

TUOLUMNE COUNTY COMMISSION ON HOMELESSNESS

REGULAR MEETING AGENDA

Time: Thursday, June 9, 2022 @ 9:00 a.m.

Place: Tuolumne County Board Chambers, 2 S. Green Street, Sonora, CA 95370

Email: Email comments to Michael Roberson at mroberson@co.tuolumne.ca.us

U.S. Mail: Mail comments to TCCoH, CAO Office 2 S. Green St., Sonora CA 95370. Attn: Michael Roberson
Written comments must be received no later than 8:00 a.m. on the morning before the noticed meeting.

Important Public Notice: In accordance with Governor's Executive Order N-29-20, Accessibility Requirements, if you need swift special assistance during the meeting, please call (209) 533-5511.

AMENDED AGENDA

CHAIRPERSON

Tina Welch

VICE

CHAIRPERSON

Dana Butow

BOARD OF

SUPERVISOR'S

REPRESENTATIVES

David Goldemberg

Kathleen Haff

SECRETARY

Kelsey Stone

OTHER MEMBERS

Cathie Peacock

Hazel & Dick Mitchell

Jeanette Lambert

Joe Bors

LeeAnn Hatton

Mark Dyken/Shelley Muniz

Nancy Scott

Nathan Levering

Rick Breeze-Martin

Colette Such

Tom Crosby

Tuck Briggs

Turu VanderWiel

I. CALL TO ORDER

II. ROLL CALL – CONFIRM QUORUM

[15 min/Kelsey Stone,]

- Change in Membership
- Introductions during Roll Call
- Assure quorum requirements are met [**Quorum = 10 members**].
- Consider Adopting Findings for AB 361 (Modified Brown Act Procedures During a Declared Emergency) for the July 14, 2022 meeting to meet virtually only. (**Added to Amended Agenda**)

III. APPROVAL OF MEETING MINUTES

[5 min/Kelsey Stone/*Attachment*]

- a) May 12, 2022 meeting minutes

IV. PUBLIC COMMENT PERIOD (3 minutes per person):

[15 min. max]

Members of the public may be heard on any item **not** on the Commission's Agenda. A person addressing the Commission will be limited to three minutes. Comments by members of the public on any item on the agenda will only be allowed during consideration of the item by the Commission.

V. REPORTS: (No Action Items)

- OFFICERS
 - a) Chair:
[5 min/Tina Welch]
- STANDING COMMITTEE
 - b) Housing Committee
[5 min/Rick Breeze-Martin/*Attachment*]
- AD-HOC COMMITTEES
 - c) Resources Database Design
[5 min/Rick Breeze-Martin/*Attachment*]
 - d) Linking Clients w/Support Services
[5 min/Cathie Peacock]
 - e) 5-Year Strategic Plan Development
[5 min/Tina Welch]

Next TCCoH
Meeting is currently
scheduled for
July 14, 2022 @ 9 am

Public Comment

VI. **SPEAKERS**

- a) Homeless Services Coordinator
[5 min/Tracie Riggs]
- b) Consideration of Permanent Local Housing Allocation (PLHA) Program and Proposed Draft PLHA Plan. Requesting feedback.
[20 min/Maureen Frank/*Attachments*]

Public Comment

VII. **UNFINISHED BUSINESS**

- a) Request for volunteers to help update TCCOH By-laws
[5 min/Tina Welch]

VIII. **NEW BUSINESS**

- a) Request for Approval to send a Letter of Support for Chicken Ranch Rancheria/Resiliency Village Partnership
[5 min/LeeAnn Hatton/*Attachment*]
- b) TCCOH Future Focus: round table discussion
[15 min/Tina Welch]

IX. **ANNOUNCEMENTS**
[10 min/Commission Members]

X. **ADJOURNMENT**

This agenda can be made available in alternative formats upon request. Late agenda material can be reviewed at the County Administrators Office, 2 S Green Street, Sonora, CA 95370.

If you require special assistance (i.e., auxiliary aids or services) in order to participate in this public meeting, please call (209) 533-5511 at least 48 hours prior to the start of the meeting to enable staff to make a reasonable accommodation to ensure accessibility to this public meeting.



**Tuolumne County Commission on Homelessness
(Minutes of the meeting on May 12, 2022)**

DRAFT

<u>2022 TCCoH Membership</u>	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Tina Welch - Chair					✓							
Dana Butow – ViceChair					✓							
Kelsey Stone - Secretary					✓							
David Goldemberg – BOS					✓							
Kathleen Haff - BOS					✓							
Cathie Peacock					✓							
Colette Such					✓							
Hazel & Dick Mitchell					A							
Jeanette Lambert					✓							
Joe Bors					✓							
LeeAnn Hatton					A							
Lori Severson					A							
Mark Dyken/ Shelley Muniz					E							
Nancy Hope					E							
Nathan Levering					A							
Rick Breeze-Martin					✓							
Tom Crosby					✓							
Tuck Briggs					✓							
Turu Vanderwiel					A							

Present = ✓ Absent = A Excused = E

19 TCCoH Members = 11 Quorum

<u>Tuolumne County Staff in Attendance</u>	<u>Other Guests in Attendance</u>
Tracie Riggs, County Administrator	Denise Cloward
Michael Roberson, Homeless Services Coordinator	Dave Carlton
Rebecca Espino, HHSA Director	
Christina Cunha, Executive Assistant/Deputy County Administrator	
Jessica Alley, Executive Clerk	

I. CALL TO ORDER

Tina Welch, Chair called the meeting to order at 9:01 a.m. and welcomed all present.

II. ROLL CALL

Kelsey Stone, Secretary conducted roll call and everyone introduced themselves.

Members Present: Tina Welch, Dana Baker (announced her new last name Butow), Kelsey Stone, Supervisor David Goldemberg, Supervisor Kathleen Haff, Cathie Peacock, Colette Such, Jeanette Lambert, Joe Bors, Rick Breeze-Martin, Tom Crosby, Tuck Briggs.

Members Absent: Hazel/Dick Mitchell, LeeAnn Hatton, Lori Severson, Mark Dyken/Shelley Muniz, Nancy Scott, Nathan Levering, Turu VanderWiel.

A quorum was met with 12 members present.

III. APPROVAL OF MEETING MINUTES

In a review of the April 14, 2022 meeting minutes, Cathie Peacock noted an error under roll call. The last sentence should read “May 12, 2022” not March 12, 2022. Tina Welch noted the total member count on page 1 should be 19 members, not 20. No other changes were recommended.

Colette Such made a motion to approve the minutes of the Tuolumne County Commission on Homelessness April 14, 2022 meeting, with the noted corrections, Dana Butow seconded the motion. The minutes were approved unanimously.

IV. PUBLIC COMMENT PERIOD (3 minutes per person)

Members of the public may be heard on any item, not on the Board’s Agenda. A person addressing the Board will be limited to five minutes. Comments by members of the public on any item on the agenda will only be allowed during consideration of the item by the Board.

Amy Lane, Deputy Housing Director from ATCAA, introduced herself. Joe Bors noted that Amy’s work will be focused on Tuolumne County. Kelsey Stone clarified that Amy will be Joe’s alternate at the TCCoH meetings.

There was no further public comment.

V. REPORT

Officers:

- a) Chair

Tina Welch spoke about some of the accomplishments of the TCCoH thus far, but specifically stated the importance of the relationship building that has occurred. She noted some things still left to be tackled, such as the PIT Count and fitting the needs of the homeless population into the County Board of Supervisors' Goals and Priorities once they are adopted. Chair Welch noted in her meetings with Senior County Staff, Board of Supervisor Members, and others that the following needs for the unsheltered population are:

Personal safety, various kinds of health, mental health and physical support; respect, communication with the general public, pet care, and knowing what is available for them. Also, propane, survival tools, and personal hygiene which feeds into self-worth. They are also interested in a resource center, outdoor shelter space, and overall collaboration with county staff and volunteers. She also noted that County staff are forming an interdepartmental team to collaboratively address the needs of the homeless population.

Standing Committee

b) Housing Committee:

Rick Breeze-Martin mentioned his report included in the agenda packet. He explained the need for more volunteers to offer input, assistance, and overall involvement with the TCCoH Housing Committee. He asked if anyone in the room was interested in volunteering to be on the Housing Committee. Mr. Breeze-Martin reminded everyone of the four focus areas of work of the Housing Committee:

- Affordable Housing Opportunities Work Plan Development
- Housing Planning and Permitting Policies Review Work Plan Development
- Shelter and Housing Organizations Liaison and Coordinating Work Plan Development
- Opportunities to expand emergency and transitional shelter beds

Supervisor Haff asked if the Affordable Housing Opportunities Work Plan Development is focused on the homeless population. Rick Breeze-Martin responded and discussion ensued.

AD-HOC Committees:

- c) **Navigation Center:** Kathleen Haff provided an update noting the committee had been on hold. Maureen Frank is working on the official application through CDBG. There was a question regarding the timing of response for the award and it was noted it could be around September. There was further discussion regarding funding and the focus on how that funding will be used.

Joe Bors noted his support for the Navigation Center but reminded everyone that services and resources recommended for the center are currently available, just not all in the same building.

Michael Roberson reminded everyone that some Health and Human Services Agency staff will be working out of the Community Resiliency Centers, visiting encampments, and taking the services to the population.

- d) **Resources & Funding Database Design:** Rick Breeze-Martin mentioned the report attached to the agenda packet and requested some volunteers to assist. He noted the coordination with the HMIS system and that data will be available to the Commission without having to ask staff. He also reported that he had a good

meeting with Commissioner Peacock and spoke of the interim report that was provided to the Commission a couple of months ago. Discussion ensued and Rick Breeze-Martin noted a need for a location for the database. There were questions and responses regarding the data system. Supervisor Goldemberg noted the importance of data and discussion ensued.

