



City of San Leandro Safe Parking Program Update

**Rules Committee
February 26, 2025**

Human Services Director
Jessica Lobedan

Presentation Agenda



Background

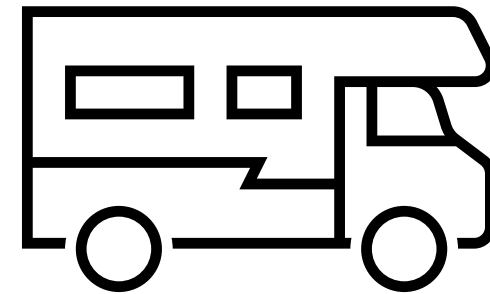
May 2023: City Council Priority Workplan: Housing & Homelessness

	Year	Total Unsheltered Population	Estimated Households Living in Vehicles/RVs	% of Unsheltered Population Living in Vehicles/RVs
San Leandro	2022	312	86	28%
San Leandro	2024	228	68	30%
Alameda County	2022	7,135	3,924	55%
Alameda County	2024	6,343	3,426	54%

Work to Date

- Inventory of available City of San Leandro property
- Conversations with faith-based partners
- Initial exploration of commercial property
- Request for Interest for provider of RV Safe Parking Micro Pilot (10 RVs)

RV Safe Parking



RV Safe Parking: Typical Program Overview

Purpose: Provide designated, secure locations for individuals or families living in RVs

Features:

- Overnight and extended parking options
- Access to amenities like restrooms, waste disposal, and clean water
- Safety and community health focus

Support Services:

- Case management and connection to housing resources
- Assistance with transitioning to stable housing



RV Safe Parking: Typical Programs Goals

Program Participants

- Provide a safe, secure location to park overnight or long-term
- Ensure access to essential amenities like restrooms, waste disposal, and water
- Offer support services such as case management and housing navigation
- Facilitate the transition from vehicle living to stable, permanent housing

Broader Community

- Enhance community safety and public health
- Promote compassionate, organized responses to homelessness

RV Safe Parking: Local Models

City	Spaces Available	Location Type	Services/Amenities	Hours	Annual Operating Cost
Mountain View Pop.: 82K Homeless: 346 Veh. Homeless: NA	46 OVs, 23 vehicles	Converted public parking lot	Case management, restrooms, water, wash stations, other basic services, security	24/7	~\$1.2M
	30 OVs, 21 flex spaces	Converted public parking lot		24/7	
East Palo Alto Pop.: 30K Homeless: 169 Veh. Homeless: NA	20 OVs	Vacant lot, deed restriction for government use	Portable showers, restrooms and laundry services	7pm – 7am	\$318K
Santa Rosa Pop.: 176K Homeless: 1,1160 Veh. Homeless: NA	52 spaces (both OVs and vehicle)	Converted public parking lot	Basic services such as food, sanitation, and shower facilities, wrap-around services	24/7	\$1.27M

RV Safe Parking: Potential Challenges

Site Availability: RV Safe Parking requires a larger physical space

- Whereas vehicles range from 14 – 22 feet long and up to 8 feet high, RVs can be anywhere between 18-40 feet long and 12 feet high
- Requires a relatively flat space (no hills)
- Ideally the site would have access to utilities such as electrical hookups, water access, sewage or Dump station

Funding Limitations: One-time and ongoing funding

- Implementing and sustaining this program requires significant financial resources, including one-time and ongoing operational needs

Partner interest/capacity: Nonprofits at capacity

- Staff issued RFI in November 2023 to seven partner agencies in the community and only one agency expressed interest
- Nonprofits have been expressing capacity challenges

RV Safe Parking: Potential Challenges Cont'd

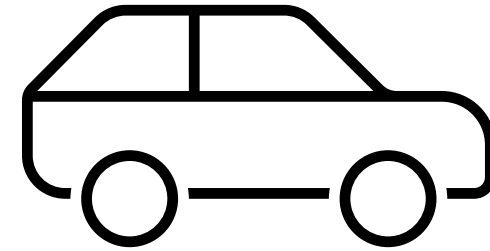
Community Impact

- If San Leandro opens an RV Safe Parking program, it will be the only city in Alameda County, outside of Oakland, to operate such a program
- RV Safe Parking serves a transitory population and may attract individuals seeking this service

Operational and Participant Considerations:

- RVs serve as “mobile homes” and often hold a significant amount of personal belongings, making monitoring and oversight challenging
- Some participants may be reluctant to relinquish their RVs when offered housing, which can complicate their transition to stable housing solutions
- A common challenge when working with RVs is the lack of proper licensing, registration, insurance, as well as the vehicle’s ability to drive

Vehicular Safe Parking





Vehicular Safe Parking: Typical Program Overview

Purpose:

- Provide designated, secure locations for individuals or families living in passenger vehicles

Features:

- Overnight parking
- Access to amenities such as restrooms, waste disposal, and clean water
- Focus on safety and community health

Support Services:

- Case management and connection to housing resources
- Assistance with transitioning to stable housing

Vehicular Safe Parking: Program Goals

Program Participants:

- Provide a safe, secure location to park overnight or long-term
- Ensure access to essential amenities like restrooms, waste disposal, and water
- Offer support services such as case management and housing navigation
- Facilitate the transition from vehicle living to stable, permanent housing

