Housing and Homelessness in Amador County

An Introduction to Evidence-Based Solutions and Strategies

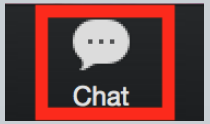
HousingTools

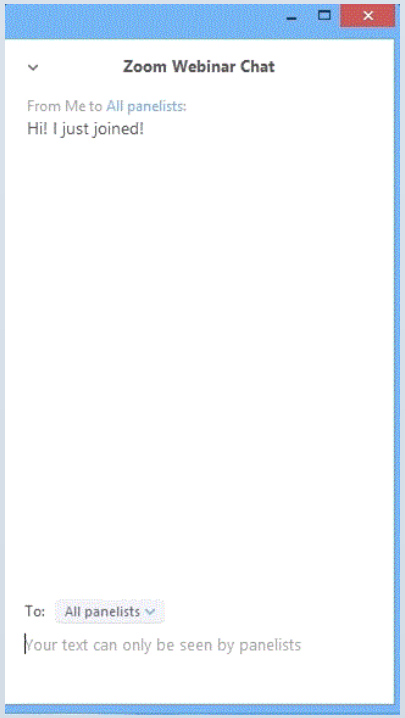
We’re looking for interaction!

During the webinar: Chat, Polls, Q&A

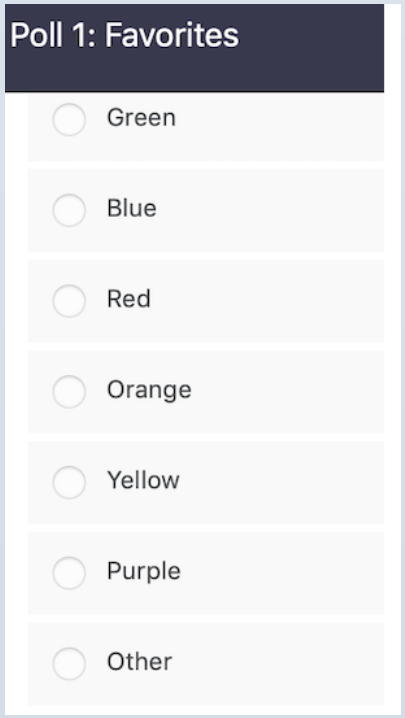
After the webinar: Submit comments/questions to admin@housing-tools.com or (209) 223-6308 by end of day Friday 5/15 , read posted Q&A next week at www.amadorgov.org/services/homeless-task-force

1. Chat

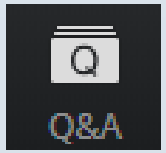


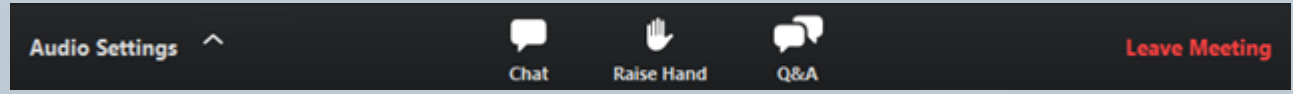


2. Polls



3. Question & Answer





Graphics by Zoom

HousingTools

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Purpose: Why We Are Here

The issue of homelessness and how to solve it is a concern for everyone

Research and evidence show the success of supportive housing in ending homelessness

Share information to form a foundation of understanding and common language for the community

Discuss and share perspectives and questions

Poll #1: Where do you live in Amador County?

1. Ione
2. Jackson
3. Sutter Creek
4. Other area of the County (please specify in the chat)

Transforming Our Understanding of What Works to End Homelessness: The Housing First Approach

Video Link: Lloyd Pendleton, Former Director, Utah State Taskforce on Homelessness

- https://www.ted.com/talks/lloyd_pendleton_the_housing_first_approach_to_homelessness?language=en

Snapshot of Homelessness in Amador County

Sources of Data on Homelessness in Amador County

Point in Time Count: A point-in-time count is an unduplicated count on a single night of the people in a community who are experiencing homelessness that includes both sheltered and unsheltered populations

Data from Amador Homeless Task Force and Amador County Office of Education

Together these provide a snapshot of what homelessness looks like, including those who are at risk of homelessness

