

**TUOLUMNE COUNTY COMMISSION ON HOMELESSNESS
REGULAR MEETING AGENDA**

Time: Thursday, July 14, 2022 @ 9:00 a.m.

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/ Amy Lane

LeeAnn Hatton

Darla Merlin

Mark Dyken/Shelley Muniz

Nancy Scott

Rick Breeze-Martin

Tom Crosby

Tuck Briggs

Turu VanderWiel

MEMBER VACANCIES

Public Representative,
District 2

Representative from the
Affected Population,
Female

Representative from Faith-
Based Community

Representative of the City
of Sonora

Place: Virtual Attendance Only

In order to protect public health and the safety of our Tuolumne County citizens, this Tuolumne County Commission on Homelessness meeting will be physically closed to the public, however, the public may participate and comment on any item via teleconference, U.S. Mail, email, phone, or video conferencing through the following meeting link:

Join Tuolumne County Commission on Homelessness Zoom Meeting

Zoom (Video and Audio):

[https://tuolumne-ca-](https://tuolumne-ca-gov.zoom.us/j/83794247281?pwd=a0NjWldUWC9JQWFRMVk1Nm9FcnlpUT09)

[gov.zoom.us/j/83794247281?pwd=a0NjWldUWC9JQWFRMVk1Nm9FcnlpUT09](https://tuolumne-ca-gov.zoom.us/j/83794247281?pwd=a0NjWldUWC9JQWFRMVk1Nm9FcnlpUT09)

Meeting ID: 816 4747 0635 Passcode: 401748

Zoom (Audio Only):

One Tap Mobile: +1 669 444 9171 and enter 816 4747 0635 Enter Passcode: 401748

Or Dial: +1 669 444 9171 and Meeting ID: 816 4747 0635

then Passcode: 401748

Email: Email comments to Attn: Public Comment-TCCoH at
jalley@co.tuolumne.ca.us

U.S. Mail: Mail comments to Attn: Public Comment-
TCCoH, CAO Office, 2 S. Green St., Sonora CA 95370.

Written comments must be received no later than 8:00 a.m. on the morning before the noticed meeting.

Important Public Notice: Accessibility Requirements, if you need swift special assistance during the meeting, please call (209) 533-5533.

I. **CALL TO ORDER**

II. **ROLL CALL/ADOPTED FINDINGS TO MEET VIRTUALLY IN AUGUST**

[10 min/Tina Welch, Jessica Alley]

- Announce Changes in Membership
- Introductions during Roll Call
- Assure quorum requirements are met [**Quorum = 10 members**].
- Recognizing the June 9, 2022 adoption of a resolution making findings in support of allowing remote meetings pursuant to AB361, effective July 14th to August 12th, 2022.

**Next TCCoH
Meeting is currently
scheduled for
August 11, 2022
@ 9 am**

III. **APPROVAL OF PAST MEETING MINUTES**

[5 min/Jessica Alley/*Attachment*]

- Approving the minutes of the June 9th, 2022 meeting.

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) Committee status report to the July 2022 Commission meeting
[10 min/Rick Breeze-Martin/*Attachment*]
- AD-HOC COMMITTEES
 - c) Update on Navigation Center
[5 min/Kathleen Haff]
 - d) Update on Resources Database Design
[5 min/Rick Breeze-Martin/*Attachment*]
 - e) Update on Linking Clients w/Support Services
[5 min/Cathie Peacock]
- HOMELESS SERVICES STAFF REPORT
 - f) Presentation and Discussion of Homeless Services System Flow
 - g) Update and discussion on PLHA and HHAP3 funding sources
 - h) Update and discussion on Pallet Shelter Community
[10 min/Michael Roberson/*Attachment*]

Public Comment

VI. **SPEAKERS**

[no speakers for this meeting]

VII. **UNFINISHED BUSINESS**

- a) Request for volunteers to help update TCCOH By-laws; request for suggestions of other changes to be considered in revising by-laws.
[5 min/Tina Welch]

VIII. **NEW BUSINESS**

- a) Panel Discussion: Mental Health Issues and the Unsheltered: discussion followed by questions and responses.
[30 min/possible panelists include Sonora Police Department, County Depts of Social Services and of Behavioral Health, community members]

Public Comment

b) **ANNOUNCEMENTS**
[10 min/Commission Members]

c) **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.

