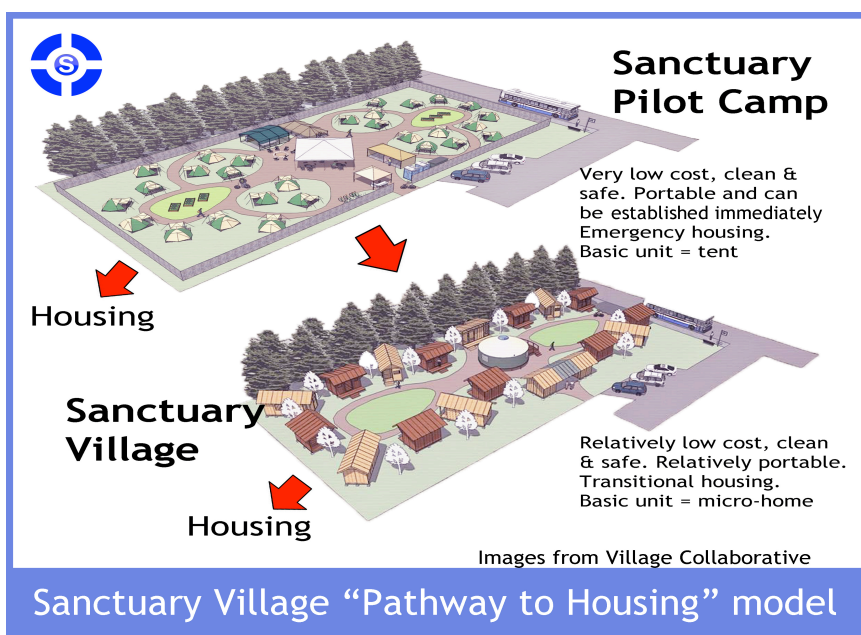




Santa Cruz Sanctuary Village

Church and Property Owner Presentation For the establishment of an Itinerant Pilot Camp

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Preface

Santa Cruz Sanctuary Village is a project to establish a safe, clean place for homeless people to sleep and keep things as they address the factors in their life that contributed to their homelessness. The ultimate goal is to put individuals on the pathway to housing. That pathway may include employment, drug and alcohol cessation support, mental health support, and community involvement etc.

Sanctuary Village will eventually be a permanent or semi-permanent location featuring constructed cabin-like domiciles, but as such, that will require attention to zoning, building codes and a large funding effort. Following the example of several organized itinerant “camps” in other areas, this project can begin helping homeless people very affordably, almost immediately, while reducing some of the effects of homelessness on the community.

As we plan for the eventuality of the village, we will create and shepherd a temporary itinerant pilot camp that will move between a series of host locations, ideally staying for at least 3 months at each location. This will enable the project to prove its value, helping people who are currently unsheltered, and the community at large. This project will produce various data, charting its effectiveness.

We are seeking partnerships with local churches and property owners to host a pilot camp. Ideally, we'd like to create a community of hosts.



Tent City #3, Seattle, Washington
Itinerant moving camp. 3 months per location.
50-75 residents, community supported.

What would an itinerant pilot camp look like?

How many residents?

We propose beginning with 25-35 residents. Only when things are balanced and well-running would we consider expanding.

Conceptual elements

In this presentation we'll focus more on material elements, as it is the physical establishment that is most relevant here. The various conceptual elements are discussed in greater detail in our other presentation material. Please request a copy if you're interested.

Here is a brief overview of some of those conceptual elements:

- A set of rules and a system for enforcing them
- A nonviolent, clean and sober environment
- An inter-camp volunteer system including 24-hour gate monitoring
- Bi-cameral decisions made by residents and an advisory committee
- 501c3 board of directors and advisory committee
- Drug and alcohol cessation support program
- Three-tiered jobs program
- Liability insurance
- Legal assistance
- Administration
- Intake background and sex offender checks

Material elements

A key function of the design is a uniformly attractive exterior that has easily replicable, modular elements.