2019 Point in Time (PIT) Data for Amador County

214 total people experiencing homelessness surveyed in 2019. Of the 180 people who were unsheltered, they reported the following:

8
Children
Age 0-17

17
Unaccompanied Youth
Age 18-24

27%
reported being a survivor of domestic violence

10%
reported being a Veteran

26%
reported living with mental illness

20%
reported living with a substance use disorder

24%
reported living with another disability

PIT Unsheltered Data

by household type and by age

Amador County	2015	2016	2017	2019
Households of Adults Only	54	85	59	126
Households with Children	3	4	11	4
Households with Only Children	0	0	0	0

Amador County	2015	2016	2017	2019
Age 0-5	3	2	4	2
Age 6-17	3	2	4	2
Age 18-24	13	17	25	27
Age 25-59	62	96	73	125
Age 60+	7	3	3	19
Age Unknown	2	3	0	5
Total Unsheltered	**90**	**123**	**109**	**180**

Other Data Sources: Cal Fresh (Food Stamps)

- Amador Homeless Task Force Report: 2018 Homelessness in Amador County
  - 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. This is based on self-reported housing status.

Other Data Sources: County Office of Education

- The Amador County Office of Education tracks the number of children experiencing homelessness for McKinney-Vento Act funding. This funding uses an expanded definition of homelessness which includes those who are "doubled up" or "couch surfing" with family or friends. The April 2019 data shows a total of 146 children as follows:
- 10 children in temporary shelter
- 12 staying in a motel/hotel
- 115 doubled up
- 9 unsheltered

Why the differences? What is the true number?

- PIT Counts nationwide are recognized as undercounting the total number of people experiencing homelessness
  - Not enough volunteers to canvass areas for surveys—finding people can be a challenge on the given day
  - Survey is voluntary
- Range of data points is helpful to paint a complete picture of homelessness that includes those that lack housing stability and are at risk of homelessness

Poll #2

From what you've seen, heard, or read, how would you rate the community of Amador County's efforts in addressing homelessness? Is the community doing:

1. A very good job, doing everything it can
2. A good job, but more effort is needed
3. A poor job, much more effort is needed

Pause for Questions about the Scope of Homelessness in Amador County

Housing Needs and Affordability in Amador County

Affordability and Incomes

Affordability Calculations Use Area Median Income (AMI) so that we can understand the housing needs of the whole community. It is the "middle" income for all households with a region

Area Median Income in Amador County in 2018 was $61,198

Households who earn between 31-%- 50% or less of AMI ($30,599 or less) are considered very-low income and are at risk of being marginally housed or becoming homeless. There are an estimated 1,527 very- low income households or 10.8% of all households in Amador County

Households earning 30% or less of AMI ($18,359 or less) are extremely low-income and at high risk of becoming homeless. There are an estimated 1,883 extremely low-income households or 13.3% of all households in Amador County

Amador County Households

- There are 14,090 households in Amador County
- Of the total, 3,297 are renter households or 23.4% of all households in the County

What is considered affordable and why is it needed?

Housing affordability standard set by HUD is no more than 30% of income towards housing costs, i.e. rent and utilities.

Households who pay more than 30% of their income for housing are considered cost burdened and may have difficulty affording necessities such as food, clothing, transportation and medical care.

60% of all renters in Amador County pay more than 30% of their income for rent. This equates to 14% of all households in the County.

