

Update on the Ritter Center MOU



Where We're Going Tonight

1 Mail Services (500+ Registered)

2 Shower Services (300 per week)

3 Homeless Pantry (90 per week)

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New Arrangement

- 6 months of General Delivery at the main branch on Bellam Blvd
- PO Box services as needed after 6 months
 - Ritter providing 100 PO Boxes (\$9,000)
 - The City providing 100 PO Boxes (\$9,000)
- 3517 PO Box discontinued; 16 Ritter St. for business mail only; private PO Box for payee services

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Constraints

- Extremely limited funding through the City
- Not directly managing new contracts/services
- Buy-in from stakeholders is essential
- Must create comparable services

“Marin Mobile Care”



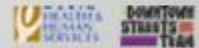


The Showers



marin mobile care

Bringing dignity and care to those in need



Learn more about our services, contact
us at 415.778.1111 or visit our website
at www.marincare.org



Required Capital

- Fully vetted three vendors on price, California ADA compliance, customer reviews, and product specs
- Final decision – purchase two, 3-stall units from Portable Restroom Trailers, LLC (each unit has one California ADA compliant unit, so we'll have two ADA stalls of six total)
- Units are approximately 7,000lbs with an empty 300 gallon waste water tank; even with full waste-water, the weight will allow for Class C licensed drivers
- Need two pickup trucks that can each tow 10,000lbs

Capital Costs

Expense	Vendor	Cost	Notes
Capital Costs			
Pickup Truck #1	SRPD	\$0	Donated by SRPD
Pickup Truck #2	TBD	\$0	Donation
Mobile Shower Unit	Portable Trailers, LLC	\$101,000	
Advertising			
Wraps	Fastsigns	\$5,000	
Permits			
TBD	Cities of Operation	\$0	Waived
	Total	\$106,000	



Operations

- Operations emulating other mobile shower vendors
- Downtown Streets Team will operate the mobile showers as a social enterprise program; they will staff the program by hiring former Team Members at living wages
- Each unit will have one FTE at all times; additional support will be provided by Team Members in training and community volunteers.
- Staff will drive the units, setup and shutdown sites, transport waste as needed, greet guests, enforce rules, and maintain the shower units

Guest Experience

- The showers can be operated for two, 3-hour sessions every day – 6 days per week
- Guests will have 20 minutes for their shower (that includes undressing, showering, grooming, and redressing)
- Guests will be required to make appointments for showers (new guests can be accommodated as needed)
- Basic rules of conduct will be enforced, especially around loitering

Operating Costs

Expense	Vendor	Cost	
Staffing			
Staff person 1 @ \$15/hr	DST	\$31,200	
Staff person 2 @ \$15/hr	DST	\$31,200	
Staff person 3 @ \$15/hr	DST	\$31,200	
Benefits (@ 15%)	DST	\$21,528.00	
Vehicle			
Gas/maintenance		\$10,141	*IRS(\$0.54/mile); \$16.2 daily RT from SR to Sausalito; 313 days
Insurance		\$3,000	
Supplies			
Soap & Toiletries	TBD	\$0	Provided through sponsorships like EO
Towels	TBD	\$0	Provided through sponsorships with local hotels
Laundry Service	TBD	\$0	
Shower Curtains	Target	\$200	
Insurance			
General Liability Insurance	TBD	\$5,000	Estimate
Fees			
Disposal Fees	TBD	\$2,500	Comped if possible
Waste Pickup Fees	TBD	\$2,500	Comped if possible
Inputs			
Power	TBD	\$2,500	Comped if possible; need propane as well
Water	TBD	\$2,500	Comped if possible
	Subtotal	\$143,469	
	Management @ 17%	\$24,389.76	
	TOTAL	\$167,859	

Legal Issues

- Marin Mobile Care originally developed through a working group of stakeholders representing local cities, the County of Marin, the business community, residents, local nonprofits, community groups, and the faith-based community.
- (TENTATIVE) The County of Marin would acquire and legally own the mobile shower units
- The County of Marin would contract with a 501(c)3 not-for-profit organization to run the showers
 - The 501(c)3 would be responsible for staffing, insurance, supplies, operations, waste management, etc.

Projected Impact

	Before	After
# of showers per week	300	~ 500-600
% of shower participants who are assessed through Coordinated Entry	N/A	90%
Improved health outcomes	N/A	50% fewer visits
Increased Medi-Cal enrollment rates	N/A	90%

Next Steps

- Meeting with philanthropic organizations at the end of March to discuss capital funding
- Have completed a business plan; meeting with local public and private funders through March, April, and May to discuss operational funding
- Convening multi-jurisdictional “siting” meeting in March

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Options Considered

- Talking to the SF-Marin Food Bank about duplicative services in Downtown
- Asking if St. Vincent's could manage
- Asking Ritter if they would pre-package food and then distribute through outreach teams
- Asking Ritter to move to one-day per week distribution for non-clients

The Pantry



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New Agreement & Next Steps

- Both Ritter and the SF-Marin Food Bank are supportive of ending the homeless food pantry if we pair distribution with “Marin Mobile Care”
- Exploring feasibility:
 - Additional costs – capital and ongoing
 - Siting in conjunction with showers
 - Staffing and volunteers

Additional Changes

Additional Modifications

- Delivery truck has been relocated
- On-site lockers to reduce possessions on the street
- Installation of privacy gate
- Exploring the UPLIFT program for transportation subsidies

Relocation

Q & A