

# Homelessness in Amador County

Created by the Homeless Task Force Steering Committee

September 18, 2018

## 1. Introduction

Homelessness is an issue throughout California, and the rural parts of the state, like Amador County, are not immune from its ever increasing numbers and impacts. All over California homelessness has ballooned over the past decade and has begun to expand into the rural counties of the state. The causes of homelessness can be traced to a variety of problems including loss of employment, lack of affordable housing, drug and alcohol abuse, domestic violence, family breakup, physical and mental illness, and poor life decisions. There is no single cause of or solution to this ever growing problem.

The impacts from homeless persons in Amador County are significant and varied. They include the inundation of local parks during the day, littering of parks and other public places with syringes, the potential public health threat of makeshift encampments, impacts to merchants, nuisance calls to law enforcement, panhandling, vandalism, and other criminal activity. Overall the County's response should be one that works toward alleviating these issues while remaining compassionate and understanding in our approach.

In Amador County, there are numerous government departments and offices, non-profit agencies, and volunteer organizations that provide needed services to the homeless. Their efforts have been very effective in addressing the problems and needs of the homeless. However, there are potential gaps in services that should be addressed, especially in light of the recent surge in homeless persons in the county. Perhaps the greatest issue for these service providers is the lack of affordable housing inventory, which is needed to transition those living in shelters and other temporary housing to a permanent domicile concomitant with their reintegration into the workforce.

The cost of housing in California is one of the highest in the nation. Places like Silicon Valley where housing prices have continued to soar during the technology booms in software, electronics and biotechnology. While these industries provide high paying jobs their number one consequence has been an increase in housing prices and a dearth of housing inventory, especially those in the more affordable range – apartments. This loss of inventory has led to a cascade effect where those that cannot afford the high prices of the Bay Area continue to move eastward driving up housing prices while reducing much of the available inventory. This trend has apparently found its way to the foothills. The State of California has responded with several measures to help construct new affordable housing units in the state by helping to subsidize construction and lower barriers to construction by streamlining the permitting process. Also, many of the rural parts of California have been the epicenters of major wildland fires that displaced residents and destroyed housing inventory. The Butte fire in neighboring Calaveras County is a prime example of this effect.

## 2. Homeless Task Force

With the inception of the Amador County Homeless Taskforce multiple community members have joined in a collective intent to address the needs of families and individuals who are in need of safe sheltering and life sustaining services. Attendees represent a broad spectrum of service organizations, churches, county employees, elected officials, physicians, counselors, and citizens from a variety of backgrounds and knowledge fields.

The first meeting was convened on November 30<sup>th</sup>, 2017 at St. Katharine Drexel Church to begin a discussion of the issue and learn what could be done. From that initial meeting a Steering Committee was formed and a significant number of the participants in the first meeting continued to meet regularly every 4<sup>th</sup> Thursday of every month from 3-5pm at the Amador County Health and Human Services building at 10877 Conductor Blvd. All meetings are open to the public.

In attendance were members throughout our community:

- Amador County
- City of Jackson
- City of Sutter Creek
- Amador City
- ACUSD
- Amador First 5
- ATCAA
- Interfaith Food Bank
- Sierra Wind
- Health & Human Services
- NAMI
- Well Space
- Victory Village
- Sutter Amador Hospital
- Amador Chamber
- Business Owners
- Jackson PD
- Sheriff's office
- District Attorney
- Superior Court
- Probation
- Local Churches
- Citizens

Some of the reasons for forming the Homeless Task Force were discussed and included the following:

- Impact to merchants
- Substance abuse
- Used needles in parks and school yards
- Panhandling
- Using library as day shelter
- Parks unusable
- Public health issues in make shift camps
- Children are often homeless
- Elderly are homeless too
- Crime
- Situation appears to be getting worse
- Compassion

In the early Steering Committee meetings a mission statement and a set of goals was developed, which are shown below.

Mission:

Our mission is to compassionately serve the homeless; identifying needs and gaps in services in order to efficiently address homelessness in our county.

Goals:

- Develop a comprehensive understanding of homeless issues in Amador County including awareness of all active participating agencies & groups
- Identify unmet needs for the homeless and the provider agencies and make recommendations for short term and long term solutions to problems
- Identify necessary funding sources or means to achieve goals and work to implement the recommendations and improve the situation in a measurable way

During the course of our regular Steering Committee meetings speakers from the community gave presentations on a wide range of topics including current housing and sheltering options in the community, low-barrier shelters, gaps in the continuum of care, and law enforcement's experiences and perspectives. These brief presentations have provided the Steering Committee some background and insight into the homeless situation here in Amador County.

Currently the Steering Committee has 5 sub-committees to provide input in the specific areas of Food & Meals, Outreach, Housing, Funding, and Strategy. These sub-committees are focused on the specific needs and issues associated with homelessness. The sub-committees are beginning to meeting and discuss the main goals in these areas.

This report is the product of the Task Force's efforts.

### 3. Homeless Populations and Demographics

#### 3a. Local PIT Counts

Accurate numbers or counts of the homeless in the County are essential for understanding the scope of the problem, tracking its evolution, and planning future steps. The point in time (PIT) count is the federally recognized method for determining the population of homeless persons by the department of Housing and Urban Development (HUD). Often PIT counts are used as measures of the problem when applying for state and federal funding.

Typically, PIT counts are performed in the beginning of the year usually January. The most recent PIT count for Amador County was conducted in January of 2017 and provided a count of about 150 homeless persons. At that time 34 persons were housed in emergency shelter or temporary housing, the remaining 115 individuals were unsheltered.