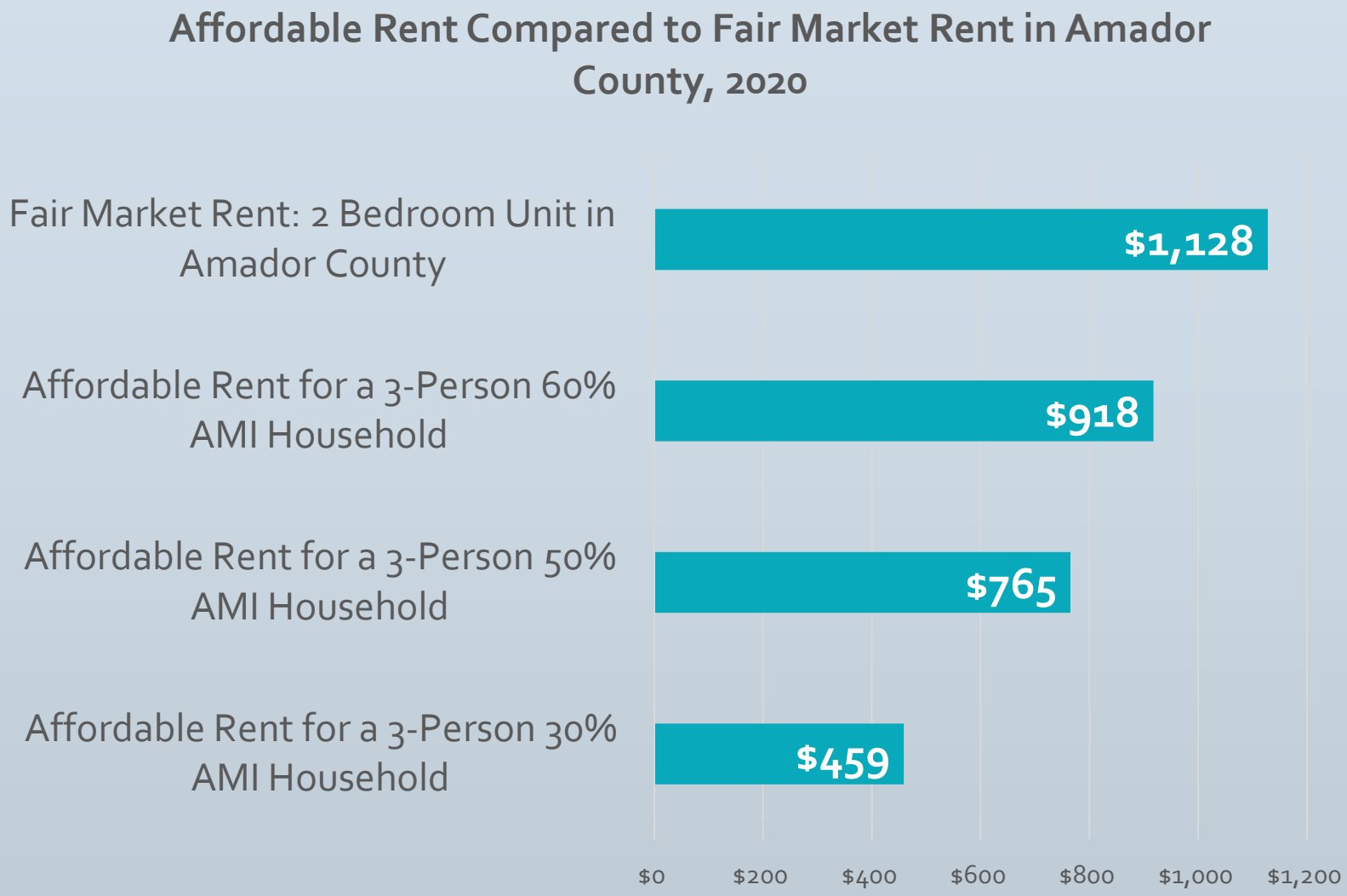
These households are unable to participate fully in the local economy and are at an increased risk of becoming homeless.