Attractive Entrance Portal –

This is a craftsperson-designed arch. Passing through will communicate a change in atmosphere; it will immediately feel different inside of the portal, safe at home. There will be a gate, but it will remain open 24 hours a day so residents may come and go freely whenever they like. The gate will be used as needed to assist in the enforcement of rules.

6' fence –

This is a security fence that also contributes to the aesthetics of the community.

Portable soft shell structures –

A pilot itinerant camp may include carports, teepees, tents, pop-up canopies etc. (a focus on more rigid, durable structures). A row of larger soft structures may serve as a visual blockage for the dissimilar tents within. A Sanctuary Camp must have an attractive appearance overall.

Porta Potties –

There will be 1 per 20 persons, emptied twice weekly.

Dumpster –

This requires a city or county garbage contract

Donation intake, storage and dispersal area –

This is a Carport or shed containing shelving and plastic containers to collect and store items such as tents, blankets, tarps, clothes, coats etc.

Storage lockers and footlockers –

Residents will benefit from having a lockable place to keep personal belongings.. Lockers may require a roof covering or rain shelter.

Bike lockers –

This area can be sheltered or unsheltered. It can be a series of bike racks.

Solar lights on poles –

It is important that walkways be clearly marked and well-lit at night. Solar lights at ground level and on bamboo poles are low-cost and easy to construct.

Entrance desk and administrative office –

Just inside the entrance portal there is a covered shelter that houses the entrance desk, administrative desk and jobs program desk.

Additional Material Elements –

The itinerant pilot camp is a focus on providing the most basic necessities creating a safe, clean place to sleep. An immediate expansion of dignity-creating elements would include:

Clean drinking water station

Food storage and preparation area

Electronics charging and computer area

Showers and laundry –

Sanctuary Village will prioritize creating partnerships with external services such as Homeless Services Center, which has showers and laundry facilities.

Basic Materials.

Please see our other presentation material for a list of materials that would support a camp of up to 50 residents on a ¼ acre or more. This includes things like fencing,

Proposed layout: Four quadrants and a meeting circle at the center.

The camp is divided into sections to assist in separating different aspects

of the community for its own safety and peace of mind. For instance there will be a women's only area and a quiet area.

What would Sanctuary Village provide and be responsible for?

A general sense of responsibility -

Santa Cruz Sanctuary Village will be responsible for the existence of the camp with a vigilant minimization of effect on the host property.

Community outreach –

Town hall meetings

Sanctuary Village is willing to host and/or attend town hall meetings within the area surrounding the camp location if the host wishes.

We believe that it is best to establish the pilot camp *with* community agreement. It may be advantageous to establish the pilot camp in as low-profile a manner as possible to begin proving benefit without resistance.

Open house events

Sanctuary Village is willing to host open house events to familiarize the neighborhood and the community with the camp. It is important that the neighboring community feels welcome to visit the camp location and to deliver donations of clothing, bedding, food etc.

Safety and cleaning patrols –

Sanctuary Village has as one of its rules that residents perform several hours of volunteer service per week. This can directly benefit any host property and surrounding area with cleanups, safety patrols and light labor work. We are committed to keeping the areas surrounding and within a sanctuary camp clean and tidy.

Camp departure cleanliness and repair –

Sanctuary Village commits to leaving no materials behind when the camp moves to another location and that everything is in good repair.

Providing material elements – Listed above.

Providing conceptual elements – Listed above.

Fundraising –

All Sanctuary Village projects will be self-supporting via
Community fundraising
Grant writing
Appeals for local governmental funding
Crowd funding

Administrator –

The admin is a paid position responsible for the following:

- Establishing new 501c3 non-profit organization (including a board of directors)
- Coordinating a jobs program and a drug and alcohol cessation support program
- Assist with housing search and placement
- Working with Permanent Supported Housing advocates like 180/180
- Working with the Homeless Services Center and other homeless services
- Managing the inter-camp volunteer system
- Facilitating the bi-cameral democratic process
- Fundraising
- Forging good relationships with neighboring community
- Organizing neighborhood information campaign
- Building good relationships with law enforcement and news media
- Ensuring legal compliance.