<b>HUD Defined Homeless Populations (January 2017)</b>		
<b>Location &amp; Family Type</b>	<b>Households</b>	<b>People</b>
ES Household w/children	6	18
ES Adults Only	8	8
TH Households w/children	0	0
TH Adults Only	8	8
Unsheltered w/children	11	32
Unsheltered Adults Only	59	83
<b>Totals</b>	<b>92</b>	<b>149</b>

ES – Emergency shelter  
TH – Temporary housing

<b>Amador Shelter (January 2017)</b>		
<b>Age</b>	<b>Female</b>	<b>Male</b>
Under 1	0	2
1-5	2	4
6-12	6	5
13-17	3	1
18-30	8	14
31-50	14	15
51-61	11	4
Over 62	3	2
<b>Total</b>	<b>47</b>	<b>47</b>

<b>Amador Shelters (January 2018)</b>	
<b>Age</b>	
Number of Children < 18	20
Number of young adults 18-24	1
Number of adults > 24	27
Total	48

We are still uncertain as to whether that number is an accurate estimate due to the difficulty of conducting a complete survey of the population. Many homeless individuals may have been missed in the survey as there are not enough shelters to count, and many homeless individuals are located in inconspicuous places.

In January of 2019, thanks to generous support from the Amador Community Foundation, ATCAA will be leading a customized PIT count that expands the definition of homeless from the HUD scope towards the Department of Education. As an example – HUD will not allow a person who is couch-surfing to be counted as homeless but the Customized 2019 PIT will count that individual as homeless. It is important to note that the count will include clear differences between those counted that match the HUD specifications and those who do not count under the HUD criteria. At the same time, we, in Amador County, will get a fuller picture of the state of homelessness. ATCAA led a similar process, funded by the Sonora Area Foundation, in Tuolumne County in the late summer of 2017.

### 3b. CalFresh Data

Information through the County Health and Human Services department, based on the CalFresh data, places the number of homeless in Amador County closer to ~350, which is substantially higher than the figures provided by the PIT count. It should be pointed out that these are self-reporting individuals and not counted by an actual canvasser as in an official PIT count. In light of this, it seems reasonable to conduct a PIT count during the summer months in which the homeless population will be at or near its annual peak in Amador County, the homeless population will be more accessible, and the ability of canvassers to reach out and make a more accurate count of the homeless will be possible.

### 3c. Homeless Outreach Fair

Through the Outreach subcommittee, a Homeless Resource Fair was held, on May 6<sup>th</sup> and 7<sup>th</sup> at Detert Park, and successfully served 61 homeless individuals. Each individual completed an intake form with various questions in order to gather data for analysis that could hopefully lead us to conclusions regarding the causality of homelessness as well as their most pressing needs. After the data was analyzed it was determined that 99% of the homeless were from Amador County. The majority stated that they would like housing but due to lack of income and lack of affordable housing, they have not had the ability to secure housing. In attendance were

representatives and volunteers from numerous agencies and organizations in the area, which are listed below.

<b>Individuals in Attendance</b>		
	<b>Numbers</b>	<b>Average Age</b>
Men	36	51
Women	21	47
Children	4	7
Total	61	

<b>Duration of Homelessness</b>	
<b>Time</b>	<b>Percentage</b>
1-3 weeks	9%
1-6 months	23%
6-9 months	7%
9 months - 1 year	4%
1-3 years	32%
3+ years	25%

<b>Incomes Sources</b>		
<b>Source</b>	<b>1 Person Family</b>	<b>2 Person Family</b>
General Assistance	3%	
No Income	53%	25%
Unemployment	3%	
SSI/SSDI	25%	50%
Employment	18%	25%

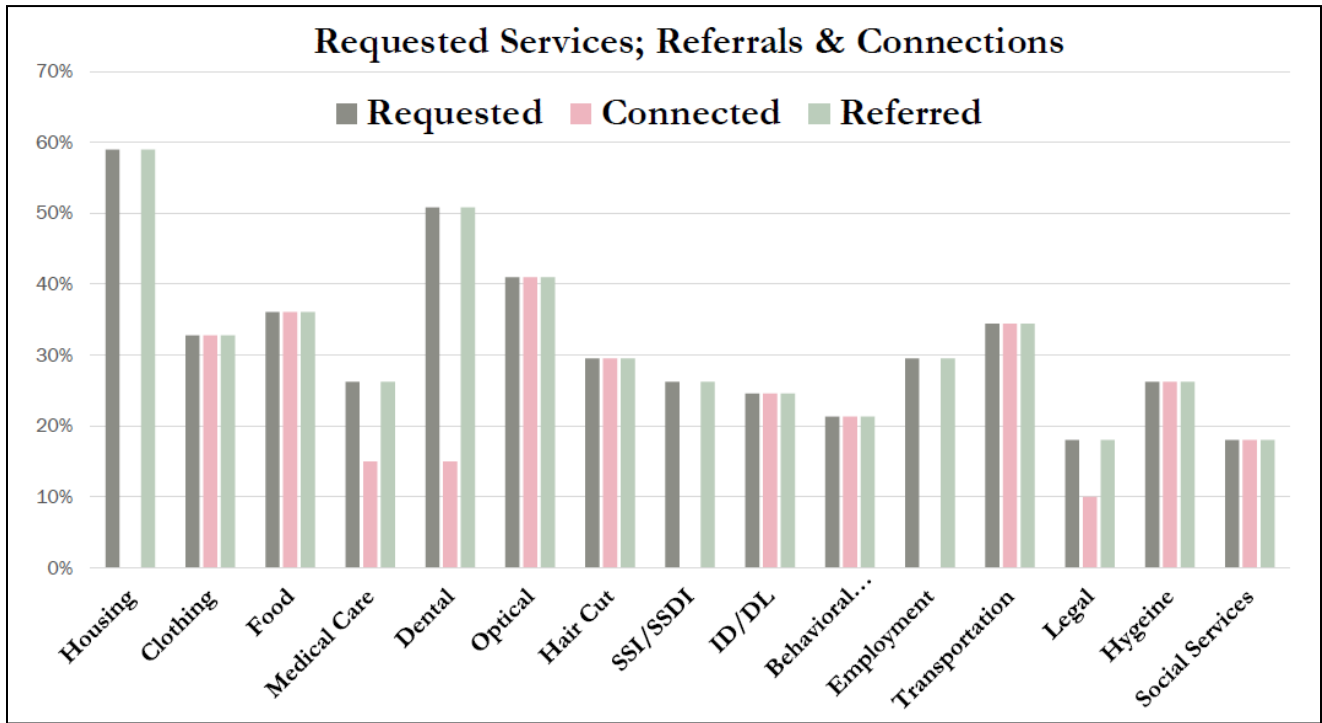


Figure 1.