- e) **Linking Clients w/Support Services:** Cathie Peacock reported that the meeting with Rick Breeze-Martin, previously noted was very productive. She explained the data collection will not be specific to a client's name, there will be no identifiers. She currently has a resource binder at Interfaith and the committee eventually would like that information housed with the County, but not sure where. Supervisor Haff noted the difficulty of maintaining the information updated and mentioned the INR system from years back. Cathie Peacock noted the correlation between this committee and the Resources & Funding database. There was further discussion regarding how individuals could access the resources, materials, and computer access. More updates will be provided at the next meeting.

Public Comment: A public member stated that the best binder of resources that she has seen is at the Indian Rock health care location.

VI. SPEAKERS

- a) **Homeless Services Coordinator:** Chair Welch explained why she increased the Homeless Services Coordinator's time to speak from 5 to 10 minutes and introduced Michael Roberson.

Mr. Roberson noted that funding streams for homeless services are very complicated. He and Rebecca Espino have met to determine funding sources and are evaluating what would work for Tuolumne County's needs. He is currently looking at extending contracts with recovery centers and hotels to keep the current capacity for social services to house individuals in need.

One of the noted Board priorities is to have a County Interagency Workgroup to focus on the needs and services of the homeless population. He has pulled together this County agency group for its first meeting on May 24, 2022. The workgroup mission would be to review all working documents for housing and prevention along with new and former priorities to develop a 5-year strategic plan for emergency shelter, transitional housing, and permanent housing. He will report back to the Commission regularly with updates.

Over many years, the County of Tuolumne has worked with the Stanislaus Housing Authority, but recently Supervisor Haff spearheaded a meeting with the Authority and invited Michael Roberson to attend. They discussed a general scope to look at potential permanent housing projects where the housing authority can assist.

Mr. Roberson introduced Christina Cunha to provide a quick tour of the County of Tuolumne's Commission on Homelessness website page changes, per Chair Welch's requests. Christina Cunha provided information regarding how to maneuver the page, and reviewed the new look including the "Bulletin Board", how to subscribe to receive push-outs, and calendar options. She also introduced Jessica Alley, Executive Clerk who will be staff to the Commission.

- b) **Homeless Management Information System (HMIS) update:** Denise Cloward and Dave Carlton provided a handout and reviewed the document with the Commission.

They specifically noted that additional agencies will be onboarding to utilize the system and the HIMS is an opportunity to look at the entire crisis system. Mr. Carlton is the HIMS System Administrator for ATCAA and he oversees the data quality of what information is entered into the system. He spoke about what and who the system captures and that they are in the process of revising the policies and procedures for the system.

- c) **2022 Point-in-Time County Overview:** Denise Cloward & Dave Carlton reviewed their handout with the Commission. Kelsey Stone spoke regarding the inaccuracy of the homeless youth served in the report. Denise Cloward noted there are numerous categories to include to allow for a better count and recommended a meeting with her and Kelsey Stone to resolve some of the concerns. Discussion ensued regarding the timing of the PIT Count, Mr. Carlton provided some clarification regarding a portion of the report regarding dates and a waiver, and Supervisor Goldenberg provided comments.

Michael Roberson explained that the PIT count is required to occur on a specific date which is a difficult time to get an accurate count for rural counties. He noted County Schools and Social Services have accurate numbers. He plans to meet with Cathy Parker to see how the County and the City can work together with future PIT Counts to strive for more accurate numbers.

Dana Butow had a question regarding the reduction in numbers from the last count. Discussion ensued regarding sheltered vs. unsheltered individuals.

Chair Welch thanked the guest speakers and called for public comment. With no public comment, she noted if the Commission members wanted Denise Cloward & Dave Carlton to return for further presentation to let her know.

VII. UNFINISHED BUSINESS

None

VIII. NEW BUSINESS

a) **Outdoor Shelter Committee:**

- i. Presentation of Outdoor Shelter sight selection report: Dana Butow reviewed the report attached to the agenda packet. She noted the committee was tasked with researching, assessing, and ranking all viable sites for possible outdoor shelters. She explained the process followed by the committee to determine the recommendation. The report speaks to six (6) potential viable sites, but ultimately the committee is recommending moving forward with the three (3) top viable properties.

Ms. Butow then invited other committee members to speak. Tom Crosby spoke about the Law & Justice site, the Table Mountain, and Pulpit Rock sites and why they could be very viable. Joe Bors spoke regarding the feedback from homeless individuals that trees on the site are important. He noted the committee is leaning towards structures such as pallet homes

which can be built quickly and are easily broken down and stored. There were no edits recommended to the report.

Michael Roberson thanked Ms. Butow and applauded the committee for a job well done. He noted that once the report gets to the staff, the County will be looking at some different criteria than the committee. Rebecca Espino requested looking at the sites for turnkey and fire safety. Rick Breeze-Martin thanked the committee and Jeanette Lambert asked questions mentioning mental health needs and resources.

- ii. Motion to send Outdoor Shelter report to County staff for their consideration: Kathleen Haff made a motion to send the Outdoor Shelter report to County staff for their consideration, and Rick Breeze-Martin seconded. The motion passed with a vote of 9 Ayes, 1 No, and 2 Abstentions. Colette Such noted her concerns regarding the Table Mountain site and spoke of pallet housing capabilities.

Public comment: A member of the public thanked Dana Butow and the committee and asked for clarification regarding the sustainability effort and future ongoing costs.

- iii. Dissolution of Outdoor Shelter Ad-Hoc Committee: Tina Welch thanked and dismissed the AD-Hoc Committee Members from their duties on the Outdoor Shelter Ad-Hoc Committee and dissolved the Outdoor Shelter Ad-Hoc Committee.

b) Outdoor Shelter sites (s) consideration of site needs:

i) Brainstorm site and site operation needs:

Michael Roberson introduced the process for brainstorming and noted he would reach out to those not present for their input.

Site management	Attractive
Dog kennels	Self-government of the camp
Temp. vs. Perm power and water	Terms of agreement
Cooling station	Continued communication to the public regarding site
Wifi	Temporary storage
Onsite manager	Inclusion of faith-based community for contributions
Security	Parking
Transportation	Meal prep
Sewer, showers, laundry, water, power	Mobile public services – on site social services
Wrap around support services	Trash
Non-profit management	Law enforcement engagement
Renewable resources	Shade structure
24 – 7 volunteers and non-profits	Pet accommodations
Sustainability	Food bank
Indoor and outdoor meeting space	Public rollout
Nice name	

During public comment, a member of the public added to the list of brainstorming.

- ii) Ask volunteers to advise coordinator on development of site management plan

Michael Roberson requested volunteers from the Commission to advise on the development of the site management plan. Jeannette Lambert, Colette Such, Joe Bors, Cathie Peacock, Tuck Briggs, and Thomas Crosby all noted their interest in helping.

- c) TCOH Bylaws review:

Chair Welch tabled this item for discussion at the next meeting.

IX. ANNOUNCEMENTS

Denise Cloward announced a public fair in Amador County Deter park this Sunday and Monday.

Cathie Peacock noted that the shower bus will be coming to Interfaith once per week on Thursdays.

X. ADJOURNMENT

Tina Welch, Chair adjourned the meeting at 11:11 a.m.

TC Commission on Homelessness - Housing Committee June 2022 Report

The Vision of the TC COH is that Tuolumne County has adequate safe, healthy, and affordable shelter and housing options for all of the people that live in Tuolumne County.

June 1, 2022

To: TC Commission on Homelessness (CoH)
cc Tina Welch, Chair; Dana Baker, Vice-Chair; Kelsey Stone, Secretary

From: Rick Breeze-Martin, Housing Committee Chair

Subj.: Amended Standing Housing Committee status report to the June 2022 Commission meeting

The Housing Committee met May 19, 2022 online; a quorum was present that included Colette Such, David Goldemberg, Joe Bors and Rick Breeze-Martin. Also in attendance were Michael Roberson, Homeless Services Coordinator; Heather Ryan, Clerk of the Board (providing zoom technical support and assistance with minutes), and 3 members of the public.

This is the Chair's report to the Commission to provide a sense of the Committee's current status of efforts. It is not a transcript nor meeting minutes it is the Chair's perspective on the Committee's ongoing efforts through a listing of highlights from the May 19, 2022 standing Housing Committee, such as:

- Approval of corrected meeting minutes for the April 21, 2022 Committee meeting.
- A brief update on the Committee's 3 active ad hoc tasks with discussion for clarity on issues such as volunteers; differences between these tasks and other County entities dealing with similar or related issues. For background, attached are the 4 approved 2022 Housing Committee work focus areas, the Chair's ad hoc tasks identified for 3 of the focus areas, and current task work schedule for 2 of the ad hoc tasks. These 4 focused work areas have twice been considered by the Commission and approved.
- The Committee continued its discussion on availability of affordable housing and what affordable means at different levels of (lower) incomes. The CA fair rent cost of 30% of gross income (including basic utilities) and the available state data was again considered as an appropriate source for helping define affordability for the lower incomes of homeless and near homeless. Discussion to be continued.
- The Housing Committee addressed its scale of effort. The Homeless Services Coordinator indicated in general that he thinks the Committee's ad hoc efforts seem too ambitious and extensive, as in previous meetings he continued to advocate for concentrating on one task (issue) at a time, and opines that ad hoc tasks ought to be done by committees (not just a one person tasks).

The Committee discussed its scale of effort, with members addressing individual capacity, thoughts on ambition of the ad hoc tasks, and a desire for tangible results for discussion and action. During the discussion a need to clarify the role of the BOS members of the Commission and its Committees for staff came up, clarity was provided by the Chair and BOS/Committee member David Goldemberg. This issue of scaling back was brought up by staff at earlier meetings and in a meeting with the Chair. The Chair's response to staff's scale of effort suggestions has been consistent, in general they are:

- The Chair's 3 ad hoc tasks are not that ambitious nor are they extensive, and describing them so doesn't make it so. They are simple, straightforward, and specific tasks to develop a Committee work plan for 3 of its 4 Commission approved 2022 focus of work areas.
- Doing one ad hoc task at a time is not, in the Chair's opinion, a strategically sound approach, it strings out addressing interrelated issues, unnecessarily risks an "all eggs in one basket" type failure, does not utilize the Committee's available (volunteer) capacity of talent and expertise.
- The Chair can assign an ad hoc task to a committee, a group or a person as appropriate. Given present capacity a committee is impractical, 2 members are over extended and not available, 2 members are facilitating the three ad hoc tasks. No ad hoc task is done solely by one person; for example, the Committee reviews the tasks' drafts for input and eventually final action.