Fiscal Sponsorship –

- United Service Agency (USA) is Sanctuary Village's fiscal sponsor only until the establishment of the Pilot Camp, at which point the new fiscal sponsor (Community Housing Land Trust of Santa Cruz County, Inc.) will take over or Sanctuary Village will establish itself as a 501c3 non-profit organization.
- All funds and checks are to be made payable to Santa Cruz Sanctuary Camp Fund/USA.
- The board of directors includes: Brent Adams, Stacey Falls, and Nancy Krusoe.

What would a host property be expected to provide?

Use of property –

There must be a clear agreement regarding the use of a specified area for a given amount of time.

Possible use of utilities –

The host property may have pre-existing utilities. An agreement regarding payment in exchange for services - such as water, electricity, phone landline - would be signed by both parties.

Why are churches good hosts for these projects?

Traditional and historical legacy-

Safe Sanctuary -

Churches have been used throughout history as a safe place to seek refuge from danger or political persecution. This is not a legal protection in the United States, but it is recognized, culturally, that churches are a safe harbor for people in need spiritually and materially.

Legal grounding -

Religious Land Use and Institutionalized Persons Act (RLAIPA)

Passed in 2000

This law is intended to protect the rights of people who want to use their property for religious purposes when zoning laws would prevent such uses. If a church wanted to offer its grounds to the homeless for camping, while local laws would otherwise prevent such Christian help, RLIUPA might allow a church the freedom to do so. This is how the churches of Seattle have been able to help so many people, despite zoning and other local city laws, which would have prevented them from helping the poor.

From Seton Hall Law Review “Tent Cities and RLUIPA”

“Churches can offer a solution to these problems by permitting shelters on property protected by RLUIPA and the Free Exercise Clause (First Amendment). While many churches organize and manage homeless shelters, increasingly homeless people have organized into secular camps, asking churches for temporary use of their land to set up a camp undisturbed by the police. These “tent cities” have appeared all over the country.” Kelli Stout, Nov. 2011

From Tent City #4’s website:

“Court orders the city of Woodinville to pay attorneys fees, concluding that the city violated Northshore United Church of Christ’s right to Free Exercise of Religion.” March 10, 2010

The Religious Freedom Restoration Act (RFRA) 1993

“Under RFRA, the constitutional standard to be applied to neutral and generally applicable land use ordinances that burden religious freedom is the rule from *Sherbert v. Verner*, which requires that laws imposing a burden on religious practice be narrowly tailored to advance a compelling state interest.” From Wikipedia

Available Space –

Churches often have unused back lots and/or fields that may be used as temporary itinerant camp locations.

Compassion and service -

Churches and faith communities often include, as part of their mission, service to the community and the homeless.

Tent City #4 Hosts, Lake County, Washington

Calvin Presbyterian Church,

A church in Shoreline, WA that has been a host site for Tent City #4 several times includes this line in their Mission Statement, *“Serve the homeless and marginalized.”*

Northshore United Church of Christ,

Rev. Riggan, from a church in Woodinville, WA states, *“We at Northshore United Church of Christ, along with many of our neighbors and fair-minded citizens, believe it is a core Christian mission to care for those in need in our society. As part of that mission, we have always, and will continue to, offer aid and shelter to the homeless while we work toward public policies to end homelessness in our community.”*

List of churches that have hosted Tent City #4

(the local jurisdiction mandates a move every 90 days)

| | |
|---|--------------|
| Bryn Mawr United Methodist Church - Renton, WA | 206-246-1436 |
| Calvin Presbyterian Church – Shoreline, WA | 206-542-6181 |
| Cherry Hill Baptist Church – (Central District) Seattle, WA | 206-328-0894 |
| Haller Lake Methodist Church – Renton, WA | 206-243-5024 |
| Maple Leaf Lutheran Church – (Haller Lake) Seattle, WA | 206-524-2448 |
| Prince of Peace Lutheran Church – Seattle, WA | 206-363-8100 |
| Riverton Park United Methodist Church – Shoreline, WA | 206-246-1436 |
| Seattle Pacific University – Tukwila, WA | 206-281-2000 |
| Seattle University – (Fremont) Seattle, WA | 206-296-6000 |
| St. Joseph’s Catholic Church – (Capitol Hill) Seattle, WA | 206-324-2522 |
| St. Mark’s Cathedral – (Capitol Hill) Seattle, WA | 206.323.0300 |
| St. Therese’s Parish – (Madrona) Seattle, WA | 206-325-2711 |
| Temple Beth Am – (Wedgewood) Seattle, WA | 206-525-0915 |

What are the benefits for a host church?