Commission on Homelessness

County of Tuolumne

**FINDINGS OF THE COMMISSION ON HOMELESSNESS
AUTHORIZING REMOTE TELECONFERENCE MEETINGS
OF THE COMMISSION ON HOMELESSNESS
FOR THE PERIOD July 14th to August 12th 2022
PURSUANT TO THE RALPH M. BROWN ACT.**

WHEREAS, all meetings of the COMMISSION ON HOMELESSNESS and its legislative bodies are open and public, as required by the Ralph M. Brown Act (Cal. Gov. Code §§ 54950 – 54963), so that any member of the public may attend, participate, and view the legislative bodies conduct their business; and

WHEREAS, the Brown Act, Government Code section 54953(e), makes provisions for remote teleconferencing participation in meetings by members of a legislative body, without compliance with the requirements of Government Code section 54953(b)(3), subject to the existence of certain conditions and requirements; and

WHEREAS, a required condition of Government Code section 54953(e) is that a state of emergency is declared by the Governor pursuant to Government Code section 8625, proclaiming the existence of conditions of disaster or of extreme peril to the safety of persons and property within the state caused by conditions as described in Government Code section 8558(b); and

WHEREAS, a further required condition of Government Code section 54953(e) is that state or local officials have imposed or recommended measures to promote social distancing, or, the legislative body holds a meeting to determine or has determined by a majority vote that meeting in person would present imminent risks to the health and safety of attendees; and

WHEREAS, on March 4, 2020, Governor Newsom issued a Proclamation of a State of Emergency declaring a state of emergency exists in California due to the threat of COVID-19, pursuant to the California Emergency Services Act (Government Code section 8625); and,

1 **WHEREAS**, on June 11, 2021, Governor Newsom issued Executive Order N-07-21, which
2 formally rescinded the Stay-at-Home Order (Executive Order N-33-20), as well as the framework for a
3 gradual, risk-based reopening of the economy (Executive Order N-60-20, issued on May 4, 2020) but did
4 not rescind the proclaimed state of emergency; and,

5 **WHEREAS**, on June 11, 2021, Governor Newsom also issued Executive Order N-08-21, which set
6 expiration dates for certain paragraphs of the State of Emergency Proclamation dated March 4, 2020 and
7 other Executive Orders but did not rescind the proclaimed state of emergency; and,

8 **WHEREAS**, as of the date of this Findings, neither the Governor nor the state Legislature have
9 exercised their respective powers pursuant to Government Code section 8629 to lift the state of emergency
10 either by proclamation or by concurrent Findings the state Legislature; and,

11 **WHEREAS**, the California Department of Industrial Relations has issued regulations related to
12 COVID-19 Prevention for employees and places of employment. Title 8 of the California Code of
13 Regulations, Section 3205(5)(D) specifically recommends physical (social) distancing as one of the
14 measures to decrease the spread of COVID-19 based on the fact that particles containing the virus can travel
15 more than six feet, especially indoors; and,

16 **WHEREAS**, the COMMISSION ON HOMELESSNESS finds that state or local officials have
17 imposed or recommended measures to promote social distancing, based on the California Department of
18 Industrial Relations' issuance of regulations related to COVID-19 Prevention through Title 8 of the
19 California Code of Regulations, Section 3205(5)(D); and,

20 **WHEREAS**, as a consequence, the COMMISSION ON HOMELESSNESS does hereby find that
21 it shall conduct its meetings by teleconferencing without compliance with Government Code section 54953
22 (b)(3), pursuant to Section 54953(e), and that such legislative bodies shall comply with the requirements to
23 provide the public with access to the meetings as prescribed by Government Code section 54953(e)(2).