Attachment

Housing Committee Chair's Ad Hoc Task Assignments

This attachment for the June Housing Committee report to the Commission on Homelessness provides:

- Commission approved Housing Committee 2022 focus work areas.
- Wording for each of the Committee Chair's three ad hoc task assignments, and
- A current a work schedule for two of the ad hoc tasks.

Each of the 3 ad hoc assignments is a specific task intended to develop a work plan as a basic first step for addressing its related 2022 focused work area.

2022 Focused Work Area: Opportunities for more affordable housing;

Ad Hoc Work Assignment: The TC CoH Housing Committee has need of an ad hoc work task to develop an affordable housing opportunities development plan to recommend to the Commission. The plan is to be completed and recommended to the Housing Committee for review, for recommendation to the Commission, by the Committee's October 2022 meeting. The Committee member accepting assignment to facilitate this ad hoc work task is to report to the Committee at its regularly scheduled meetings on the work status and progress. As appropriate, the Committee will discuss the status report, providing the task facilitator feedback. The affordable housing opportunities development plan developed is to:

- Include as appropriate community volunteers to help the Committee's facilitator with the work;
- Be based on an assessment of public and private affordable housing development options available;
- Provide draft work plan goals and implementation strategies consistent with the Commission's approved vision, mission, scope, responsibilities and functions;
- Analyze the draft plan implementation environment in terms of its strengths, weaknesses, opportunities, threats, trends (SWOTT);
- Prioritize draft work plan goals and provide appropriate plan implementation strategies;
- Provide goals' objectives with measurable results for adaptive implementation management;
- Include a plan recommendation for implementation performance monitoring and evaluation;

Ad Hoc Task Facilitator: Rick Breeze-Martin

Projected Ad Hoc Affordable Housing Opportunities Work Plan Task Activities

Work Plan Development Sub-Tasks / Work Activities	May	June	July	Aug.	Sept.	Oct.
<i>Housing Committee Ad Hoc Housing Opportunities Work Plan Updates</i>						
• Committee status reports & comment/input to each meeting	*	*	*	*	*	
• Committee review of initial draft work plan format and content				*		
• Committee review for work plan recommendation to the Commission				*	*	
• <i>Submit Committee's recommendation to Commission for its Oct. meeting</i>						X
<i>Include as appropriate community volunteers to help</i>						
• Distribute notice of opportunity to volunteer	*					
• Provide orientation and assign task activities to accepted volunteers		*				
• Facilitate and advise volunteers' on work as needed		*	*	*	*	
• Thanks and appreciation communication to participant volunteers					*	
<i>Assess affordable housing development opportunities available</i>						
• Research available public and private affordable housing opportunities	*	*				
• Assess and inventory potential opportunities		*	*			
• Draft affordable housing opportunities section of the ad hoc work plan			*			
• Review & finalize assessed work plan inventory of available opportunities				*		
<i>Identify, analyze & prioritize work plan goals and implementation strategies</i>						
• Develop initial draft goals and objectives w/ implementation strategies		*				
• Include initial goals & implementation strategies for 1 st Committee review			*			
• Review & revise initial draft with Committee input and additional info				*		
• Conduct SWOTT analysis off the draft goals & implementation strategies				*		
• Update goals & implementation strategies for final Committee review					*	
<i>Develop draft work plan format</i>						
• Create and format the initial draft work plan document	*	*				
• Add content from research & goals – strategies work activities (above)		*	*			
• Create 1 st draft iteration of the work plan for Committee review & input			*	*		
• Update the draft work plan with Committee input and added data/info					*	
• Develop final draft work plan for Committee review for recommendation					*	
• Incorporate Committee review into final document to Commission					*	
<i>Identify work plan measurable results and implementation monitoring</i>						
• Analyze 1 st iteration draft for appropriate performance indicators				*		
• Complete plan implementation monitoring procedures description					*	
• Incorporate Committee review of implementation monitoring in final plan					*	

2022 Focused Work Area: Review housing planning & permitting policies, procedures and regulations as they relate to homelessness

Ad Hoc Work Assignment: The TC CoH Housing Committee has need of an ad hoc work task to develop a housing planning & permitting review and evaluation plan to recommend to the Commission. The plan is to be completed and recommended to the Housing Committee for review, for recommendation to the Commission, by the Committee's October 2022 meeting. The Committee member accepting assignment to facilitate this ad hoc work task is to report to the Committee at its regularly scheduled meetings on the work status and progress. As appropriate, the Committee will discuss the status report, providing the task facilitator feedback. The housing planning & permitting review and evaluation plan developed is to:

- Include as appropriate community volunteers to help the Committee's facilitator with the work;
- Be based on an inventory of public housing planning & permitting policies, procedures and practices;
- Include a reasonable and appropriate draft evaluation review process and evaluation reporting format;
- Provide work plan goals and implementation strategies consistent with the Commission's approved vision, mission, scope, responsibilities and functions;
- Analyze the plan implementation environment in terms of its strengths, weaknesses, opportunities, threats, trends (SWOTT);
- Prioritize work plan goals and provide appropriate plan implementation strategies;
- Provide goals' objectives with measurable results for adaptive implementation management;
- Include a plan recommendation for implementation performance monitoring and evaluation;

Ad Hoc Task Facilitator: Rick Breeze-Martin

Projected Ad Hoc Review Housing Planning & Permitting Policies ... Work Plan Task Activities

Work Plan Development Sub-Tasks / Work Activities	May	June	July	Aug.	Sept.	Oct.
<i>Housing Committee ... Permitting, Policies... Review Work Plan Updates</i>						
• Committee status reports for comment/input to each meeting	*	*	*	*	*	
• Committee review of initial draft work plan format and content				*		
• Committee final review for work plan recommendation to the Commission					*	
• <i>Submit Committee's recommendation to Commission for its Oct. meeting</i>						X
<i>Include as appropriate community volunteers to help</i>						
• Distribute notice of opportunity to volunteer to help ad hoc task effort	*					
• Provide orientation and assign task activities to accepted volunteers		*				
• Facilitate and advise volunteers' on work as needed		*	*	*	*	
• Thanks and appreciation communication to participant volunteers					*	
<i>Research and inventory County & City Housing planning, permitting, ...</i>						
• Research public County & City Housing planning, permitting practices	*	*				
• Assess and map inventory of planning, permitting, ... policies		*	*			
• Draft the planning, permits..etc. review section of the draft work plan			*			
• Complete initial draft work plan for Committee review and input				*		
• Review & finalize assessed work plan inventory of planning, permitting, ...				*		
<i>Identify, analyze & prioritize work plan goals and implementation strategies</i>						
• Develop initial draft goals and objectives w/ implementation strategies		*				
• Include initial goals & implementation strategies for 1 st Committee review			*			
• Review & revise initial draft with Committee input and additional info				*		
• Conduct SWOTT analysis off the draft goals & implementation strategies				*		
• Update goals & implementation strategies for final Committee review					*	
<i>Develop draft work plan document and format</i>						
• Create and format initial draft planning, permits ... work plan document	*	*				
• Add content from research & goals – strategies work activities (above)		*	*			
• Create 1 st draft iteration of the work plan for Committee review & input			*	*		
• Update the draft work plan with Committee input and added data/info					*	
• Develop final draft work plan for Committee review for recommendation					*	
• Incorporate Committee review into final document to Commission					*	
<i>Identify work plan measurable results and implementation monitoring</i>						
• Analyze 1 st iteration draft for appropriate performance indicators				*		
• Complete plan implementation monitoring procedures description					*	
• Incorporate Committee review of implementation monitoring in final plan					*	

2022 Focus Work Area: Liaison, communications and coordination with shelter and housing resource organizations in Tuolumne County.

Ad Hoc Work Assignment: The TC CoH Housing Committee has need of an ad hoc work task to develop a local and regional housing organizations liaison, communications and coordination work plan to recommend to the Commission. The plan is to be completed and recommended to the Housing Committee for review, for recommendation to the Commission, by the Committee's October 2022 meeting. The Committee member accepting assignment to facilitate this ad hoc work task is to report to the Committee at its regularly scheduled meetings on the work status and progress. As appropriate, the Committee will discuss the status report, providing the task facilitator feedback. The organizations liaison, communications and coordination plan developed is to:

- Include as appropriate community volunteers to help the Committee's facilitator with the work;
- Be based on a survey of appropriate local and regional shelter and housing, non-profit, faith based, private and public organizations' needs and willingness to participate with liaison and coordination;
- Provide work plan goals and implementation strategies consistent with the Commission's approved vision, mission, scope, responsibilities and functions;
- Analyze the plan implementation environment in terms of its strengths, weaknesses, opportunities, threats, trends (SWOTT);
- Prioritize work plan goals and provide appropriate plan implementation strategies;
- Provide goals' objectives with measurable results for adaptive implementation management;
- Include a plan recommendation for implementation performance monitoring and evaluation;

Ad Hoc Task Facilitator: Colette Such

2022 Focus Work Area: Opportunities to expand emergency and transitional shelter beds

This fourth Committee focused work area does not currently have an ad hoc task assignment. It will be addressed in terms of developing an ad hoc area work plan as soon as Committee capacity permits.