Broader Community:

- Enhance community safety and public health
- Promote compassionate, organized responses to homelessness

Vehicular Safe Parking: Local Models

City	Spaces Available	Location	Hours	Amenities	Annual Operating Cost
Alameda County Pop.: 1.622M Homeless: 6,343 Veh. Homeless: 3,426	Not available	Static County	24/7	Security Charging Station Housing Support Medical Care Food Access Restrooms	~\$150,000 annually
City of Alameda Pop.: 75K Homeless: 300 Veh. Homeless: 192	30 passenger vehicles	Static Nonprofit	7 days/week 7pm – 7am	Restrooms Support services Breakfast	\$1.08M annually for combination safe parking, day center, overnight shelter
First Presbyterian Church of Castro Valley	10 passenger vehicles	Static	7days/week 6pm – 6am	Medical screening Restrooms Computer lab Showers & Laundry Case management	~\$6,000 for Porta Potty *All other costs lumped into onsite shelter

Vehicular Safe Parking: Local Models

City	Spaces Available	Location	Hours	Amenities	Annual Operating Cost
Fremont Pop.: 226K Homeless: 612 Veh. Homeless: 379	15 passenger vehicles	Rotates monthly Faith-based	Varies nightly, most sites provide overnight hours only	Meals Fuel assistance Restrooms	\$80K annually
Union City Pop.: 65K Homeless: 191 Veh. Homeless: NA	40 passenger vehicles	Rotates nightly Faith based and community centers	7 days/week 8pm – 7am	Restrooms Case management	\$164,333 annually

Vehicular Safe Parking: Potential Challenges

Site Availability:

- Limited availability of City-owned parking lots or facilities

Funding Limitations:

- Significant financial resources are required for implementation and sustainability, including both one-time and ongoing operational needs.

Partner interest/capacity: Nonprofits at capacity

- Staff issued RFI in November 2023 to seven partner agencies in the community and only one agency expressed interest
- Nonprofits have been expressing capacity challenges

Community Impact

- Safe Parking serves a highly transitory population and may attract individuals seeking this service

Options for Moving Forward

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Option 1:

Safe Parking at the San Leandro Marina

Term limited



Option 1:

Safe Parking at the San Leandro Marina

Potential Benefits

- Physical space required for vehicle and/or RV Safe Parking
- No cost for land

Considerations

- **Funding:** Initial capital expenditures, ongoing operational funding
- **Community Impacts:** Public open space, economic development impacts
- **Operational Logistics:** facilities
- **Regulatory limitations:** currently unknown

Option 2:

Faith-Based Partner Roster

Potential Benefits

- Typically a lower cost option

Considerations

- **Funding:** Ongoing operational funding, up-front capital funding
- **Community Impacts:** To be determined
- **Operational logistics:** Sites would need appropriate physical layout and facility setup

Option 3:

Commercial Property Acquisition for Safe Parking Use

(Nimitz Motel Model)

Potential Benefits

- Could seek site with appropriate physical space requirements

Considerations

- **Funding:** One-time acquisition and renovation/lease expenses, ongoing operational funding
- **Community Impacts:** To be determined
- **Operational logistics:** To be determined

Vacant Industrial Properties for Sale (October 2024)

ADDRESS	SQUARE FOOTAGE	COST
14595 E 14th St, San Leandro, CA 94578	9,700	\$1,795,000
2483-2495 Washington Ave, San Leandro, CA 94577	45,040	\$1,790,060
14333 Wicks Blvd, San Leandro, CA 94577	25,384	\$5,500,000
470-476 Whitney St, San Leandro, CA 94577	10,000	\$3,133,000
303-325 W Joaquin Ave, San Leandro, CA 94577	13,622	\$3,580,000
14820-14826 Wicks Blvd, San Leandro, CA 94577	13,208	\$3,600,000
3188 Alvarado St, San Leandro, CA 94577	13,484	\$4,250,000

Average cost per square foot: \$229

Average total cost: \$3.4M

Non-Industrial Properties for Sale – October 2024

ADDRESS	SQUARE FOOTAGE	COST
303-325 W Joaquin Ave, San Leandro, CA 94577	13,622	\$3,580,000
14820-14826 Wicks Blvd, San Leandro, CA 94577	13,208	\$3,600,000
3188 Alvarado St, San Leandro, CA 94577	13,484	\$4,250,000

Average cost per square foot: \$284

Average total cost: \$3.8M

Option 3a:

Commercial Property Acquisition for Shelter, Interim Housing, or Permanent Housing – Serving Veh. Homeless Population

(Nimitz Motel Model)

Potential Benefits

- Could seek site with appropriate physical space requirements that focuses on the community need with an alternate solution

Considerations

- **Funding:** One-time acquisition and renovation/lease expenses, ongoing operational funding
- **Community Impacts:** To be determined
- **Operational logistics:** To be determined

Option 5:

Collective Advocacy for Alameda County to Lead

Potential Benefits

- Community need being met

Considerations

- **Funding:** To be determined
- **Community Acceptance:** To be determined
- **Operational Logistics:** No local control, unknown local benefit

Discussion and Next Steps

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Questions for Committee Direction

- Vehicle or RV parking?
- What option(s) would the Committee like staff to continue exploring?
- Are any options off the table?
- Did staff miss anything?