/kitchen on site (\$339,000)
 - WiFi and Camera Infrastructure (\$131,000)
 - Laundry services as no onsite laundry (\$60,000)
 - Solar lights (\$110,000)
 - Office trailer and storage (\$22,000)
 - Insurance for this type of program (\$100,000)

Cost Per Bed Per Night
(50 guest capacity) |
\$227

- Urban Alchemy Operations: \$174
- BVHP Support Services: \$40
- Showers: \$12

Cost Per Bed Per Night
(120 guest capacity) |
\$95

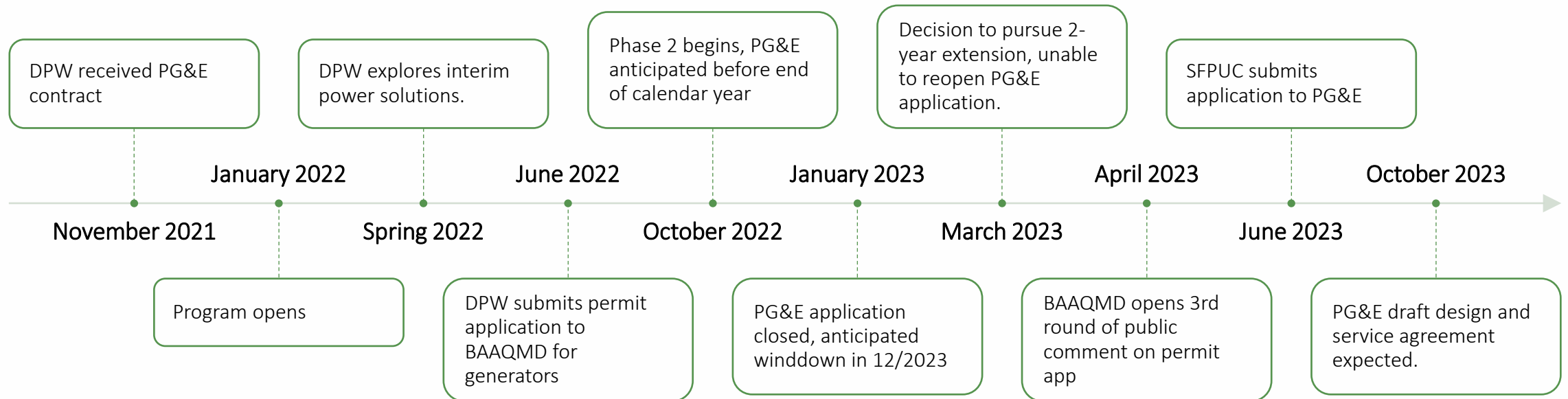
- Urban Alchemy Operations: \$72
- BHVP Support Services: \$17
- Showers: \$5

Not included

- Lease Costs: \$312,000 annually
- Shelter Health and Shelter Transportation

Bayview VTC: Permanent Power Timeline

- HSH and DPW developed a two-phased construction approach to the site. **Phase 1** would support **immediate service needs** and **Phase 2** would expand the footprint of the program in **alignment with permanent power**.
- HSH and DPW continue to work toward permanent power while also exploring **interim power solutions**.



Vehicular Homelessness in San Francisco

- 2022 PIT Count estimates **4,397** people were experiencing **unsheltered homelessness** in San Francisco, **24%** of which was attributed to **people sleeping in vehicles**.
- The July 2023 tent, structure and vehicle count found **1,058 inhabited vehicles** in the city.
 - **507 or 48%** of which were in District 10.
- Bayview VTC is currently the city's only safe parking program.

Bayview VTC | September 2023

- Serving **46 guests** in **35 vehicles**
- **15 guests** having vehicles repaired
- **5 guests** connected to health services



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Questions?

Thank you.