TC Commission on Homelessness
Ad Hoc Relational Database Design Report for June 2022

May 24 2022

To: TC Commission on Homelessness (CoH)
cc. Tina Welch, Dana Baker, Kelsey Stone,

From: Rick Breeze-Martin, ad hoc task facilitator

Subject: Ad Hoc Resources Database Design Committee Report for the June 2022 CoH meeting

The Ad Hoc Committee work on drafting a relational resources database design continues consistent with the work schedule presented in the April draft Interim Report to the Commission (attached). Current work identified in the report's activities schedule are consistent for the months of May and June:

- Identifying potential database “homes” (for development, maintenance, and ongoing operations)
- Developing survey for resource organizations participation and input to the database design
- Researching database funding options for development and operation
- Recruiting community volunteer help for the work of the ad hoc resources database design task
- Reporting to the Commission

TC Commission on Homelessness
Ad Hoc Relational Database Design Report for June 2022

*Ad Hoc Relational Database Design
Projected Monthly Ad Hoc Task Activities*

Database Development Task Milestones / Work Activities	April	May	June	July	Aug.	Sept.	Oct.	Nov.
Commission Involvement in Database Development & Oversight								
• CoH Chair in March affirms ad hoc committee time thru Oct. x								
• CoH receives monthly status reports & provides comment/input	*	*	*	*	*	*	*	X
• Reviews and selects agency for housing the database		*	x					
• Reviews database “housing” MOU for approval			*	x				
• Reviews initial prioritized list & summary of potential funders				*	x			
• Reviews MOU with Res Org for database participation/use				*	*	x		
• Reviews database developer recommendation for selection/approval					*	x		
• Reviews draft recommended database development funding proposal						*	x	
Identify Database “Home” (& maintenance & operating costs)								
• Survey TC, ATCAA, Sonora, Tribes, Sup. Schools re. their interest	*							
• Discuss costs with interested survey contacts in housing the database	*							
• Discuss in-house database development capacity	*							
• Draft report to CoH with “Housing” options & recommendations		x						
• Draft MOU with Agency selected for housing database		*						
• Recommend MOU to CoH for review and approval			*	x				X
Research Funding for CoH Homelessness Database Development								
• Research to identify likely funding sources and specific opportunities	*	*						
• Draft database grant basics (overview description “why/how”, budget)		*	x					
• Sort & prioritize most likely funding sources with due dates		*	*					
• Present prioritized list of potential funders to CoH for review			*	*	x			
• Prepare draft funding proposal(s) for likely funder(s) for CoH review					*	*	x	X
Involve TC Resource Organizations in the Database Design								
• Conduct the resource organizations assessment survey	*	*	x					
• Provide CoH and Res Orgs survey report for review & comment			*	x				
• Draft MOU with Res Orgs for participation in database use				*	x			
• Recommend MOU with Res Orgs to CoH for review for approval				*	*	x		X
Identify Potential Database System, Developer & Costs								
• Draft RFQ or RFP for a data base developer for CoH review		*	x					
• Release the RFQ or RFP for response by qualified system developers			*	*	x			
• Review RFQ responses & make recommendation to Commission				*	*	x		



TUOLUMNE COUNTY HOMELESS SERVICES

Engaging the unsheltered on a path to permanent housing

June 3, 2022

To: Tuolumne County Commission on Homelessness

From: Michael Roberson, Homeless Services Coordinator *MR*

Re: Staff Report

The month of May was an active month with attendance and participation in the governance meetings for the Central Sierra Continuum of Care, the Tuolumne County Housing Collaborative, Homeless Advocacy/County budget preparation meetings, Project HomeKey Workshop, the Tuolumne County Commission on Homelessness & Housing Committee meetings as well several webinars on housing, homelessness & funding.

Listed below are summaries of other activities and involvement:

Managed Outdoor Shelter

Five staff members from the County Administrator's Office and the Community Development Department met to evaluate and score the three potential sites recommended by TCCOH for a legal and managed outdoor shelter. Staff used the same matrix that was used by the Outdoor Shelter Ad Hoc Committee. A group of volunteers from TCCOH will be working on an operations plan to determine scope and costs. After this work is completed, the Board of Supervisors will be presented with a recommendation on creating a legal and managed outdoor shelter with the goal of being opened in late Fall of 2022.

Change Well

Change Well is an organization contracted by California Department of Social Services to counties in developing strategic plans for addressing housing and homelessness. Four sessions have been completed and are proving to be significantly resourceful.

HHAP-3 (Homeless Housing Assistance and Prevention Round #3)

A great deal of consultation and formation of information and strategy for utilizing a \$537,811 allocation to Tuolumne County has taken place in collaboration with Health and Human Services Staff and the Central Sierra Continuum of Care. These funds will become available to Tuolumne County in October of 2022 to assist with expenses related to case management, data collection and the outdoor shelter.

Tuolumne County Inter-Department Housing and Homeless Workgroup

A newly formed staff team including members of Health & Human Services and the Community Development Department met for the first time to discuss the group's purpose and priorities. This workgroup will work together on initiatives that address housing and homeless services collaboratively reducing redundancy and duplication of efforts. The group will establish smaller work groups to address specific and assigned tasks and report back to the larger group at a quarterly meeting.

Recommended "Reset"

County staff to include Homeless Services are working on projects specific to housing and homelessness in increasing ways with more capacity than has been true in the past. As a result, several of the priorities established by TCCOH a year ago are now being addressed by various staff teams and in some cases other Committees and Commissions established by the Board of Supervisors. It is recommended that TCCOH reevaluate their scope of work and "reset" their priority projects. It is further recommended that TCCOH consider partnering with Homeless Services to coordinate efforts toward addressing and ending homelessness in a way that together, can advise the Board of Supervisors as well as serve the needs of our unsheltered neighbors.



PERMANENT LOCAL HOUSING ALLOCATION PLAN

City of Sonora and County of Tuolumne

July 2022

Five year plan 2022-2027

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Acknowledgement

Tackling the Housing issue in the City of Sonora and Tuolumne County is a collaborative effort. The collaboration includes elected officials, city and county staff, joint powers authorities/non-profit groups, faith-based organizations, and service clubs. It will be through these efforts and partnerships, that we will make significant strides forward in the development of emergency, temporary and permanent housing in our community.

We would like to acknowledge the efforts of the following people/organizations for their assistance in committing to the City of Sonora and County of Tuolumne Permanent Local Housing Allocation Plan:

Agency Partners:

Rachel Bell	CDD Business Manager	County of Tuolumne
Wendy Hoffman-Brady	HHSA Assistant Director	County of Tuolumne
Steve Boyack	HHSA Assistant Director	County of Tuolumne
Denise Cloward	Director	ATCAA Housing Programs
Melissa Eads-	Interim City Administrator	City of Sonora
Rebecca Espino	HHSA Director	County of Tuolumne
Maureen Frank	Capital Project Director	County of Tuolumne
Annie Hockett	Assistant Chief Probation Officer	County of Tuolumne
Joelle Kewish	Adult Probation Division Manager	County of Tuolumne
Rachelle Kellogg	Community Development Director	City of Sonora
Tami Mariscal	Behavioral Health Director	County of Tuolumne
Michael Roberson	Homeless Services Coordinator	County of Tuolumne
Quincy Yaley	Director of Community Development Department	County of Tuolumne

Consultant:

Lorie Ann Adams, Adams Ashby Group, Inc.

BACKGROUND

In 2017 the State of California Legislature passed the CA Building Homes and Job Act. This act was a wide-ranging housing bill that, among other things, implemented a \$75 real estate transaction fee to establish a permanent, ongoing source of funding to local jurisdiction across the state to provide financial assistance to local governments for eligible housing-related projects and programs to assist in addressing the unmet housing needs of local communities.

The legislation directed the California Department of Housing and Community Development (HCD) to use 70% of the revenue collected to provide financial assistance to local governments and in 2020 released guidelines for the Permanent Local Housing Allocation (PLHA) grant program establishing the purpose and eligible uses for the funds. Additionally, this subsequent NOFA(s) will provide allocation amounts to each jurisdiction (Cities and Counties) in the state.

The PLHA seeks to:

- Increase the supply of housing for households at or below 60% of area median income
- Increase assistance to affordable owner-Occupied workforce housing
- Assist persons experiencing or at risk of homelessness
- Facilitate housing affordability, particularly of lower-and moderate-income households
- Ensure geographic equity in the distribution of the funds

HCD has established an allocation methodology for the available funding, and this will be distributed based upon a preestablished allocation by jurisdiction formula. There will also be opportunities to apply for PLHA competitive grants for larger projects or services a jurisdiction would like to develop.

ELIGIBLE ACTIVITIES

(a) Eligible Activities are limited to one or more of the following:

The predevelopment, development, acquisition, rehabilitation, and preservation of multifamily, residential live-work, rental housing that is Affordable to Extremely low-, Very low-, Low-, or Moderate-income households, including necessary Operating subsidies.

1. The predevelopment, development, acquisition, rehabilitation, and preservation of Affordable rental and ownership housing, including Accessory dwelling units (ADUs), that meets the needs of a growing workforce earning up to 120 percent of AMI, or 150 percent of AMI in high-cost areas. ADUs shall be available for occupancy for a term of no less than 30 days.
2. Matching portions of funds placed into Local or Regional Housing Trust Funds.
3. Matching portions of funds available through the Low- and Moderate-Income Housing Asset Fund pursuant to subdivision (d) of HSC Section 34176.
4. Capitalized Reserves for Services connected to the preservation and creation of new Permanent supportive housing.
5. Assisting persons who are experiencing or at risk of homelessness, including, but not limited to, providing rapid rehousing, rental assistance, supportive/case management services that allow people to obtain and retain housing, operating and capital costs for navigation centers and emergency shelters, and the new construction, rehabilitation, and preservation of permanent and transitional housing.
 - a. This Activity may include subawards to Administrative Entities as defined in HSC Section 50490(a)(1-3) that were awarded CESH program or HEAP funds for rental assistance to continue assistance to these households.
 - b. Applicants must provide rapid rehousing, rental assistance, navigation centers, emergency shelter, and transitional housing activities in a manner consistent with the Housing First practices described in 25 CCR, Section 8409, subdivision (b)(1)-(6) and in compliance with WIC Section 8255(b)(8). An Applicant allocated funds for the new construction, rehabilitation, and preservation of Permanent supportive housing shall incorporate the core components of Housing First, as provided in WIC Section 8255, subdivision (b).
6. Accessibility modifications in Lower-income Owner-occupied housing.
7. Efforts to acquire and rehabilitate foreclosed or vacant homes and apartments.
8. Homeownership opportunities, including, but not limited to, down payment assistance.
9. Fiscal incentives made by a county to a city within the county to incentivize approval of one or more Affordable Housing Projects, or matching funds invested by a county in an

Affordable Housing Development Project in a city within the county, provided that the city has made an equal or greater investment in the Project. The county fiscal incentives shall be in the form of a grant or low-interest loan to an Affordable Housing Project. Matching funds investments by both the county and the city also shall be a grant or low-interest deferred loan to the Affordable housing Project.