Service Providers:

Food Bank  
 Sierra Wind Wellness Center  
 Operation Care  
 NAMI  
 Wellspace  
 Dr. Zeiderman  
 Mather VA Homeless Physician

VA's Citrus Heights Center  
 VA Suicide Prevention  
 HUD VASH  
 Victory Village  
 County Veterans Service Officer  
 Amador Arts  
 Roads Home

Operation Care  
 ACRA  
 DMV  
 Sierra Hope  
 Amador Behavioral Health  
 Amador Social Services  
 ATCAA  
 Amador Public Health  
 Ione Methodist Church

Hair Cuts:

Hair by Mare and Mary Freschet

Music Performed by:

Moriah Heights Concert Band, Debora Olguin, and Mokelumne Crossing

## 4. Existing Services

### 4a. Providers

Homelessness and the difficulty for those struggling on the lower economic tiers is not new to Amador County. For many years the County HHS departments, local agencies, charitable organizations, and churches have provided critical services for those of less means in our community. Tables summarizing all the available services and their respective service providers are presented in the tables beginning with Services at a Glance. These services include, but are not limited to, food, hot meals, clothing, medical treatment, mental health services, substance abuse counseling, job training and placement just to name a few.

#### Central Sierra Continuum of Care

The Central Sierra Continuum of Care (CSCOC/CoC), a HUD based entity which comprises the social safety net services in Amador, Calaveras, Tuolumne, and Mariposa counties, is committed to ending homelessness. It meets on a monthly basis to promote a community-wide commitment to the goal of ending homelessness; it provides funding for efforts by nonprofit providers and State and local governments to quickly re-house homeless individuals and families to minimize trauma and dislocation; promotes access to and effective utilization of mainstream programs, and optimizes self-sufficiency among individuals and families experiencing homelessness. Most of the service providers listed in the table are members of the CSCOC and have a vote.

One primary task of the CoC is to have developed and implemented a system of “coordinated entry”. Coordinated Entry is a process designed to coordinate participant intake, assessment, provision of referrals, and housing placement. It covers a geographic area, is easily accessed by individuals and families seeking housing services, is well advertised, and includes a comprehensive and standardized entry tool. Coordinated Entry is possible regardless of the geographic challenges. It is a functional streamlined approach in our four county wide effort to end homelessness. Coordinated Entry can be reassessed each calendar year engaging multiple community service providers to enhance system outcomes. When implemented correctly, Coordinated Entry moves beyond the “first come, first served” approach to one that looks across the community to serve those in most need. All funded CoC programs must use Housing First and CES.

Funding from SB 2 and the HEAP funds (see sections 5a and 5d) in particular will be channeled to service providers in Amador County through the CoC.



## Amador Tuolumne Community Action Agency (ATCAA)

Over the years ATCAA has provided numerous services for the homeless in Amador County. One of the key roles ATCAA held in the region is as the Lead Agency in the CoC. ATCAA has consistently had four-plus representative serve on the CoC with two, Denise Cloward and Betty Mann, in key leadership positions for multiple years running.

ATCAA operates an Emergency Shelter in Amador County that has served individuals and families. In recent months the number of families in need has risen sharply. Today ATCAA's shelter houses primarily families. The rise in need of children and families has led to the displacement of homeless singles at ATCAA's shelter.

Rapid Re-Housing is another program ATCAA provides the community. RRH offers eligible clients help with security deposits, short/medium term rental assistance and/or utility deposits.

Homeless Prevention is another ATCAA program that offers rent assistance, back rent-3-day pay or quit, utility assistance to prevent disconnection, and helps individuals/families develop a budget and housing plan.

ATCAA also provides 12 units (33 beds) for formerly homeless veterans at, the newly renovated, Varley Place in Jackson. All residents at Varley Place are VASH recipients.

(All programs listed are subject to funding availability and eligibility requirements)



## 4b. Food and Meals

### Food

Interfaith food provides regular groceries for people in need in the community.

There are two basic ways of receiving food if you are hungry:

1. Come to the Interfaith Food Bank main warehouse located at 12181 Airport Road in Jackson. For directions call 267-9006. Food distribution hours are 10 a.m. to 2 p.m., Monday - Friday. You will be asked to fill out a brief questionnaire the first time you visit.
2. Use our Distribution Calendar to find a detailed calendar of dates and locations other than the IFB warehouse, where food is regularly distributed, and to whom.

More details can be found at the IFB's website: <https://www.feedamador.org/site/pages/home.cgi>

### Hot Meals

There are a number of local agencies and faith-based groups that provide regular monthly hot meals to anyone in need. The list of these meals is shown below and there is at least one hot meal available every day in the Jackson area except on Sundays. This meals schedule may be found on the Interfaith Food Bank's website: [https://www.feedamador.org/site/pages/get\\_help.cgi](https://www.feedamador.org/site/pages/get_help.cgi). One of the more notable hot meal programs is the one offered 5 days a week by Sierra Wind. The combination of the meals at Sierra Wind and Jackson United Methodist Church provides a hot meal every day of the week except Sunday in the Jackson area.