Rent Burden of Lowest Income Households in Amador County

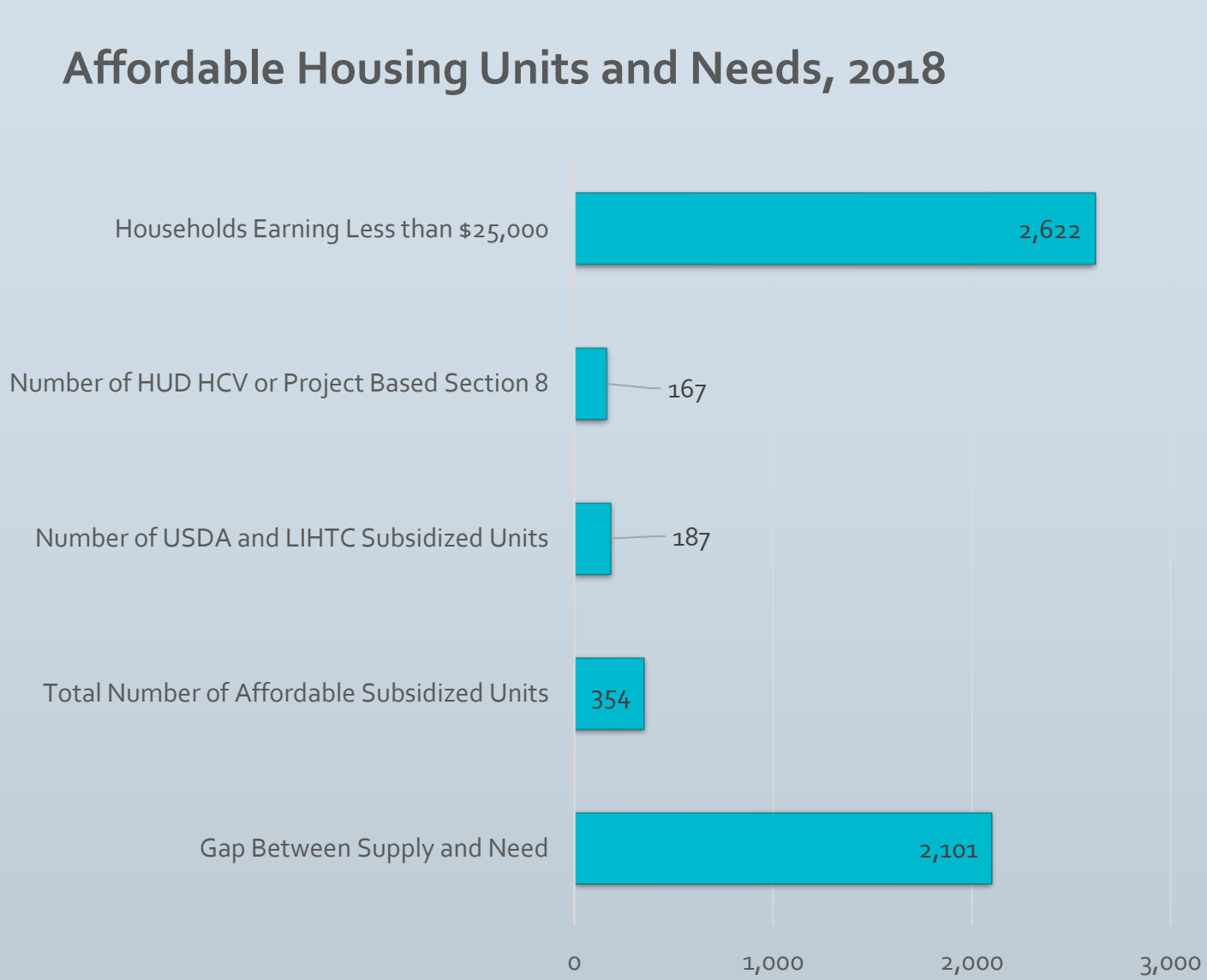
60% of all very low-income and lower households pay more than 30% of their income towards rent

31% of extremely-low income households pay more than 30% of their income towards rent

Affordable Rent Compared to Fair Market Rent in Amador County, 2020



Supply of Affordable Housing Units and Needs, Using 50% AMI Household Earnings



Poll #3

Before this presentation, how aware were you of the gap between the need for and supply of affordable housing in Amador County?

1. Extremely aware
2. Moderately aware
3. Somewhat aware
4. Slightly aware
5. Not at all aware

Poll #4

Given the gap between the need for and supply of affordable housing, how much do you agree or disagree with the following statement:

Amador County should construct more affordable housing to serve all of its citizens.

1. Strongly agree
2. Somewhat agree
3. Neutral
4. Somewhat disagree
5. Strongly disagree

Pause for Questions about Housing Needs and Affordability

No Place Like Home Funding and Supportive Housing

No Place Like Home Program--NPLH

- Enacted by Governor Brown in 2016.
- Dedicates up to $2 billion in bond proceeds to invest in permanent supportive housing for NPLH target population. The bonds are repaid with a dedicated source of funding that comes from taxes on those making $1 million or more.
- Each county can apply for both non-competitive and competitive funds.
- Amador County can receive $500,000 in Noncompetitive Allocation Funds and can also apply for the competitive funds, up to $20 million.