(b) A Local government that receives an allocation shall use no more than 5 percent of the allocation for costs related to the administration of the Activity(ies) for which the allocation was made. Staff and overhead costs directly related to carrying out the eligible activities described in Section 301 are “activity costs” and not subject to the cap on “administrative costs.” A Local government may share any funds available for administrative costs with entities that are administering its allocation.

(c) Two or more local governments that receive PLHA allocations may expend those moneys on an eligible jointly funded project as provided for in Section 50470 (b)(2)(B)(ii)(IV). An eligible jointly funded project must be an eligible Activity pursuant to Section 301(a) and be located within the boundaries of one of the Local governments.

(d) Entitlement local governments may use the flow of PLHA funds to incentivize private lender loans and to guarantee payments for some or all public agency bond financings for activities consistent with the uses identified in Section 301 “Eligible Activities”. This loan guarantee Activity must be identified and fully explained in the Applicant’s “Plan”.

HOUSING ELEMENT OBJECTIVES

The PLHA program requires compliance with the Housing Element requirements of the State of California. Each local government must have an adopted Housing Element approved by the governing body and in substantial compliance with the Housing Element Law pursuant to GC Section 65585. Additionally, all reporting must also be in compliance for the prior year by the application deadline. Below we have provided the Goals and Policies included in the Housing Element for each jurisdiction that align with the intent of the PLHA program:

CITY OF SONORA

Housing Production:

Goal 2: Facilitate the provision of a range of housing types to meet the diverse needs of the community.

- Policy 2.1 Provide quality housing opportunities for a current and future residents with a diverse range of income levels
- Policy 2.2 Provide expanded housing opportunities for the community workforce
- Policy 2.4 Encourage the provision of housing affordable to extremely low income households when reviewing proposals for new affordable housing developments.
- Policy 2.5 Facilitate the provision of second units as a means of providing affordable rental housing opportunities in existing neighborhoods.

Goal 5: Coordinate and cooperate with surrounding jurisdictions to address regional housing issues, including the supply of affordable housing and homelessness.

Policy 5.1 Coordinate with surrounding jurisdictions in the provision of housing assistance and related services to lower and moderate income households, homeless persons, and other persons with special needs.

Policy 5.2 In conjunction with surrounding jurisdictions, actively pursue State, federal, and other funding sources for affordable housing activities.

Equal Opportunity Housing

3.D.1 Maintain an Emergency Shelter

Continue to coordinate with the Amador-Tuolumne Community Action Agency ATCAA, the Center for a Non-Violent Community to maintain an emergency shelter within the city

3.D.3 Maintain a Transitional Shelter

Coordinate with ATCAA, the Center for a Non-Violent Community and other suitable agencies to maintain a transitional shelter within the City limits.

3.D.4 Maintain a Homeless Shelter

Continue to coordinate with ATCAA and other suitable agencies to maintain a homeless shelter

3.D.5 Facilitate the Provision of Transitional Shelters or Housing, Supportive Housing, Emergency and Homeless Shelters

3.D.8 Facilitate cooperative City/County efforts to achieve housing goals.

6.3 Promote housing that meets the special needs of the homeless, seniors, large families, and persons with disabilities including persons with developmental disabilities.

COUNTY OF TUOLUMNE

Affordable Housing

GOAL 3.B Encourage and promote the development and rehabilitation of extremely low-, very low-, low-, and moderate-income housing for the residents of Tuolumne County to meet the regional housing need.

3.B.3 Continue to support public, private, and non-profit applications for state and federal affordable housing programs for both new construction and rehabilitation projects. Continue to work with affordable housing developers on new affordable housing rental and for-sale projects.

3.B.4 Encourage and support programs and financing that increase the availability of rental and for-sale housing for extremely low-, very low-, low-, median- and moderate-income households. This includes both new construction and the conversion of market-rate housing to affordable housing through acquisition/rehabilitation.

Special Need Housing/Vulnerable Populations

Goal 3.F Provide suitable housing for special needs/vulnerable populations such as seniors, veterans, large families, farmworkers, people with physical or mental disabilities, homeless individuals, and individuals at risk of becoming homeless.

3.F.3. Encourage the creation of housing opportunities for extremely low-income households and vulnerable populations.

3.F.4. Provide for the needs of people experiencing homelessness by supporting the construction of emergency shelters and permanent, supportive housing.

KEY ACCOMPLISHMENT

Over the past five years, the City of Sonora and Tuolumne County continued to engage regarding the housing problem in our communities and started working toward a more holistic approach. City and County staff have worked on programs and services that provide assistance to persons who are homeless or in jeopardy of being homeless. Together, we have also worked on promoting the development of workforce housing projects in our county. Below are our collective key accomplishments in this arena over the last five years.

City of Sonora

Created the position and employed a Homeless Liaison Police Officer who interacts with the City's homeless population by providing information to them about assistance programs and other resources, meets with social services representatives to provide assistance, monitors homeless encampments, assists with cleanup operations, and provides additional training to Police Officers relating to the homeless

City purchased the existing blighted residential structure located at 290 S. Stewart Street to be renovated and used for an emergency homeless shelter. City approved the Use Permit for the project.

City of Sonora applied for and received a Community Development Block Grant to reconstruct the multi-family structure located at 489 S. Stewart Street that was completely destroyed by a fire. Construction of the 7 unit apartment complex was completed in 2017 and the project is subject to a 30 year Rent Limitation Agreement restricting units to low-income tenants.

City initiated the rezoning of 9 parcels, including two older multi-family structures totaling 13 units, to convert the zoning from a non-residential used to a residential use thus preserving existing housing.

Approval of "The Plaza" project which includes the construction of a two-story multi-use building within an existing shopping center. It will include ground floor commercial and multifamily residential, 5 units, on the second floor.

Assisted the Sonora Garden Apartments, an at-risk low-income housing project, with a Low Income Housing Tax Credit Application through TCAC to provide for a major renovation of the existing apartment complex.

Adoption of Short-Term Rental Ordinance which restricts the number of short-term rentals within the City to preserve the City's existing housing and help address housing affordability.

Adoption of Emergency Shelter Ordinance which expanded the zoning districts in which emergency shelters are considered a use allowed by right.

Prepared the City's draft ADU Ordinance which has submitted to the State Department of Housing and Community for review and approval.

County of Tuolumne

Housing:

- Adoption of Appendices X and O of the General Plan related to Emergency Housing Standards
 - APPENDIX O EMERGENCY HOUSING Scope. This appendix shall be applicable to emergency housing and emergency housing facilities, as defined in Section O102. The provisions and standards set forth in this appendix shall be applicable to emergency housing established pursuant to the declaration of a shelter crisis under Government Code section 8698 et seq. and located in new or existing buildings, structures, or facilities owned, operated, erected, or constructed by, for or on behalf of the County of Tuolumne on land owned or leased by the County of Tuolumne. O101.2
 - Application. Notwithstanding any provisions of this Code to the contrary, the following requirements shall apply to emergency housing operated during a shelter crisis, as provided for in Government Code Section 8698 et seq. Other than the specific requirements set forth in this appendix, the facilities need not comply with the requirements of this Code for Group R occupancies unless otherwise specified in this Code.
 - The 2019 California Residential Code Appendix X
 - SECTION AX101 GENERAL AX101.1 Scope. This appendix shall be applicable to emergency housing and emergency housing facilities, as defined in Section AX102. The provisions and standards set forth in this appendix shall be applicable to emergency housing established pursuant to the declaration of a shelter crisis under Government Code section 8698 et seq. and located in new or existing buildings, structures, or facilities owned, operated, erected, or constructed by, for or on behalf of the County of Tuolumne on land owned or leased by the County of Tuolumne.
 - AX101.2 Application. Notwithstanding any provisions of this Code to the contrary, the following requirements shall apply to emergency housing operated during a shelter crisis, as provided for in Government Code Section 8698 et seq. Other than the specific requirements set forth in this appendix, the facilities need not comply with the requirements of this Code for Group R occupancies unless otherwise specified in this Code.

- Approval of Visionary Homes affordable housing project
- Approval of Accessory Dwelling Unit Ordinance (ADU)

Homelessness:

- Hired Social Worker dedicated to homelessness
- Secured additional Housing Support Program funding due to exceeding set benchmarks for serving CalWORKs families
- Secured Bringing Families Home funding for families in the Child Welfare System\
- Secured Home Safe funding for the older adults and people with disabilities experiencing abuse, neglect, self-neglect, or financial exploitation.
- Secured Housing & Disability Advocacy Program (HDAP) funding for the individuals, including youth and children in families, who are likely eligible for disability benefits programs.
- County created and hired a Homeless Services Coordinator position
- Board of Supervisors created the Tuolumne County Commission on Homelessness
- Obtain seven FEMA Trailers for Non-Profit Organization to utilize as temporary housing
- Contract with local hotels for emergency shelter
- Contracts with local recovery centers to provide case management and housing Probation contracts with local provider (Refuge Recovery) to provide case management and housing to justice involved individuals particularly the re-entry population (CDCR)
- Collaboration with Central Sierra Continuum of Care and Amador Tuolumne Community Action Agency for project development, support, and funding

PERMANENT LOCAL HOUSING ALLOCATION PLAN

Pursuant to PLHA funding requirements, jurisdictions seeking funds must submit a PLHA plan outlining how the jurisdiction intends to use the funds on eligible activities over the course of five years, how the local government will **prioritize** investments that increase the supply of housing for households with incomes at or below 60 percent of AMI, and how the plan relates to the local jurisdictions Housing Element. This plan is meant to guide us in developing collaborative projects to achieve our housing goals.