Hot Meals	
<i><b>1st and 3rd Monday Night Dinners</b></i> <b>Seventh Day Adventist Church</b> 12900 Ridge Road, Sutter Creek 4 - 5:30pm	<i><b>Monday through Friday Lunch at Noon</b></i> <b>Sierra Winds</b> 10354 Argonaut Lane, Jackson ( <i>must attend group class</i> )
<i><b>Every Wednesday Night</b></i> <b>Community Church of Pine Grove</b> 14045 Ponderosa Way, Pine Grove <i>Wednesdays at 6:00pm</i>	<i><b>1st Sunday</b></i> <b>Faith Lutheran Church</b> 22601 Hwy. 88, Pioneer <i>1st Sunday at 12 noon</i>
<i><b>Second Friday Night</b></i> <b>Faith Lutheran Church</b> 22601 Hwy. 88, Pioneer <i>1st Sunday at 12 noon</i>	<i><b>Every Saturday Morning</b></i> <b>Jackson United Methodist Church</b> 120 Church St., Jackson <i>Saturday mornings, 9:30-11:00am</i>

## CalFresh Program

CalFresh is a program for low-income people who meet federal income eligibility rules and want to supplement their monthly budget in order to put healthy and nutritious food on the table. The program issues monthly electronic benefits that can be used to buy most foods at many markets and food stores. The CalFresh Program is administered through Amador County Health & Human Services for the State.

### 4c. Housing

Housing is one of the most basic needs for anyone; however, two problems often occur which are the high cost of housing and the limited availability of housing units to rent. Based on the fair market rates for rental units in Amador County, someone earning minimum wage (\$11/hour → \$1,760/month) will typically spend more than half their earnings on housing.

<b>2018 Amador County Fair Market Rates</b>	
<b>Unit Type</b>	<b>FMR</b>
Efficiency	\$725
One-Bedroom	\$793
Two-Bedroom	\$1,055
Three-Bedroom	\$1,522
Four-Bedroom	\$1,687

It is often this high cost of housing combined with an insufficient income level that contributes to persons being or becoming homeless. The second problem is the low availability of rental units. This is due to many reasons which include lack of suitable units being built, the east-ward migration of people living in California, loss to vacation rentals, and loss due to wild-fire. The tight rental market has the added effect of driving rents higher.

For someone who is homeless, the pathway to permanent housing often involves with one or more temporary housing options as a bridge to their permanent housing situation. In the table below is a description of some of the housing options that are available in Amador County.

Even with all of the sheltering capabilities available in Amador County there remains a shortage of both temporary and permanent housing units available. The lack of available housing units is a problem for all low-income persons in Amador County.

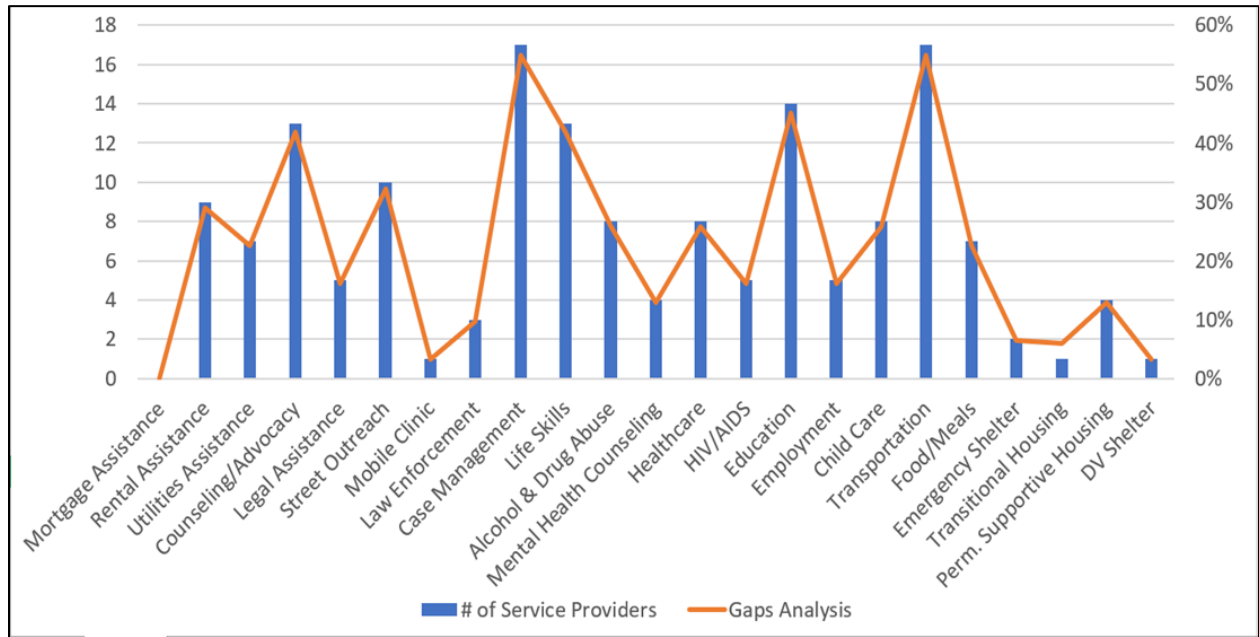
<b>Housing Options</b>			
<b>Project Type</b>	<b>Contact Information</b>	<b>Eligibility</b>	<b>Assistance Available</b>
<b>Emergency Shelter</b>	ATCAA-Jackson/Amador Jackson (209) 223-9215 Sonora (209) 694-8698	<ul style="list-style-type: none"> <li>• Homeless</li> <li>• Families with children, single males or females</li> </ul>	<ul style="list-style-type: none"> <li>• Emergency shelter</li> </ul>
<b>Homeless Prevention</b>	ATCAA-Amador ESG	<ul style="list-style-type: none"> <li>• Household income &lt;= 130% of federal poverty level.</li> <li>• Documentation for proof of income, rental agreement and/or utility bills with disconnect notice.</li> </ul>	<ul style="list-style-type: none"> <li>• Rent assistance</li> <li>• Back rent-3day pay or quit</li> <li>• Utility assistance to prevent disconnect</li> <li>• Budget &amp; Housing plan</li> <li>• Subject to availability of funding</li> </ul>
<b>Rapid Re-Housing</b>	ATCAA-Amador Coordinated Entry HUB station	<ul style="list-style-type: none"> <li>• Literally Homeless on the streets or in emergency shelters</li> <li>• Exiting institutions-90 days or less</li> <li>• Families with children or individual males or females</li> <li>• Income &lt;= 30% median</li> </ul>	<ul style="list-style-type: none"> <li>• Security deposits</li> <li>• Short/Med. term Rent assistance</li> <li>• Utility deposits</li> </ul>
<b>Veteran Families Support Services</b>	Road Home SSVF Rental assistance Victory Village	<ul style="list-style-type: none"> <li>• Funding for Veterans and their families</li> <li>• Homeless or at risk of becoming homeless</li> <li>• Transitional Housing</li> </ul>	<ul style="list-style-type: none"> <li>• Rapid Re-Housing</li> <li>• Homeless Prevention assistance</li> </ul>
<b>Housing Support Program</b>	Calaveras Health and Human Services –CalWORKS 209-754-1257	<ul style="list-style-type: none"> <li>• Families with children who are receiving cash assistance from CalWORKS</li> <li>• Contact your eligibility worker</li> </ul>	<ul style="list-style-type: none"> <li>• Rapid Re-Housing</li> <li>• Emergency Housing</li> </ul>
<b>Amador Supportive Housing</b>	Amador HHS	<ul style="list-style-type: none"> <li>• Homeless single males or females with a permanent physical or mental disability.</li> <li>• Priority given to chronic homeless.</li> <li>• May consider couples or families with children where one family meets above criteria if appropriate housing unit is available</li> </ul>	<ul style="list-style-type: none"> <li>• Housing in master leased apartment units</li> <li>•Ongoing case management services.</li> <li>• Tenant pays 30% of total household income monthly.</li> <li>• Initial 1 year agreement may continue month to month.</li> <li>•Requires program agreement</li> </ul>