Funding to be used to ***create permanent supportive housing units*** specifically set aside for:

- Adults with a serious mental disorder and/or;
- Seriously emotionally disturbed children and their families,

Who are:

- Homeless
- Chronically homeless
- At risk of Chronic Homelessness

Who Will No Place Like Home Serve?

No Place Like Home Program

Apply	Counties are the eligible applicants: Amador County will apply for the funding in partnership with a Development Sponsor who will develop and own the housing units
Use	Must use Housing First principles: low barrier tenant selection processes that prioritize vulnerable populations and offer flexible, voluntary and individualized support services. Stable housing is the best place for people to become engaged in programs and services
Commit	Counties must commit to providing mental health services to tenants and help coordinate access to other community-based support services

Pause for Questions about No Place Like Home

What is Supportive Housing?

It combines affordable housing and services. It is designed for people with serious mental illness or other disabilities who need support to live stably in their community.

Housing with no pre-determined time limit on how long someone can stay. Residents have a regular lease where they pay rent and have the same rights and responsibilities of anyone renting housing.

Services can include case management, substance use or mental health counseling, assistance in locating and maintaining employment, life skills training, etc.

Proven solution for people who have experienced chronic homelessness, as well as people with other disabilities.

Is shown to be successful, cost effective and beneficial to communities.

Housing First Principles

- Housing placement is viewed as the first intervention, but not the only intervention.
- Housing is the foundation of stability that is then used to help people take advantage of supportive services including mental health and substance use disorder services.
- Housing First uses a trauma-informed approach to helping people stabilize their lives and gain independence over time.
- Services are offered which are tailored to the individual's needs.
- It addresses ending the cycle between jails, hospitals, shelters and streets that those with severe mental illness too often experience.
- Shown to be less expensive than allowing people to remain homeless and using crisis services.

