

Capitol Park Hotel Temporary Shelter

Report as of September 6, 2019

BRIEF OVERVIEW AND STRUCTURE

Capitol Park Hotel (CP) was built in 1912 and was operating as a 180-unit single room occupancy residential hotel located in downtown Sacramento at 1125 9th Street until it was sold to Mercy Housing California (Mercy) in July 2019. In November 2020, Mercy anticipates construction to begin to convert the hotel into 134 units of permanent supportive housing.

The City of Sacramento has entered into an *Administrative Services Agreement* with Sacramento Housing and Redevelopment Agency (SHRA) to operate a temporary shelter at CP for 100-180 people through October 2020.

Partners

- Volunteers of America (VOA) oversees onsite shelter operations
- Sacramento Steps Forward (SSF) refers homeless to be sheltered
- John Stewart Company (JSCo) is the property manager
- Sacramento Self-Help Housing assists with re-housing of CP Guests
- Overland Pacific Cutler, Inc. (OPC) assists with the permanent relocation of existing residents
- Other anticipated service providers: Elica, WellSpace, and others

GUESTS AND SHELTER

Referral System

An SSF referral is required in order for individuals to receive shelter. SSF is working closely with the Sacramento Police IMPACT Team and Downtown Partnership to identify potential shelter guests. Through SSF Navigators, who canvass the downtown and midtown area, homeless individuals are assessed to determine if CP is an appropriate placement. All guests must be able to perform all aspects of self-care independently.

Occupancy

No children are allowed at the site. CP has a “No Pets” policy although a service animal will be allowed as a reasonable accommodation. Guests’ belongings are searched when they enter CP to ensure that they do not bring in weapons, drugs or alcohol.

Operations

CP is staffed 24 hours per day, 7 days a week. In addition, each floor has Guest Services Representatives monitoring each floor 24 hours a day. All guests are served three meals a day in the community room and receive ongoing supportive services.

Good Neighbor Policy

A Good Neighbor Policy has been implemented to pro-actively prevent issues that a temporary homeless shelter might encounter when utilizing space in a business district. In addition, Sacramento Police are performing additional security patrols in and around CP.

RESIDENTS AND RELOCATION PROGRESS

CP will continue to house the current long-term CP residents until they find permanent homes. No residents will be forced to move before the closure of the hotel in the Fall of 2020.

Property Management

The front desk is staffed 24 hours a day to perform duties such as collecting rent, maintaining utilities and services, managing the building systems, and other services to support the long-term residents.

Relocation

As of September 6, 2019, the status is as follows:

Long Term Residents	
Current Occupants	76
Moved without Assistance	3
Evicted for Violent Behavior	1
Total	80

BUILDING CONDITION

Several building systems require ongoing attention due to age and deferred maintenance.

Plumbing

In the last 10 days, more than 15 leaks/pipe bursts have been remedied. At this time all residents have running water. There was a 26 hour period of time the system was down despite immediate action and efforts. Maintaining the water system is anticipated to be an on-going challenge in a building of this age and construction. Many toilets and sink fixtures are being replaced.

Air Conditioner

The air conditioning was out for four days beginning August 23rd. The air conditioning again went down in some areas of the hotel on September 3rd; however, it has remained working in the community room. Repair crews are removing debris from the heat exchanger and it is expected that this will fix the problem within a few days.

Elevators

The elevators have had intermittent problems throughout the years. The north elevator has not been functional since August 25th. A replacement motor has been ordered and will be installed on top of the building using a crane within the next few weeks. The motor has been expedited from New Jersey. The smaller south elevator is available to service residents on a one-at-a-time basis. A staff person is available to assist residents with the elevator.

OPC is currently offering off site hotel accommodations to the 24 residents who are having difficulty walking up the stairs until the north elevator is repaired.

Pests

Pest control spraying is occurring weekly; however, 26 residents have denied pest control access to their rooms. At this time mandatory notices of access to provide pest control treatment have been posted for tenants that have not allowed access previously.

Building Modifications

The CP entrance has been modified to allow controlled front door access. The community space (the former Salad Bar restaurant) is now available for guests, residents, and service providers.

Working with the Fire Marshal, all fire extinguishers replaced and fire escapes inspected. Next week, a new fire panel, alarm system, and over 1100 new sprinkler heads will be installed. All building staff were trained on the use of fire extinguishers and evacuation of the building.

GUEST STATS

Below is a breakdown of the guest demographics as of September 5, 2019:

Total: 9 Guests

Gender	
Male	5
Female	4

Ethnicity	
Hispanic	1
Non-Hispanic	8

Race	
Black or African American	5
White	3
Multiple Races	1

Age	
25-34	2
35-44	1
45-54	3
55-61	1
62+	2

Disability	
Yes	8
No	1

Beds	
Available To-Date	100
Occupied	9
Vacant	15
In Preparation	74

EXPENDITURES TO DATE

Administration	\$57,096.86
Maintenance and Repair	\$1,242.00
Property Management	\$23,298.69
Operations*	\$0
Total	\$81,637.55

*No invoices submitted to date