Volunteer service crew –

Residents of sanctuary camps are required to perform a certain amount of volunteer service as a requirement of residency.

Volunteer service may include:

Safety and security –

When a sanctuary camp community is hosted on church property, that church can enjoy a virtual 24-hour security force. Routine property and neighborhood checks ensure that the church grounds, buildings and surrounding area see a decline in theft and other crime.

Cleanliness and light labor –

Camp residents will keep the entire area clean and will perform basic landscaping, repair and labor tasks.

Benefits to a church congregation –

Many religious faiths and spiritual practices have an element of compassion and a desire to alleviate suffering. In Christianity, it is a calling to care for the poor and needy.

"And the King will say, 'I tell you the truth, when you did it to one of the least of these my brothers and sisters, you were doing it to me!'"
Matthew 25:40 (New Living Translation)

"Is it not to share your bread with the hungry and bring the homeless poor into your house; when you see the naked, to cover him, and not to hide yourself from your own flesh?"
Isaiah 58:7 (English Standard Version)

Invigoration and revitalization

Bravely stepping up and helping individuals find shelter from the storm of homelessness can invigorate a faith community. A church can expect revitalization when hosting a sanctuary homeless community and long afterwards.

Attracts new church members

When community members observe a local faith community taking on the challenge of hosting a sanctuary homeless camp, it can attract and inspire them. It's noble and Christ-like. Others who also feel the call of compassion will want to attend and support such a church.

Increased tithes and offerings

An increase in vitality and new church membership may result in an increase in the offering plate.

Church member benefits

Donation location –

A Sanctuary camp location includes a donation intake area.

This is an ideal place for church members to bring extra clothes, blankets, tents etc. for camp residents to use.

Meal preparation –

Church members may enjoy periodically providing a meal for camp residents.

Friendships –

Church members may enjoy meeting camp residents, learning their names and creating bonds of friendship. Once we learn the name of a homeless person, they become a person rather than just a “homeless person,” this has a positive affect on both individuals. It is life affirming to help those in need.

What are the benefits for a non-church property?

501c3 In-kind donation IRS tax deductions –

When an individual or business offers material donations to a non-profit organization, they are entitled to a tax deduction for that in-kind donation. This may include donations of campground space, building materials, and the cost of allowing private property to be used by a non-profit organization for a homeless sanctuary camp.

Cleanliness –

A team of camp resident volunteers will keep property and the surrounding area clean and will perform basic landscaping, repair and labor tasks. A sanctuary camp should always be clean and tidy. The surrounding area will be cleaner than before the camps existence.

Safety -

A host property can enjoy a virtual 24-hour volunteer security force to keep the area within, and surrounding the camp, safe from theft and other illegal behaviors. Routine property and neighborhood checks ensure that the grounds, buildings and surrounding area see a decline in theft and other crime.

What are the benefits for the neighboring area?

Safety and cleanliness -

A sanctuary camp helps a neighborhood be more safe and clean. A volunteer service crew of camp residents will walk the area around the encampment, picking up trash as they go, and helping to ensure the safety of the neighborhood.

Data from other Sanctuary type camps -

Two reports from Dignity Village, Portland, Oregon

Kristina Smock Consulting on behalf of the Portland Housing Bureau.

- *“On a per capita basis, the number of [police] calls is lower than comparable data for the city as a whole...”*
“Feedback from the Village’s two neighboring businesses and one residential neighbor suggests that the Village has had little impact on the surrounding neighborhood during the contract period. The residential neighbor said that the Village has been a great neighbor. The villagers have been responsive neighbors, even sending a representative one night to let the neighbors know that they had left the lights on in their car. The neighbor wholeheartedly supports the Village’s continued presence at Sunderland Yard into the indefinite future.”