Housing Inventory Count 2017 Amador Programs Only

Organization Name	Project Name	Bed Type	Target Pop. A	Beds HH w/ Children	Units HH w/ Children	Beds HH w/o Children	Year Round Beds	HMIS Beds HH w/ Children	HMIS Beds HH w/o Children	% of HMIS Beds HH w/ Children	% of HMIS Beds HH w/o Children	Utilization Rate
Amador-Tuolumne Community Action Agency	Amador Emergency Shelter	Facility Based	SME+HC	8	2	14	22	8	14	100%	100%	77%
Amador-Tuolumne Community Action Agency	Amador Supportive Housing	PSH	SME	0	0	2	2	0	2		100%	100%
Amador-Tuolumne Community Action Agency	HomeSafe ESG Amador	RR	SME+HC	42	13	1	43	42	1	100%	100%	100%
HHS	Housing Support Program HHS CalWorks families w/ children	RR	H+C						0	100%	0%	100%
Roads Home	Roads Home	SFVF	SME+HC	0	0	15	15	0	15		100%	100%
Operation Care	Operation Care Safe House	Facility Based	SFHC	13	3	0	13					23%
Victory Village, Inc.	Victory Village Amador	TH	SME+HC	6	2	14	20	6	14	100%	100%	40%
Amador-VASH Varley Veteran 2018	ATCAA- will add on 31 beds 12 Units	VASH Project Based										

#### 4d. Gaps in Service

An assessment developed by the Central Sierra Continuum of Care for the 4-County region (Amador, Calaveras, Tuolumne, and Mariposa) shows the critical services being provided are where they are lacking. Perhaps the most important gap in services shown in this graph are the various housing options available.



**Figure 2. Gap Analysis for Amador County**

## 5. Funding

### 5a. Building Jobs and Homes Act (SB 2)

SB 2 is a new law passed in September of 2017, that provides assistance for, among other things, emergency housing, multifamily housing, farmworker housing, home ownership for very low and low-income households, and down payment assistance for first-time home buyers. The bill imposes a fee, except as provided, of \$75 to be paid at the time of the recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, per each single transaction per single parcel of real property, not to exceed \$225.

The law requires (1) moneys collected for the law on and after January 1, 2018, and until December 31, 2018, that 50% of the moneys deposited in the fund be made available to local governments for specified purposes, and 50% made available to the Department of Housing and Community Development to assist persons experiencing or at risk of homelessness, and (2) moneys collected on and after January 1, 2019, that 70% of the moneys deposited in the fund be provided to local governments in accordance with a specified formula and 30% made available to the department for specified purposes, including a continuous appropriation of moneys to the California Housing Finance Agency for the purpose of creating mixed income multifamily residential housing for lower to moderate income households, as provided.

The bill would also provide that funds allocated to a local government that does not have a documented plan to expend certain moneys allocated to it within 5 years would revert and be deposited in the Housing Rehabilitation Loan Fund, to be used for specified purposes. By continuously appropriating moneys for use by the California Housing Finance Agency, this bill would make an appropriation. The bill would require that 20% of all moneys in the fund be expended for affordable owner-occupied workforce housing, and that moneys in the fund allocated to local governments be expended to support affordable housing, home ownership opportunities, and other housing-related programs, as specified. The law also requires certain auditing and reporting requirements.

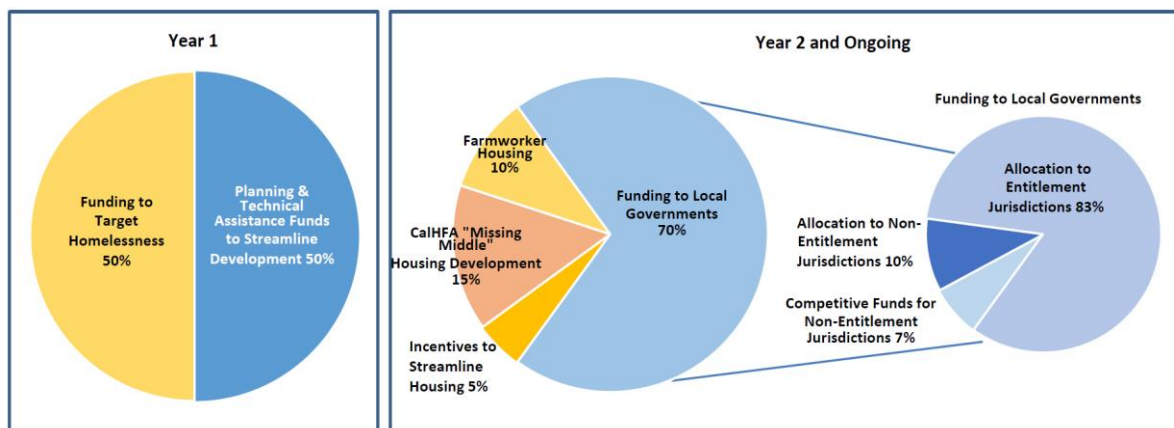


Figure 3. SB 2 Allocations for Years 1 and 2



The local governments will be able to apply SB 2 funds for any of the following uses.

