

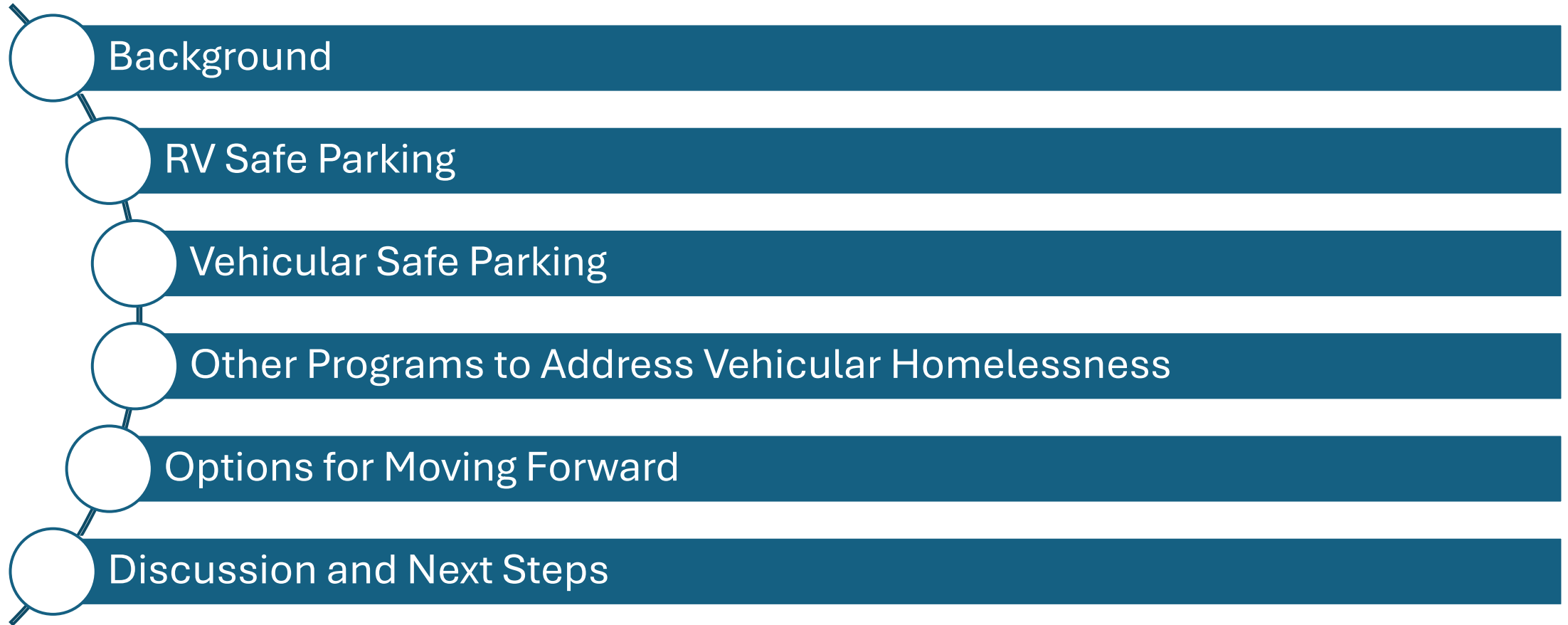


City of San Leandro Safe Parking Program Update

**Rules Committee
April 23, 2025**

Human Services Director
Jessica Lobedan

Presentation Agenda



Background

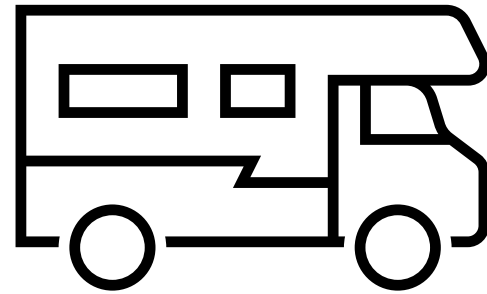
May 2023: City Council Priority Workplan: Housing & Homelessness

	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

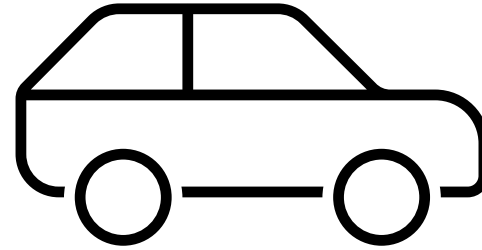
Community Impact

- 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.

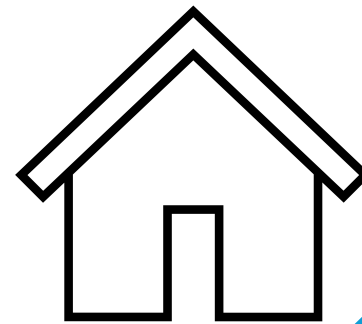
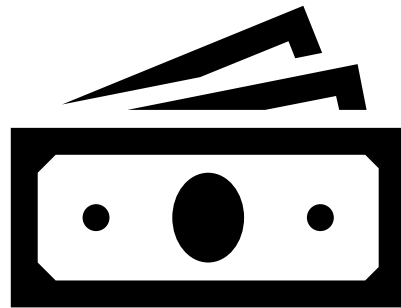
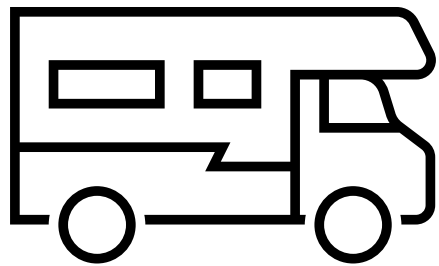
Partner interest/capacity: Nonprofits at capacity

- 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

RV Buyback Program



City of Berkeley RV Buyback Program

Purpose

Support individuals living in RVs in transitioning to housing by offering cash incentives to remove vehicles (\$175/linear foot)

Eligibility Criteria

- RV/large vehicle is primary residence
- Previously identified in City census of RVs
- Occupant must accept interim or permanent housing

Financial Incentives

- 15% paid after shelter move-in
- 85% paid after RV is towed



40 feet

$175 \times 40 = \$7,000.00$



28 feet

$175 \times 28 = \$4,900.00$



35 feet

$175 \times 35 = \$6,125.00$

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 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 4:

RV Buyback program

Potential Benefits

- Moves people from vehicular homelessness to shelter or housing
- Provides financial support to incentivize transition
- Reduces vehicle clutter and safety concerns in encampment areas
- Facilitates cleaner, more manageable public spaces

Considerations

- **Funding:** Operational funds for buyback
- **Community Impacts:** Could reduce RV homelessness
- **Operational logistics:** Shelter placement coordination, vehicle towing and disposal

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

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