APPROACH TO HOUSING

The jurisdictions **and affiliate agencies implement their programs using the Housing First Model**. As a group, we continue to use a holistic approach to address Homelessness, persons in jeopardy of being homeless and identifying and breaking down barriers to obtaining affordable housing. Housing issues do not recognize or respect any jurisdictional boundaries, hence the reason the City of Sonora and Tuolumne County are united to work on housing goals. City and County staff have developed a PLHA Team. This Team will meet on a periodic bases to review the status of our goals, discuss best practices and identify grant opportunities.

In the review of the PLHA program, the City and County have decided to pool the allocation to address the local needs. When a PLHA Notice of Funding Availability (NOFA) is issued, the PLHA Team will review the NOFA requirements, allocation amounts and assess our goals. From there, the PLHA Team will complete and submit applications.

HOUSING GOALS

The PLHA Team met several times to discuss housing in our County and ways in which to address the identified issues. The overarching goal of the PLHA Team was to take a holistic approach to housing matters. The Team wanted to look at each phase of housing needs (Emergency, Temporary and Permanent) and develop strategies, using Housing First Model as a guide, and goals that would assist in:

- Getting people into safe housing situations
- Identify and assess barriers to housing
- Provide case management services to develop pathways to permanent housing
- Create additional emergency, temporary and permanent housing units

The Housing Team came up with the following projects

- Outdoor Managed Emergency Shelter (301(a) (6))*
- Sonora Shelter (301(a) (6))*
- Homeless Services Case Management/ Supportive Services (301(a) (6))*
- Development of a County Navigation Center (301(a) (6))*

- Operations for a Navigation Center (301(a) (6))*Transitional Housing Development (301(a) (6))*
- Workforce Housing Projects (301 (a) (1))*

*(Eligible Activity Section, defined under Funding Section)

For each one of these projects, we have listed the overall goal; purpose of the project; who does the project support; project partners; and timeline of action items related to the project. All services related to rapid rehousing, rental assistance, navigation centers, emergency shelters, and transitional housing activities will be implemented in a manner consistent to the Housing First practices described in 25 CCR, Section 8409 subdivision (b) (1)-(6) and in compliance with WIC Section 8255 (b) (8).

FUNDING*

Anticipated annual allocations based on 2020 funding:

County of Tuolumne	\$368,367
City of Sonora	\$138,507
Total Allocation:	\$506,874
Five-year funding:	\$2,534,370

Project Funding:

Administration:	\$25,344	5% of allocation
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Anticipated allocation based on project priorities:

301(a) (6): Assisting persons who are experiencing or at risk of homelessness, including, but not limited to, providing rapid rehousing, rental assistance, supportive/case management services that allow people to obtain and retain housing, operating and capital costs for navigation centers and emergency shelters, and the new construction, rehabilitation, and preservation of permanent and transitional housing

301(a) (1): The predevelopment, development, acquisition, rehabilitation, and preservation of multifamily, residential live-work, rental housing that is affordable to extremely low-, very low-, low-, or moderate-income households, including necessary operating subsidies.

*Funding provided has be defined using the 2020 NOFA methodology and will be updated accordingly upon release of each year NOFA allocation.

PROJECT LIST

OUTDOOR MANAGED EMERGENCY SHELTER

Project: Creation of a Managed Outdoor Emergency Shelter in Tuolumne County

Goal: To create a legal, safe, and managed outdoor emergency shelter with support necessary to engage participants in a process that leads to permanent housing. The Managed Outdoor Emergency Shelter is an important step in supporting currently unsheltered individuals in a more stable and safe housing environment.

Purpose: Create a managed outdoor emergency shelter for approximately 40 participants. The shelter would include the following amenities: individual shelters, common area, bathrooms, office space and all necessary infrastructures. County Social Services staff will take lead in providing overall site management of this facility, while operational and case management services will be contracted with an outside agency with shelter experience.

Who the Project Supports: The Tuolumne County Managed Emergency Shelter will serve the homeless and those who are vulnerable to homelessness. We anticipate being able to serve 40 participants at this facility.

Partners: County Health & Humans Services and Homeless Services staff will take lead on this project. Once the managed outdoor emergency shelter is developed, County staff will initiate a contract for the direct operations of this shelter. Long term sustainability of this project will be a collaborative process with non-profit agencies and public philanthropic support.

Housing Element:

City of Sonora: 3.D.4 Maintain a Homeless Shelter Continue to coordinate with ATCAA and other suitable agencies to maintain a homeless shelter. 3.D.5 Facilitate the Provision of Transitional Shelters or Housing, Supportive Housing, Emergency and Homeless Shelters

County of Tuolumne: Goal 3.F Provide suitable housing for special needs/vulnerable populations such as seniors, veterans, large families, farmworkers, people with physical or mental disabilities, homeless individuals, and individuals at risk of becoming homeless; 3.F.4. Provide for the needs of people experiencing homelessness by supporting the construction of emergency shelters and permanent, supportive housing.

Action Item Timeline:

Year 1

- County staff will partner with the Tuolumne County Commission on Homeless to work on a managed outdoor Emergency site feasibility study and then the site selection process.
- County staff will work with the Community Development Department on zoning and site development requirements.
- County staff will work towards acquiring necessary funding for property acquisition and initial operations.
- County staff will develop and award a management contract for the direct oversight of the Tuolumne County Managed Emergency Shelter.
- Contracted Management staff will open a portion of the shelter and initiate operation plans.

Year 2

- County staff along with Contracted Management staff will assess the first year of shelter operations and make necessary modifications.
The second half of the shelter would then be opened accommodating an additional 20 tenants.
- Continue to secure funding for the Managed Outdoor Emergency Shelter.

Year 3/4/5

- Continue to evaluate Managed Outdoor Emergency Shelter operations and make modifications to program if needed.
- Continue to secure funding for Managed Outdoor Emergency Shelter and work towards program sustainability.

Total projected number of households to be served below 60 percent of AMI: 40

Total percentage of funding to be allocated: 6.91%

Total percentage of funder to be allocated to AOWH*: 0

*AOWH – Affordable Owner-Occupied Workforce Housing: owner occupied housing per HSC Section 50092.1 that is affordable to person and families of low or moderate income, as that term is defined by HSC Section 50093, except in high cost areas where Moderate income shall include households earning up to 150 percent of AMI.

HOMELESS SERVICES CASE MANAGEMENT/SUPPORTIVE SERVICES

Project: Homeless Services Case Management and Supportive Services

Goal: To provide homeless people and people in jeopardy of being homeless case management and supportive services. These services will be provided at the HHSA Social Services Office or through the Navigation Center once it is up and running. With these services we hope to reduce the number of unsheltered individuals experiencing homelessness by providing case management services and support that removes barriers to permanent housing. Services and support include connections to safety-net public assistance programs, mental health services, substance use services, employment or disability-based income.

Purpose: Homelessness is a pervasive issue throughout California, including Tuolumne County. The 2019 *Tuolumne County Plan to Combat Homelessness* identified the lack of agencies and services dedicated to people experiencing homelessness as a significant challenge in our community. It is our plan to engage people that are homeless or at risk of homelessness to identify individuals and families and connect them to services and stabilize housing security.,

Who the Project Supports: All homeless individuals

Partners: The partners in this project include the following: Social Services, Behavioral Health, Public Health, Amador Tuolumne Community Action Agency (ATCAA), Refuge Recovery, Resiliency Village, Probation Department and other entities who serve the homeless population.

Housing Element:

City of Sonora: 3.D.4 Maintain a Homeless Shelter Continue to coordinate with ATCAA and other suitable agencies to maintain a homeless shelter. 3.D.5 Facilitate the Provision of Transitional Shelters or Housing, Supportive Housing, Emergency and Homeless Shelters

County of Tuolumne: Goal 3.F Provide suitable housing for special needs/vulnerable populations such as seniors, veterans, large families, farmworkers, people with physical or mental disabilities, homeless individuals and individuals at risk of becoming homeless; 3.F.4. Provide for the needs of people experiencing homelessness by supporting the construction of emergency shelters and permanent, supportive housing.

Action Item Timeline:

Year 1

- Application for funding to complete a feasibility study for services

Year 2

- Identify funding, services, performance matrix for accountability and secure service providers
- Deliver services in a variety of settings and analyze performance matrices.

Year 3

- Identify funding sources to create a high-fidelity sustainable case management program and if applicable adjust case management services based on performance matrices.

Year 4/5

- Maintain a high-fidelity case management/services program.

Total projected number of households to be served below 60 percent of AMI: 200

Total percentage of funding to be allocated: 35.51%

Total percentage of funder to be allocated to AOWH: 0

DEVELOPMENT OF A COUNTY NAVIGATION CENTER

Project: Development of the Tuolumne County Navigation Center

Goal: Based on the Department of Housing & Urban Development definition of homeless the 2019 Point in Time count estimated the number of sheltered and unsheltered homeless people in Tuolumne County to be 385. Given the difficulty of counting homeless individuals in rural areas, the actual number is likely much higher. To better serve this population, it is critical for us to develop a centralized facility in which staff can work with the homeless population and assess their needs and identify barriers to housing. The next step Navigation Center staff would then start working on action plan with the person. The development of a Navigation Center gives us the opportunity to be proactive in placing people on a path to permanent housing.

Purpose: Creation of a Navigation Center that provides direct & referral services for the homeless or those vulnerable to homelessness. Collaboration between community and county agencies will provide necessary person-centered support for emergency, transitional and permanent housing as well as all other social services. The desired location of the Navigation Center would be that it is centrally located near public transportation and other associated services.