Funding to Local Governments Eligible Uses for SB 2 Funds	
Low-Income Housing	Low-income multifamily housing development; capitalized reserves for permanent supportive housing; acquisition and rehabilitation of foreclosed or vacant homes; accessibility modifications.
Moderate-Income Housing	Home rental and ownership for middle-income families; homeownership opportunities, including down payment assistance.
Homelessness	Rapid rehousing, rental assistance, navigation centers, emergency shelters, and permanent and transitional housing.
Local Matching Funds	Local or regional housing trust funds; Low and Moderate Income Housing Asset Fund.
Incentives	Incentives or matching funds for permitting new housing.

In order to access first-year planning grant funds from the initial allocation, and the 70% local allocation in the second year and beyond, jurisdictions must:

- have a compliant housing element, and;
- submit a current annual report (pursuant to Section 65400). Visit the Regional Housing Needs Allocation and Housing Elements page (and click on "Annual Progress Reports") to verify a jurisdiction's status. (need link here)

In addition, to receive the local allocation from year two and beyond, jurisdictions will need to submit a plan to the department detailing the manner in which allocated funds will be used by the local government and how those activities will meet the local government's unmet share of the regional housing needs allocation.

#### 5b. Veterans and Affordable Housing Bond (SB 3)

Under existing law, there are programs providing assistance for, among other things, emergency housing, multifamily housing, farmworker housing, home ownership for very low and low-income households, and downpayment assistance for first-time home buyers. Existing law also authorizes the issuance of bonds in specified amounts pursuant to the State General Obligation Bond Law and requires that proceeds from the sale of these bonds be used to finance various existing housing programs, capital outlay related to infill development, brownfield cleanup that promotes infill development, and housing-related parks. Existing law, the Veterans' Bond Act of 2008, authorized, for purposes of financing a specified program for farm, home, and mobilehome

purchase assistance for veterans, the issuance, pursuant to the State General Obligation Bond Law, of bonds in the amount of \$900,000,000.

This bill would enact the Veterans and Affordable Housing Bond Act of 2018, which, if adopted, would authorize the issuance of bonds in the amount of \$4,000,000,000 pursuant to the State General Obligation Bond Law. Of the proceeds from the sale of these bonds, \$3,000,000,000 would be used to finance various existing housing programs, as well as infill infrastructure financing and affordable housing matching grant programs, as provided, and \$1,000,000,000 would be used to provide additional funding for the above-described program for farm, home, and mobilehome purchase assistance for veterans, as provided.

This bill would provide for submission of the bond act to the voters at the November 6, 2018, statewide general election in accordance with specified law.

This bill would declare that it is to take effect immediately as an urgency statute.

#### 5c. Streamlined Housing Approval Process (SB 35)

This legislation was passed in September of 2017, and is intended to streamline the approval process for jurisdictions that have not met their regional housing needs targets.

(1) The Planning and Zoning Law requires a city or county to adopt a general plan for land use development within its boundaries that includes, among other things, a housing element. The Planning and Zoning Law requires a planning agency, after a legislative body has adopted all or part of a general plan, to provide an annual report to the legislative body, the Office of Planning and Research, and the Department of Housing and Community Development on the status of the general plan and progress in meeting the community's share of regional housing needs. Existing law requires the housing element portion of the annual report to be prepared through the use of forms and definitions adopted by the department pursuant to the Administrative Procedure Act.

This bill would require the housing element portion of the annual report to be prepared through the use of standards, forms, and definitions adopted by the department. The bill would eliminate the requirement that the forms and definitions be adopted by the department pursuant to the Administrative Procedure Act and would instead authorize the department to review, adopt, amend, and repeal the standards, forms, or definitions, as provided. The bill would also require the planning agency to include in its annual report specified information regarding units of net new housing, including rental housing and for-sale housing that have been issued a completed entitlement, building permit, or certificate of occupancy. The bill would also require the Department of Housing and Community Development to post an annual report submitted pursuant to the requirement described above on its Internet Web site, as provided.

(2) Existing law requires an attached housing development to be a permitted use, not subject to a conditional use permit, on any parcel zoned for multifamily housing if at least certain percentages of the units are available at affordable housing costs to very low income, lower income, and moderate-income households for at least 30 years and if the project meets specified

conditions relating to location and being subject to a discretionary decision other than a conditional use permit. Existing law provides for various incentives intended to facilitate and expedite the construction of affordable housing.

This bill would authorize a development proponent to submit an application for a multifamily housing development, which satisfies specified planning objective standards, that is subject to a streamlined, ministerial approval process, as provided, and not subject to a conditional use permit. The bill would require a local government to notify the development proponent in writing if the local government determines that the development conflicts with any of those objective standards by a specified time; otherwise, the development is deemed to comply with those standards. The bill would limit the authority of a local government to impose parking standards or requirements on a streamlined development approved pursuant to these provisions, as provided. The bill would provide that if a local government approves a project pursuant to that process, that approval will not expire if that project includes investment in housing affordability, and would otherwise provide that the approval of a project expire automatically after 3 years, unless that project qualifies for a one-time, one-year extension of that approval. The bill would provide that approval pursuant to its provisions would remain valid for three years and remain valid thereafter so long as vertical construction of the development has begun and is in progress, and would authorize a discretionary one-year extension, as provided. The bill would prohibit a local government from adopting any requirement that applies to a project solely or partially on the basis that the project receives ministerial or streamlined approval pursuant to these provisions. The bill would repeal these provisions as of January 1, 2026.