Tent Cities Toolkit

- *“Crime statistics show decreased crime (indicated by fewer police calls) in the Sunderland Yard area since Dignity Village moved in.”*

Two reports from Tent City #4, King County, Washington

From Tent City #4 (Sammamish, WA - current location) Frequently Asked Questions (FAQ)

- *“The Police have reviewed information from cities that have already had Tent City camps. These cities did not report an increase in general crime levels nor have there been crimes reported against neighbors, children or students in the immediately surrounding areas.”*

From Tent City #4 (Northshore United Church of Christ’s – former location) Frequently Asked Questions (FAQ)

- *“According to the police in Seattle, Shoreline, Tukwila, Bothell, Kirkland, Bellevue, and Woodinville, there has been no measurable increase in crime in neighborhoods near any Tent City. On May 21, 2004, the Seattle Times published an independent investigation which found that SHARE/WHEEL's Tent Cities do not affect crime rates.”*

Police records on sanctuary type camps near schools –

From at least ten locations hosting Tent City #4
Frequently Asked Questions (FAQ)

- *“Tent Cities have normally been in residential neighborhoods. In Bothell, an elementary school was located within a block of Tent City 4; previous Seattle Tent Cities have been within two blocks of at least ten schools, pre-schools or day cares.*

- *On the Eastside, Tent City has now been located near or beside schools in about half of its nine sites over two years. School officials have not reported any incidents of Tent City residents having contact with schools or their children, except to lessen the amount of litter in the area. And during the entire history of all Tent Cities, not a single child or other neighbor has been harmed by any Tent City resident, according to police records.”*

Reduction in general homeless vagrancy and illegal camping in the neighborhood –

Two factors help to reduce general homeless vagrancy in the neighboring area of a sanctuary camp.

- Those who have been homeless in the area may now reside in the camp.
- The volunteer security patrol keeps illegal camping around the camp to a minimum. It is against Sanctuary Camp rules to loiter in the neighborhood surrounding the camp.

What are some benefits for the community at large?

A reduction in the costs and effects attributed to homelessness –

The data below account for the profound impact that homelessness has on the various budgets of city emergency services. These will be reduced as a result of the establishment of a sanctuary pilot camp

Santa Cruz City Council Homelessness Study Session – April 25, 2013, City Council Agenda Report, City Manager - Police Calls, Impacts on the Environment, the Business District Etc.

Police costs of homelessness

- \$180 per call for service is averaged when crunching SCPD's budget. In 2012, there were 5,660 arrests or citations for persons claiming to be HOMELESS, which yields a cost estimate of \$1,018,800 to service those public safety needs. Over 40% of all arrests made by SCPD in 2012 and 2013 (to date) are of these persons.
- SCPD Deputy Police Chief has said he welcomes the establishment of a Sanctuary Camp and Village because the department spends far too much money dealing with homelessness, taking time away from more important crime fighting.

Impacts on the environment (2012)

Tickets issues by Park Rangers in the natural areas

- Illegal camping tickets: 1,948
- Other citations issued: 1,234

Fire department dealing with homelessness

- 49 grass, rubbish, and forest fires—or 15% of the total fires of these types—have been identified as being likely caused by homeless persons between 2008 and 2012.

Emergency Medical costs of homelessness

There isn't easily accessible data available relating to homelessness. A Santa Cruz Goodtimes article, "The Few Who Cost the Most," July, 2012 Phil Kramer of 180/180 was quoted.

"Those who suffer from at least one serious physical, mental or substance abuse problem—had a combined total of 67 hospital admissions in the past year, Kramer says. The average hospital admission cost is \$8,500. Multiplying that figure by 67 and then dividing the total by 37, shows that each of those chronically homeless people cost the county \$15,392 in hospital bills alone."