Who the Project Supports: The Navigation Center will serve the homeless and those vulnerable to homelessness. Navigation Center participants will receive case management services and personalized care plans that moves an individual toward permanent housing.

Partners: Various Tuolumne County departments and community-based agencies will be involved in the development and operations of the Tuolumne County Navigation Center. The Tuolumne County lead agency for the Navigation Center will be Health and Human Service Agency (HHSA) to include: Behavioral Health, Public Health and Social Services. The County Administration Office's Homeless Services Division will also be working in collaboration with the HHSA staff on the operations of the Tuolumne County Navigation Center. Additional participation in the Navigation Center will come from non-profit agencies in the County and could include Give Someone a Chance, Refuge Recovery, Resiliency Village, ATCAA, Center for Non-Violent Community, Nancy's Hope and others.

Housing Element:

City of Sonora: 3.D.4 Maintain a Homeless Shelter Continue to coordinate with ATCAA and other suitable agencies to maintain a homeless shelter. 3.D.5 Facilitate the Provision of Transitional Shelters or Housing, Supportive Housing, Emergency and Homeless Shelters

County of Tuolumne: Goal 3.F Provide suitable housing for special needs/vulnerable populations such as seniors, veterans, large families, farmworkers, people with physical or mental disabilities, homeless individuals, and individuals at risk of becoming homeless; 3.F.4. Provide for the needs of people experiencing homelessness by supporting the construction of emergency shelters and permanent, supportive housing.

Action Item Timeline:

Year 1

- Convene County staff to work on the development of a comprehensive housing initiatives document and the development of the Tuolumne County Navigation Center Operational Plans.
- Initiate and complete feasibility study regarding the development of the Tuolumne County Navigation Center

Year 2

- Secure property or building to house the Navigation Center
- Develop plans to remodel or construct the Navigation Center
- Explore grant funding opportunities for the development and operations of the Navigation Center

Year 3

- Remodel or construct Navigation Center
- Acquire and train necessary staff on the facility operations plan
- Open Navigation Center (Capacity-TBD)

Year 4/5

- Evaluate Navigation Center operations and make modifications to program if needed
- Continue to secure funding for Navigation Center and work towards program sustainability

Total projected number of households to be served below 60 percent of AMI: 250

Total percentage of funding to be allocated: 43.31%

Total percentage of funder to be allocated to AOWH: 0

TRANSITIONAL HOUSING DEVELOPMENT & MANAGEMENT

Project: Development and management of units using new construction or rehabilitation to preserve and create transitional housing.

Goal: PLHA funds in this category will be allocated to assisting persons who are experiencing or at risk of homelessness, for the new construction, rehabilitation, and preservation of permanent and transitional housing.

Purpose: Identify possible locations, creation and management of units for transitional housing. It must be noted that all homeless funded housing programs must incorporate the housing first model low barrier standards. Potential applicants must come through the Coordinated Entry System and all programs must have an exit or move on strategy to permanent housing placement. These changes to Transitional models have created challenges for nonprofits and agencies to operate Transitional Housing with no ongoing operational costs. This project will focus on the identification of possible locations, creation of units as well as the management/operations of programs to support the needs of transitional units and occupants.

Who the Project Supports: The housing created and management of these units will serve the homeless and those vulnerable to homelessness, and reentry individuals.

Partners: Various Tuolumne County departments and community-based agencies will be involved in the development and operations of the temporary units. ATCAA will be the lead agency for the management and referrals will be received from Health and Human Service Agency (HHSA) to include: Behavioral Health, Public Health, Social Services and Probation. The County Administration Office's Homeless Services Division will also be working in collaboration with the HHSA staff and ATCAA.

Housing Element:

City of Sonoma: 3.D.5 Facilitate the Provision of Transitional Shelters or Housing, Supportive Housing, Emergency and Homeless Shelters

County of Tuolumne: Goal 3.F Provide suitable housing for special needs/vulnerable populations such as seniors, veterans, large families, farmworkers, people with physical or mental disabilities, homeless individuals, and individuals at risk of becoming homeless; 3.F.4. Provide for the needs of people experiencing homelessness by supporting the construction of emergency shelters and permanent, supportive housing.

Action Item Timeline:**Year 1**

- Identify opportunities
- Identify potential unit development locations
- Review development impacts and identify barriers

Year 2

- Develop partnership and resources for implementation
- Issue RFP or other development proposal processes

Year 3

- Land/building acquisition for unit development

Year 4/5

- Project construction/remodel
- Implementation

Total projected number of households to be served below 60 percent of AMI: 385

Total percentage of funding to be allocated: 3.95%

Total percentage of funder to be allocated to AOWH: 0

WORKFORCE HOUSING PROJECTS

Project: Work with Developers in the Creation of Workforce Housing

Goal: Direct staff to prioritize tasks that encourage the development of workforce housing in Tuolumne County. According to Housing and Community Development's Housing Needs Determination, Tuolumne County has an overall need of 805 additional housing units. Of these housing units over half (465), are categorized as moderate to very-low income level. Our goal is to have construct 300 units of workforce housing over the span of this planning horizon. This includes building out previously approved housing projects with units targeted for moderate and lower income levels (60 percent to 120 percent of the County of Tuolumne AMI), as well as entitling additional units over the horizon that would be constructed at or beyond the five year benchmark.

Purpose: Workforce housing is needed to create housing opportunities that are lacking in our community. Without local housing options, individuals who work in Tuolumne County will be forced into commuting from out of the area, or out of necessity will be co-habiting with other individuals and families and exceeding the capacity of a living unit-resulting in overcrowding. Affordable and conveniently located housing near employment centers will have a positive impact on the health, safety and welfare of both employees and their families. Workforce housing is essential to target the needs of residents in the moderate to very- low-income level.

Who does this Project Support: The creation of additional workforce housing will assist very-low to moderate income people to obtain permanent housing.

Partners: The Community Development Department will take lead on this project along with assistance from the County Administrator's Office and our Community Development Block Grant/HOME Consultant. Other County staff will be utilized as needed. County staff will work with potential developers to assess possible housing sites; work through the barriers in development of those sites; and assist in helping them find funding or partners for their projects.

Housing Element:

City of Sonora: Housing Production: Goal 2: Facilitate the provision of a range of housing types to meet the diverse needs of the community; Policy 2.1, Policy 2.2, Policy 2.4, and Policy 2.5

County of Tuolumne: GOAL 3.B Encourage and promote the development and rehabilitation of extremely low-, very low-, low-, and moderate-income housing for the residents of Tuolumne County to meet the regional housing need; 3.B.3 Continue to support public, private, and non-profit applications for state and federal affordable housing programs for both new construction and rehabilitation projects. Continue to work with affordable housing developers on new affordable housing rental and for-sale projects.; 3.B.4 Encourage and support programs and financing that increase the availability of rental and for-sale housing for extremely low-, very low-

, low-, median- and moderate-income households. This includes both new construction and the conversion of market-rate housing to affordable housing through acquisition/rehabilitation.

Action Item Timeline:

Year 1

- Further evaluate Regional Housing Needs Allocations vacant sites for low- and moderate-income household and create searchable database.
- Complete pre-development tasks such as environmental review, rezoning, parcel splits, estimating infrastructure cost, and other pre-development activities for sites suitable for affordable multifamily development.
- Continue to reach out to potential developers and assist developers in: identifying sites for residential development and assist in answering their questions regarding site development feasibility.
- Contact owners of existing entitled housing projects to determine barriers to construction.

Year 2/3

- Work on Rezone and General Plan Amendment, if needed, for identified sites to allow by-right development, lot line adjustments, lot splits and other actions to create parcels in high amenity areas that are appropriately sized for affordable rental projects.
- Complete environmental review; estimate infrastructure costs; and perform other predevelopment activities for parcels where an affordable housing developer intends to build an affordable rental project or has entered into a Memorandum of Understanding with the County to ensure that they provide rental housing affordable to 60% AMI and below.
- Examine funding options to assist with off-site infrastructure cost; rental assistance; or first-time buyers program.
- Work with already entitled projects to assist in completing any Conditions of Approval and assist with funding opportunities.

Year 4/5

- Continue to work with potential developers and assist them in: getting through the planning process; securing funding; and proceeding with County pre-construction activities.
- Process building permits for housing projects in an expedited manner.

Total projected number of households to be served below 60 percent of AMI: 100

Total percentage of funding to be allocated: 3.35%

Total percentage of funder to be allocated to AOWH: 3.35%

STANISLAUS HOUSING AUTHORITY

Project: Affordable Housing and Supportive Services

Goal: Partner with housing entities to support the construction of affordable housing for the residents of Tuolumne County to meet the County's Regional Housing Need Allocation (RHNA). This will be accomplished by working with the Stanislaus Housing Authority, who has purchased a 3.3-acre site on Peaceful Valley Road with the intention to build a 60+ unit multi-family housing project. Of these units, five (5) will be dedicated as permanent supportive housing for qualifying individuals.

The Community Development Department will continue to work with the Board of Supervisors in coordination with the Housing element to waive application fees for discretionary entitlements for housing developments, including an affordable housing component, on a percentage basis. The Community Development Department and County Administrator's Office will work with potential developers to work through barriers in the development of the site and assist in helping Stanislaus Housing Authority find funding.

Purpose: Utilize strategic partnerships with the local housing authority, the Stanislaus Housing Authority, to develop affordable housing units needed for moderate to very low-income levels. The creation of additional affordable housing will assist very low to moderate-income people in obtaining permanent housing.

Who does this Project Support: The creation of additional affordable housing will assist very-low to moderate income people to obtain permanent housing.

Partners: The Stanislaus Housing Authority will take the lead on this project and assistance from Better Opportunities Builder, Inc (a 501 c3 nonprofit), the Community Development Department, and the Community Development Block Grant/HOME Consultant. Other County staff will be utilized as needed.