(3) The bill would make findings that ensuring access to affordable housing is a matter of statewide concern and declare that its provisions would apply to all cities and counties, including a charter city, a charter county, or a charter city and county.

(4) By imposing new duties upon local agencies with respect to the streamlined approval process and reporting requirement described above, this bill would impose a state-mandated local program.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that no reimbursement is required by this act for a specified reason.

(5) This bill would incorporate additional changes to Section 65400 of the Government Code proposed by AB 879 to be operative only if this bill and AB 879 are enacted and this bill is enacted last.

This bill would incorporate additional changes to Section 65582.1 of the Government Code proposed by AB 73 to be operative only if this bill and AB 73 are enacted and this bill is enacted last.

#### 5d. One-Time Moneys for FY 2018-2019

The Budget package approved by the Legislature and signed by Governor includes more than \$700 million in funding to address homelessness. The centerpiece of the homelessness package, most of which is embodied in SB 850/AB 1816, consists of \$500 million for Homeless Emergency Aid to local governments, but the budget also includes more than \$200 million in additional investments to address and prevent homelessness and provide supportive services for vulnerable populations.

#### **HOMELESS EMERGENCY AID PROGRAM (HEAP)**

The Homeless Emergency Aid Program, at \$500 million total, includes three pots of funding:

- \$250 million to Continuums of Care (CoC) divided into nine “groupings” based on their 2017 Point-in-Time (PIT) homeless count (see attachment II for groupings)
- \$100 million to each CoC based purely on their 2017 PIT,
- \$150 million based on PIT count to large cities with a population of more than 330,000 residents.

Estimates of funding available to each Continuum of Care are included in attachment I.

Additional details of the three funding programs include:

- \$250 Million to CoCs by Point-In-Time Count “Groupings”: Funding will flow from the California Business, Consumer Services, and Housing Agency to local CoCs, who would then distribute the funding to cities and counties who have declared a shelter crisis, demonstrated collaboration, and submit an application to the CoC by December 31 of this year. For smaller cities and counties within CoCs with a 2017 PIT of fewer than 1,000 individuals, the provision to declare a shelter emergency could be waived on approval of the Agency. Each entity in a single grouping would receive an equal amount of the funding allocated to that grouping (see attachment I with estimates).
- \$100 Million to CoCs by Point-in-Time Count: Funding will be allocated to each CoC based on their share of the statewide 2017 PIT (see attachment I with estimates).
- \$150 Million to Large Cities: Funding will be directly allocated to cities with more than 330,000 residents based on 2018 Department of Finance estimates. This includes the cities of Los Angeles, San Francisco, San Diego, San Jose, Oakland, Long Beach, Sacramento, Fresno, Santa Ana, Anaheim, and Bakersfield.

The Homeless Emergency Aid Program is designed to provide extremely flexible funding to local entities and includes the following requirement for entities receiving any part of the \$500 million in funding:

- Entities must use at least 5 percent of their total award to establish or expand services to homeless youth or youth at risk of homelessness.
- Entities must spend 50 percent of the funding by January 1, 2020
- Entities must spend 100 percent of the funding by June 30, 2021.

- Limits administrative costs to 5 percent and does not allow overhead costs or planning activities to be classified as administrative costs.
- Entities must report their contract expenditures, the number of persons served, and any progress toward state or local goals to the Agency by January 2020.

### **No Place Like Home on the Ballot**

The Governor’s plan to place the “No Place Like Home” (NPLH) Program on the November 2018 ballot is included in the final budget agreement (SB 861/AB 1827) and will be known as Proposition 2. If approved by the voters, Proposition 2 would authorize up to \$140 million in Mental Health Services Act funding to be diverted in 2018-19 to “jump-start” NPLH, and allow the issuance starting in January of 2019 of up to \$2 billion in bonds to assist counties in creating permanent supportive housing units.

### **SB 2 FUNDING: CALIFORNIA EMERGENCY SOLUTIONS AND HOUSING PROGRAM (CESH)**

Local governments may access up to \$57.5 million through Continuums of Care for rapid rehousing, rental assistance, landlord incentives, other uses. This one-time funding may be used for up to 48 months of rental assistance and housing relocation and stabilization services (rent payments may not exceed two times the current HUD fair market rent for the local area), operating subsidies in the form of 15-year capitalized operating reserves for new and existing affordable permanent housing units for homeless individuals and families, flexible housing subsidy funds, and operating support for emergency housing interventions, including, but not limited to, navigation centers, case managers, street outreach services, shelter diversion and homelessness prevention activities, systems support for activities necessary to maintain a comprehensive homeless services and housing delivery system, including developing or updating a CES system, data collection, and HMIS reporting, and homelessness planning activities.

Funds will be distributed based on three factors:

1. 2017 point-in-time CoC homeless count, including both sheltered and unsheltered homeless persons
2. The number of extremely low income households in rental housing that pay more than 50 percent of household income on rent, based on HUD’s most recent Comprehensive Housing Affordability Strategy dataset
3. The number of persons below the federal poverty line divided by the total population within the Continuum of Care service area, based on data from the United States Census Bureau. This factor shall be double-weighted within the formula.

Counties must apply to their local CoC, which will coordinate with the Department of Housing and Community Development. There is no matching requirement and funding must be spent according to federal Housing First practices.

## **SB 2 FUNDING: HOUSING FOR A HEALTHY CALIFORNIA PROGRAM**

Local Governments may access up to \$57.5 million for supportive housing through a competitive grant process under the Housing for a Healthy California Program (SB 74, Chapter 777, Statutes of 2017). It is funded with 50 percent of the first year of SB 2 document recording fee revenue. The one-time funding may be used to acquire, construct, or rehabilitate housing, and for project-based operating assistance such as rental assistance for up to five years or a capitalized operating reserve for at least 15 years to pay for operating costs. Housing may also be created through operating reserve grants and capital loans to developers. HCD is in the process of developing guidelines and requirements for this program.