How Supportive Housing Benefits Communities

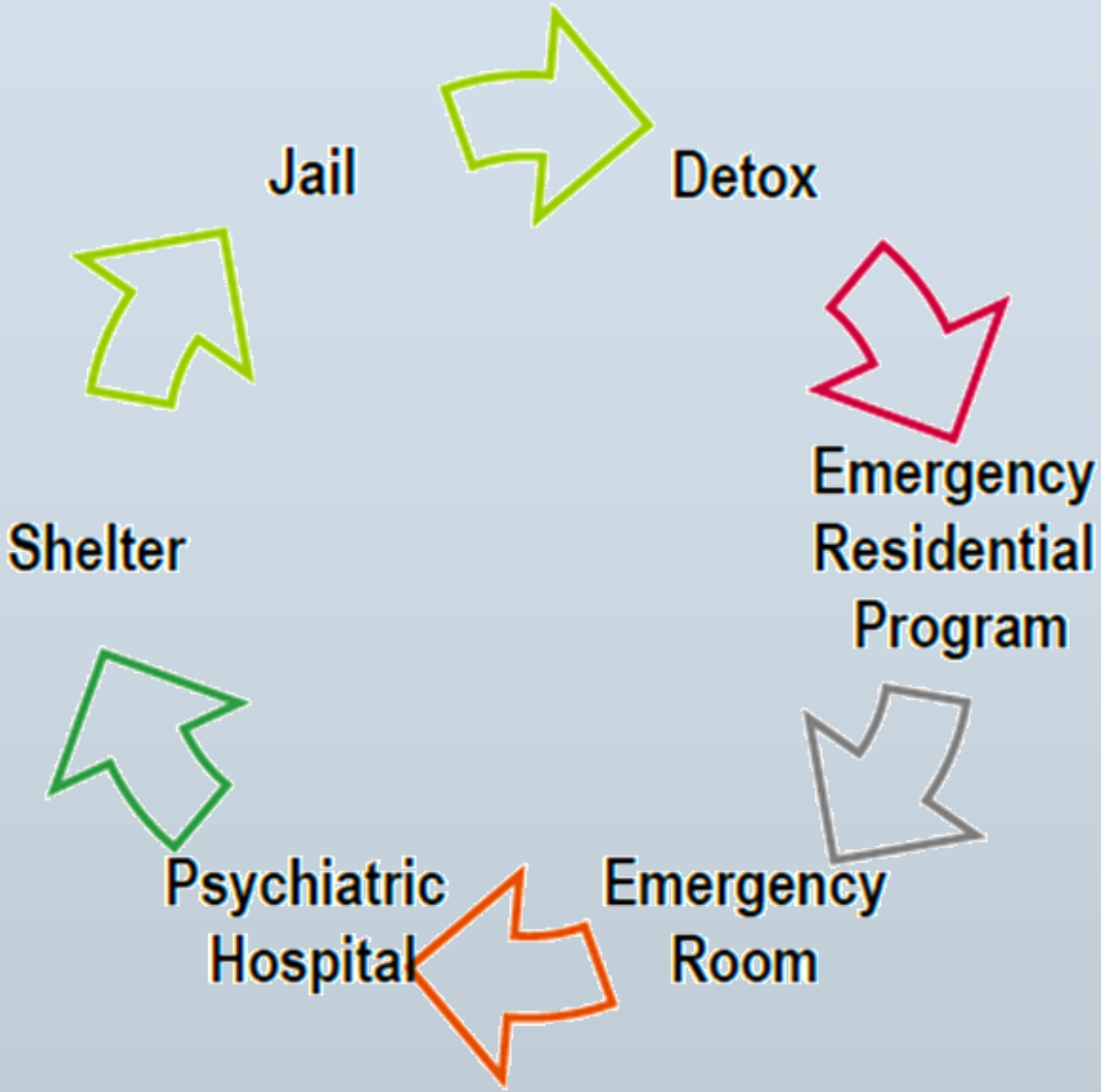
Proven Benefits of Supportive Housing

Improves lives: Decreases homelessness, has positive effects on housing stability, employment, earnings and health outcomes

Generates cost savings to public systems: Shown to decrease usage of shelters, hospitals, emergency rooms, jails and prisons

Benefits the greater community: Improves safety for everyone, residents are integrated back into community

Without Housing: Typical Continuous Cycle of Emergency Services



Northern CA Study and Experience: Plumas County Transitional Supportive Housing

- 2 Year Period, 2017-2019, 20 clients total:
  - **100%** decrease in admissions to psychiatric treatment and substance use treatment facilities
  - **63.6%** decrease in total number of incarcerations
  - Number of clients on probation decreased by **50%**
  - Unwarranted visits to hospital emergency rooms decreased by **85.7%**
  - Number of clients who maintained or gained income through employment or SSD/SSI increased by **30.8%**
  - **66.7%** of clients moved from the transitional program into a permanent living arrangement

Supportive Housing: What the Studies Show

Corporation for Supportive Housing

- https://www.csh.org/supportive-housing-101/data/

Let's Review

- No Place Like Home Program will provide funding for the development of Supportive Housing units in Amador County
- Supportive Housing is a combination of affordable housing and services for people who need supports to live independently
- Housing First is an approach for ending homelessness by putting housing at the front of interventions
- Supportive Housing and Housing First are complementary tools for ending chronic homelessness and helping people with disabilities live independently

Pause for Questions about Supportive Housing and Housing First

Poll #5

How much do you agree or disagree with the following statement?

Communities should have Supportive Housing to ensure people experiencing homelessness who have a serious mental illness can get the housing and support they need.

1. Strongly agree
2. Somewhat agree
3. Neutral
4. Somewhat disagree
5. Strongly disagree

Potential Models and Examples

Options of Different Supportive Housing Models

- Existing structure, like a motel, which can be acquired and rehabilitated. Depending upon the condition, this can be the most cost effective.
- New construction of a Supportive Housing-only project (typically small). These often require varied layers of funding which includes operational subsidies.
- Imbed Supportive Housing units into a larger affordable housing project using new construction. This provides desired integration of residents into larger community and can help to subsidize the costs of new construction by combining with units at higher rents.

Local Example: Roads Home--Amador

- Since January of 2018 the Roads Home Program has served 68 veteran households in Amador County and 99 individuals.
- Of the 68 households, 15 have entered Permanent Supportive Housing (PSH) or 22%. The placements have been exclusively at Varley Place in Jackson.
- Of the PSH placements made by Berkeley Food and Housing Project's Roads Home Program there have been no instances of recidivism back into homelessness.