Housing Element:

City of Sonoma: Housing Production: Goal 2: Facilitate the provision of a range of housing types to meet the diverse needs of the community; Policy 2.1, Policy 2.2, Policy 2.4, and Policy 2.5

County of Tuolumne: Goal 3.B Encourage and promote the development and rehabilitation of extremely low-, very low-, low-, and moderate-income housing for the residents of Tuolumne County to meet the regional housing need; 3.B.3 Continue to support public, private, and non-

profit applications for state and federal affordable housing programs for both new construction and rehabilitation projects. Continue to work with affordable housing developers on new affordable housing rental and for-sale projects; 3.B.4 Encourage and support programs and financing that increase the availability of rental and for-sale housing for extremely low-, very low, median- and moderate-income households. This includes both new construction and the conversion of market-rate housing to affordable housing through acquisition/rehabilitation.

Action Item Timeline:

Year 1

- Complete predevelopment tasks such as environmental review to support the processing of local entitlement applications including a general plan amendment and rezone, estimation of infrastructure costs, and other predevelopment activities.
- Examine funding options to assist with the cost of predevelopment tasks, off-site infrastructure improvements, rental assistance, and other project needs.

Year 2

- Complete project entitlement approvals finalize construction and infrastructure costs, and perform other predevelopment activities for affordable housing development.
- Create bid packets for the project and obtain contractors
- Apply for Tax Credits

Year 3

- Construct Affordable Housing Project

Year 4/5

- Finalize construction, receive Certificate of Occupancy
- Start leasing units, project operational

Total projected number of households to be served below 60 percent of AMI: 60

Total percentage of funding to be allocated: 1.97%

Total percentage of funder to be allocated to AOWH: 0

SONORA EMERGENCY HOMELESS SHELTER

Project:

Goal: To create a legal, safe, and managed emergency shelter with supportive services to engage participants in a process that leads to permanent housing. It will provide a critical resource to the City's unsheltered individuals by providing a safe housing environment as they receive needed services

Purpose: Create a managed emergency homeless shelter that can house up to 15 individuals nightly. The shelter will include shared bedrooms, bathrooms, kitchen facilities, laundry facilities, and common areas. It will also include an office area for project manager.

Who does this Project Support: The emergency shelter will serve the homeless and those that are vulnerable to homelessness. We anticipate serving 15 participants nightly at this facility

Partners: The City of Sonora will take the lead on the rehabilitation of the shelter and will partner with the ATCAA who will take the lead in providing overall site management of the facility including operational and case management services. Additional services will be provided to participants by behavioral and social service agencies. Long term sustainability of this project will be a collaborative process with ongoing grant funding for maintaining the shelter.

Housing Element:

City of Sonora: 3.D.4 Maintain a Homeless Shelter Continue to coordinate with ATCAA and other suitable agencies to maintain a homeless shelter. 3.D.5 Facilitate the Provision of Transitional Shelters or Housing, Supportive Housing, Emergency and Homeless Shelters

Action Item Timeline:

Year 1:

- Issue the Request for Proposal for Architect/Engineering Services to prepare construction plans for the building.
- Complete the construction plans and environmental review for the project.
- Secure management and operations plan/agreement between project partners.

Year 2:

- Secure construction funding and begin renovation.

Year 3

- Complete the building renovation.
- Secure additional funding for operations.

- Furnish and equip the building for occupancy.

Year 4 & 5:

- Emergency homeless shelter will be in operation.
- Continue to secure additional funding for ongoing operations.
- Continue to evaluate shelter operations and make modifications to program if needed.

Total projected number of households to be served below 60 percent of AMI: 60

Total percentage of funding to be allocated: 0

Total percentage of funder to be allocated to AOWH: 0

FUNDING ALLOCATION EXHIBIT

Funding	Year 1	Year 2	Year 3	Year 4	Year 5		
County	368,367.00	368,367.00	368,367.00	368,367.00	368,367.00	1,841,835.00	
City	138,507.00	138,507.00	138,507.00	138,507.00	138,507.00	692,535.00	
	506,874.00	506,874.00	506,874.00	506,874.00	506,874.00	2,534,370.00	
Projects	Year 1	Year 2	Year 3	Year 4	Year 5	Total	
General Administration	25,343.70	25,343.70	25,343.70	25,343.70	25,343.70	126,718.50	5.00%
Outdoor Managed Emergency Shelter	50,000.00	50,000.00	25,000.00	25,000.00	25,000.00	175,000.00	6.91%
Homeless Services Case Management / Supportive Services	180,000.00	180,000.00	180,000.00	180,000.00	180,000.00	900,000.00	35.51%
Development of a County Navigation Center	226,530.30	186,530.30	231,530.30	226,530.30	226,530.30	1,097,651.50	43.31%
Transitional Housing Development	0.00	40,000.00	20,000.00	20,000.00	20,000.00	100,000.00	3.95%
Workforce Housing Project(s)	15,000.00	15,000.00	15,000.00	20,000.00	20,000.00	85,000.00	3.35%
Stanislaus Housing Authority	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	50,000.00	1.97%
Sonora Shelter	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
	506,874.00	506,874.00	506,874.00	506,874.00	506,874.00	2,534,370.00	100.00%
Draft budget plan and will be modified based on allocations is provided by PLHA.							
Plan will be assessed annually as allocations are provided and will be updated based on current needs.							

Permanent Local Housing Allocation (PLHA)-Summary

Background Information

In 2017 the State of California Legislature passed the CA Building Homes and Job Act. This act was a wide-ranging housing bill that, among other things, implemented a \$75 real estate transaction fee to establish a permanent, ongoing source of funding to local jurisdiction across the state to provide financial assistance to local governments for eligible housing-related projects and programs to assist in addressing the unmet housing needs of local communities.

The legislation directed the California Department of Housing and Community Development (HCD) to use 70% of the revenue collected to provide financial assistance to local governments and in 2020 released guidelines for the Permanent Local Housing Allocation (PLHA) grant program establishing the purpose and eligible uses for the funds. Additionally, subsequent NOFA(s) will provide allocation amounts to each jurisdiction (Cities and Counties) in the state.

The PLHA Program seeks to do the following:

- Increase the supply of housing for households at or below 60% of area median income
- Increase assistance to affordable owner-Occupied workforce housing
- Assist persons experiencing or at risk of homelessness
- Facilitate housing affordability, particularly of lower-and moderate-income households
- Ensure geographic equity in the distribution of the funds

Pursuant to PLHA funding requirements, jurisdictions seeking funds must submit a PLHA plan outlining how the jurisdiction intends to use the funds on eligible activities over the course of five years, how the local government will prioritize investments that increase the supply of housing for households with incomes at or below 60 percent of AMI, and how the plan replates to the local jurisdictions Housing Element. The plan is meant to guide the City and County in developing collaborative projects to achieve our housing goals.

This past February, a group of City and County staff along with Amador Tuolumne Community Action Agency began to meet to put together the draft PLHA Five Year Plan. After several meetings the PLHA Team came up with a holistic approach to address Homelessness, persons in jeopardy of being homeless and identifying and breaking down barriers to obtaining affordable housing.

The Team wanted to look at each phase of housing needs (Emergency, Temporary and Permanent) and develop strategies, using Housing First Model as a guide, and goals that would assist in:

- Getting people into safe housing situations
- Identify and assess barriers to housing
- Provide case management services to develop pathways to permanent housing
- Create additional emergency, temporary and permanent housing units

The PLHA Team came up with the following projects

- Outdoor Managed Emergency Shelter
- Homeless Services Case Management/ Supportive Services
- Development of a County Navigation Center
- Transitional Housing Development and Management
- Workforce Housing Projects
- Stanislaus Housing Authority
- Sonora Emergency Homeless Shelter

Funding

Anticipated annual allocations based upon 2020 funding:

County of Tuolumne	\$368,367
City of Sonora	\$138,507
Total Allocation:	\$506,874

Five-year funding: \$2,534,370

The PLHA Team acknowledges that there are not enough funds to do everything that is needed to combat homelessness and breakdown all the barriers to housing. The funds from PLHA are meant as seed money to assist in getting projects started; to assist in writing grants or in leveraging additional funding. There will also be opportunities in the future for the City and County to apply to Housing and Community Development for complete PLHA grants for larger projects/programs.

What is Next

The next steps for the PLHA Team include the following:

- Seeking public input to the PLHA Plan
- Finalize draft PLHA Plan
- City Counsel and Board of Supervisors review and approval of PLHA Plan on July 5th
- Housing and Community Development release the Notice of Funding Availability (NOFA) for the PLHA Program
- PLHA Team to review NOFA requirements and work on grant application. It is anticipated that the grant application will be due December 2022.

(Agency Letter head)

(DATE)

California Interagency Council on Homelessness

915 Capitol Mall, Ste.350-A

Sacramento, CA 95814

Vevila.Hussey@bcsh.ca.gov

Dear Grant Review Board:

(Enter name of agency) is a proud supporter of **Street Resiliency – The Road Home**, a community partnership between Chicken Ranch Rancheria of Me Wuk Indians of California (CRR) and Resiliency Village (RV). We support their mission of designing and implementing culturally responsive solutions that provide services and support to some of the most vulnerable members of our community in a safe, trauma-informed atmosphere. The Street Resiliency project focuses on people with lived experience of homelessness, unsheltered youth, or youth who are on the brink of becoming homeless and provide them with tangible resources to move forward in life. Participation in the project starts with relationship building where staff and volunteers meet people where they are in physical location, as well as holistically.

Goals of the project include moving past hurt into healing, acknowledging historical trauma, addressing addiction, and looking at reducing negative behaviors. We acknowledge the effects of these lifetime burdens and will use the strengths of the community to move forward in healing. As a Tribal community partnership, improved health outcomes and increasing stable housing are quantifiable outcomes of the project's intervention methods. The program will provide individuals with the opportunity to make decisions that support resiliency and will enhance their current life situation. The project incorporates Native wellness and traditional healing methods with a trauma-informed case management approach for all participants. We support the important work of serving community members, specifically youth, who face homelessness in a safe, healing focused environment.

We look forward to working with CRR and RV on this amazing project and are proud to support Street Resiliency – The Road Home project.

Please reach out of you any further questions.

Sincerely,