### **Mental Health and Social Services Programs to Address Homelessness**

The budget supplements existing programs with revenues from the General Fund to address homelessness, as well as authorizing additional one-time revenues for new programs targeted at vulnerable populations. Specific allocations, spread among several trailer bills, are as follows:

- **CalWORKs Housing Support Program:** The Legislature approved the May Revision proposal to provide \$24.2 million in additional funding in 2018-19 for the Housing Support Program, which helps CalWORKs families secure permanent housing by allowing counties to provide move-in assistance, temporary rental subsidies and case management. The budget also includes an additional augmentation in 2019-20 to increase total funding for the program from \$47 million to \$95 million annually moving forward.
- **CalWORKs Homeless Assistance Program:** The budget includes \$8.1 million in 2018-19 and \$15.3 million in 2019-20 to increase the daily payment rate for temporary assistance to families experiencing homelessness or facing imminent eviction from \$65 to \$85 dollars per day for up to 16 days per year.
- **Adult Protective Services Home Safe Pilot Program:** The budget provides \$15 million in one-time General Fund to establish the Home Safe Pilot Program, a homelessness prevention demonstration grant program for victims of elder and dependent adult abuse and neglect served by county-run Adult Protective Services (APS). The Legislature adopted the Governor's May Revision proposal with some modifications to expand eligibility for the services to include those at risk of homelessness. Participating counties can use the funding for housing-related supports and services and will be required to match the funding on a dollar-for-dollar basis (cash or in-kind).
- **Homeless Mentally Ill Outreach and Treatment Program:** The budget agreement includes the Governor's proposed Homeless Mentally Ill Outreach and Treatment Program, with SB 850/AB 1816 providing \$50 million to the Department of Health Care Services for allocation to counties to provide multi-disciplinary teams for supporting intensive outreach, treatment and other services for homeless persons living with mental illness. Counties would be encouraged to match this one-time funding with local and federal matching funds, where appropriate. An allocation schedule will be released July 31. Counties must pass a resolution opting into the program and send a letter of interest to DHCS by September 25, 2018.
- **Domestic Violence Shelters and Services:** The homelessness package includes \$10 million to assist victims of domestic violence with shelter, both short and long-term. This funding will be administered through the Office of Emergency Services.

- Homeless Youth and Exploitation Program: The budget agreement includes \$10 million in 2018-19 to continue to fund the Homeless Youth and Exploitation Program through the Office of Emergency Services. The grant program in up to six counties helps provide for the immediate needs of homeless youth, including shelter, drop-in services, physical and behavioral health services, and support for those who are victims of sexual exploitation.

## **ATTACHMENTS**

CSAC Estimate of HEAP funding for CoC's  
CSAC Estimate of \$150 million HEAP funding for cities  
HEAP County Groupings  
Declaration of Shelter Crisis Code Section

*CSAC will be producing additional materials, including sample resolutions and further guidance, for counties.*

## 6. Strategy and Recommendations

Both the Strategy and Outreach sub-committees met and developed draft plans for the next steps. Also recommendations were made at a recent Housing Summit held in Jackson on June 24<sup>th</sup>, 2018.

### Strategy Sub-Committee

1. Collect accurate information regarding number of individuals experiencing homelessness and what they identify as their essential need(s).
2. Identify resources and services available in Amador County so gaps can be identified and a plan can be created to meet those unmet needs
3. Disseminate information about services to all community partners so they are aware of the services available, where the overlap is, and how best to connect individuals to resources (case management)
4. Consensus on grant applications and funding opportunities to decrease competition within the county

### Outreach Sub-Committee

- Synchronizing entry points for services
- Having current and accurate data
- Performing PIT (Point in Time-a count of those designated as homeless) in January and a longer, more accurate count in September. This was accomplished in Tuolumne County extending data collection over multiple days and covering multiple areas. This more accurate count led to much better data, which became the basis of additional funding for needed programs and services.
- Use of volunteers in collection: Those items for discussion would be the use of volunteers, this includes the mechanics of the procurement of vouchers, type of training needed, and safety concerns.
- Safe-to-Sleep Parking Lot Program
  - Once established, sites will be fortified by community involvement. Those being served are likely to assume a sense of pride over the cleanliness and safety of the host space. As a result, individuals and families may choose to integrate into and benefit from community services and activities they would have previously ignored.
  - Identify all parking lots owned/controlled by Cities/County/other governmental entities. Also, identify those religious bodies, organizations and businesses willing to participate in the program. Select one in each region of the County as available.
  - Provide incentive by way of waived and/or shared cost on Port-a-Potty and Dumpster. This program is for overnight use only All utilities must be lockable.
  - Establish network of volunteers to facilitate necessary sweep of associated sites and lock/unlock "host" services
  - Provide area resources/organizations with map of safe-to-sleep sites and invite them to optimize sites by establishing satellite services on recurring basis.



- ie: Sierra Hope to provide Hep C and HIV testing monthly at rotation location; Interfaith Food bank volunteer to shares a morning snack and send folks on their way with fresh fruit and a water bottle donated by a local Scout Troop; First5 to host educational conversations for families and young adults parenting while homeless.
- Affordable housing
- Funding Possibilities
- SB2: Continuum of Care is the main instrument for funding programs for Amador County from the State of California.
- SB3: This is a Veterans benefits funding program and support from the Amador County Board of Supervisors is crucial!
- Project grants: There are multiple sources of funding for a variety of programs impacting the lives of those families and individuals who are currently homeless or in danger of becoming homeless. These funding possibilities should be researched and applied for (when appropriate) in consort between County, City and community organizations.

### Housing Summit

- Need to update County General plan Housing element in 2019