BERKELEY FOOD & HOUSING PROJECT | 50 YEARS IN OPERATION

ROADS HOME FOR HOMELESS VETERANS

Remodel Example: Varley Place

ATCAA
Amador Tuolumne
Community Action Agency
People Helping People

- Permanent supportive housing for homeless veteran families and singles since 2018 with a part-time on-site Maintenance Manager and Case Manager who provide regular bi-weekly support or as needed
- ATCAA is the building owner and property manager of Varley Place. The previous owner of the Bartleson Building agreed to donate the building to ATCAA in 2010. Both phases of the remodel were complete in 7 years utilizing available Emergency Housing and Assistance Program Capital Development (EHAPCD) funding.
- Building was completely remodeled into 12 units; three 3-bedroom units, three 2- bedroom units and six 1-bedroom units totaling 33 beds.
- The veteran's house at Varley Place is home to high-needs and vulnerable individuals and families. All families and individuals are continuing to receive on going supportive case management.
- Varley units are all connected to HUD VASH, through an agreement between Stanislaus Housing Authority, VA Sacramento, and ATCAA

Example of Motel Remodel in Chico: Avenida Apartments

Avenida Apartments:

- A remodeled motel, provides fourteen housing units (9 studios, 3 one-bedroom, 2 two-bedroom).
- Designed for people with mental illness or disability who have experienced homelessness.
- The complex has a community room for groups and recreational gatherings, laundry, maintained landscaped areas and a community garden.
- Full time live-in property manager in addition to case management and support services provided by Butte County Department of Behavioral Health.
- Employment opportunities (Sensible Cyclery) are also onsite to assist residents in their recovery process to become productive members of the community.

Example: New Construction, Supportive Housing Only: Valley View Apartments, Chico

PALM COMMUNITIES

NORTHERN VALLEY CATHOLIC SOCIAL SERVICE INC.
REACHING OUT IN CARE AND LOVE TO THOSE IN NEED

Valley View Apartments

15-unit project with 14 one-bedroom units and 1 two-bedroom unit for on-site manager

All residents were formerly homeless individuals with a serious mental illness who are referred and case managed by Butte County Behavioral Health

Services provided on-site: computer literacy, adult education, money management, nutrition and wellness

Example of Supportive Housing as part of larger project from Humboldt County: Arcata Bay Crossing

RCH

Housing Humboldt

Connecting Families & Homes

Arcata Bay Crossing

- 31 affordable units
- 15 are set aside for mentally ill homeless individuals
- The other 16 units are for other qualified low-income households

Poll #6

I would like the County to consider the following housing model options (please select all that apply):

1. Rehabilitation of an existing structure
2. A small stand-alone project with just Supportive Housing units
3. A larger affordable housing project with units integrated that provide Supportive Housing

Amador PSH Project Potential Funding

- Up to $20 million NPLH Competitive
- $500,000 NPLH Non-Competitive
- Permanent Local Housing Allocation (PLHA-SB2)—annual funding for the County and cities
- *Other sources to be determined:*
  - *Tax Credit Equity*
  - *Affordable Housing Program (Federal Home Loan Bank)*
  - *Other State and Federal programs: Multifamily Housing Program, Supportive Housing Multifamily Housing Program, USDA Rural Assistance*

Where Do Things Stand?

The eventual Housing Project model and size has not yet been determined

The Development Sponsor that the County will partner with has not yet been selected

Those decisions will be informed by:

- A fiscal feasibility analysis of various models and sites
- An RFQ or similar process for a Development Sponsor

Additional Engagement Opportunity

June 23rd Board of Supervisors Meeting

~ Review of: Homeless Plan, Housing Study, & Site Feasibility Study

~ More info: www.amadorgov.org/government/board-of-supervisors

Wrap Up Questions

HousingTools

Next Steps:

1. Take our session evaluation at bit.ly/AmadorEval1

2. Submit additional comments or questions by end of day Friday 5/15 to admin@housing-tools.com or (209) 223-6308

3. Look for posted Q&A, slides, and recording next week at www.amadorgov.org/services/homeless-task-force