A slight but steady reduction in homelessness –

Two factors, attributable to the existence of a sanctuary camp, will help to reduce general homeless vagrancy and the number of individuals sleeping outside in the community

- Those who have been homeless in the area may now reside in the camp, thus reducing the number of homeless individuals in the community.
- Residents will continually acquire jobs and secure housing, making room for more residents in the camp.

What are the benefits for residents of a sanctuary itinerant camp?

Residents will cease to be homeless -

From Tent City #4 (Northshore United Church of Christ's – former location)
Frequently Asked Questions (FAQ)

Residents move out of the camp

"The typical length of stay for residents is about 6 weeks."

Residents secure employment

"The Eastside Tent City has found this area to be rich in day-labor and other jobs which lead to permanent employment. In fact, several residents of the 2004 Tent City stay in Woodinville now work and live in Woodinville—such as at McLendon's and Woodinville Lumber."

Residents heal relationships and move back home

“... residents, after living a more settled, safe lifestyle surrounded by community volunteers coming and going 24/7, repair relationships with families and move home.”

Residents pool resources and get housing

“One other unique event at Tent City is that while working to keep their own community together, many residents develop friendships with others living in Tent City: After saving money in the free shelter while working, they pool their savings in groups of 2 or 4 people to rent housing together.”

A supportive community –

For individuals who may have had little personal support and few friendships, a sanctuary camp is a place where people can help and assist each other. Simply having people around who care can have a healing and strengthening affect on a person.

Privacy and personal space –

People who have been living outside have been doing it out in the open. With personal and private space comes dignity and self-respect. A sanctuary camp honors the privacy and personal space of its residents.

A place to keep belongings –

One of the most difficult things about homelessness is the difficulty in not appearing as such, especially when one must carry all of one's possessions around with them. A sanctuary camp is a safe place to keep some personal belongings, significantly transforming the lifestyle and community experience of an individual. A person no longer appears homeless, enabling them to more easily access employment and social opportunities.

The reassurance of having a bed each night and not being moved along –

Finally, a person can rest easily and deeply without worry of being ticketed or awoken because they're sleeping in a public place. There is danger in sleeping in view of the public as well as hiding in the natural areas. Women, especially benefit from a sanctuary camp because they are no longer vulnerable to attack.

Legal aspects of a Sanctuary Camp –

There will be no Sanctuary Camp without understanding the legal landscape and working within it. When a city or county realizes the huge benefit to its community it may act to facilitate such an establishment.

It is illegal to sleep outside –

In both the City of Santa Cruz and the County it is illegal sleep outside or to lie underneath a blanket after 11pm.

- Santa Cruz City uses this: MC 6.36.010
- The County of Santa Cruz uses a State law: 647e

Legal means of establishing a sanctuary camp –

Conditional Use Permit

Some jurisdictions require a permit to establish an organized tent community on any property. These permits are usually issued for a specific amount of time.

Both the City and County of Santa Cruz have mechanisms for obtaining a Conditional Use Permit.

SB2 –

SB2 amended State Planning and Zoning Law so as to require every city and county to provide for the establishment of emergency shelters and transitional housing.

Suspension of laws –

Both the City and County of Santa Cruz have the ability to suspend laws and ordinances as it sees fit. Sanctuary camps in Olympia, WA; Eugene, OR; and Portland, OR all benefited from either a suspension of a law or an altering of a law.

RLUIPA and RFRA –

These are federal laws that allow a church or religious organization to use their property for religious endeavors, including hosting sanctuary camps. Churches in Washington have famously used RLUIPA for more than 10 years in this regard.

Reaching out to churches and property owners –

Santa Cruz Sanctuary Village is currently meeting with faith communities and property owners in order to establish a pilot camp in the Santa Cruz area. We hope to have a camp established prior to winter, 2014/15, and preferably in the late summer. We're happy to make presentations of any size. We are committed to making this a reality and we're seeking the support of every community resident. Even if a person or faith community doesn't have access to property, we invite everyone into a partnership of support to assist whichever churches or property owners do welcome the possibility of hosting a sanctuary camp.

This presentation was compiled and written by Brent Adams and Stacey Falls for Santa Cruz Sanctuary Village.

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