24 ///

25 ///

26 ///

27 ///

1 **NOW, THEREFORE, BE IT RESOLVED, FOUND AND ORDERED** by the COMMISSION ON
2 HOMELESSNESS, County of Tuolumne, State of California, in regular session assembled on June 9th 2022
3 does hereby resolve as follows:

4 Section 1. Recitals. All of the above recitals are true and correct and are incorporated into this
5 Findings by this reference.

6 Section 2. State or Local Officials Have Imposed or Recommended Measures to Promote Social
7 Distancing. The TUOLUMNE COUNTY COMMISSION ON HOMELESSNESS hereby proclaims that
8 state officials have imposed or recommended measures to promote social (physical) distancing based on
9 the California Department of Industrial Relations' issuance of regulations related to COVID-19 Prevention
10 through Title 8 of the California Code of Regulations, Section 3205(5)(D).

11 Section 3. Remote Teleconference Meetings. The COMMISSION ON HOMELESSNESS
12 hereby authorized and directed to take all actions necessary to carry out the intent and purpose of these
13 Findings including, conducting open and public meetings in accordance with Government Code section
14 54953(e) and other applicable provisions of the Brown Act.

15 Section 4. Effective Date. These Findings shall take effect immediately upon its adoption and
16 shall be effective until the earlier of (i) July 14th, 2022 , or (ii) such time the COMMISSION ON
17 HOMELESSNESS adopts a subsequent Findings in accordance with Government Code section 54953(e)(3)
18 to extend the time during which its legislative bodies may continue to teleconference without compliance
19 with Section 54953(b)(3).

20 ADOPTED this 9th day of June, 2022 by COMMISSION ON HOMELESSNESS, by the following
21 vote:

22 

23 YES: 8

24 NO: 3

25 ABSENT: 4

26 ABSTAIN: 4



**Tuolumne County Commission on Homelessness
(Minutes of the meeting on June 9, 2022)**

DRAFT

<u>2022 TCCoH Membership</u>	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Tina Welch - Chair						✓						
Dana Butow – Vice Chair						✓						
Kelsey Stone - Secretary						✓						
David Goldemberg – BOS						✓						
Kathleen Haff - BOS						✓						
Cathie Peacock						✓						
Colette Such						✓						
Hazel & Dick Mitchell						A						
Jeanette Lambert						✓						
Joe Bors/ Amy Lane						✓						
LeeAnn Hatton						✓						
Mark Dyken/ Shelley Muniz						✓						
Nancy Scott						E						
Nathan Levering						A						
Rick Breeze-Martin						E						
Tom Crosby						✓						
Tuck Briggs						✓						
Turu Vanderwiel						✓						
Darla Merlin						✓						
Vacant – District 2 Public Representative												
Vacant – Representative from the Affected Population, Female												

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 Administrative Officer	
Rebecca Espino, HHSA Director	
Maureen Frank, Capital Projects Director	
Sarah Carrillo, County Counsel	
Maria Sullivan, Deputy County Counsel	
Wittney Hawkins, Services Support Assistant, SS	
Jessica Alley, Administrative Clerk	
Christina Cuhna, Executive Assistant /Deputy Clerk of the Board	

I. CALL TO ORDER

Chair Tina Welch called the meeting to order at 9:09 am.

II. ROLL CALL

- Change of Membership**

Chair Welch noted the changes in membership. Vice Chair Dana Baker recently had a name change and is now Dana Butow, to be referred to as Butow henceforth. Commissioner Lori Severson submitted her resignation to the Commission. The Tuolumne Band of MeWuk Indians has designated Darla Merlin as Severson's replacement.

Sarah Carrillo, County Counsel noted procedure for the appointment of new agency representatives is different compared to individual seats and confirmed Darla Merlin may participate on the Commission immediately. Based on this information, the quorum for the committee is 11 members.

Chair Welch noted other current vacancies on the commission including Member of the Public, District 2, and a Female Representative from the Affected Population. She noted receipt of an application for the Female Representative from the Affected Population. Chair Welch further explained the process to be considered a member of the Commission.

- Introductions during Roll Call**

Secretary Kelsey Stone initiated roll call and each member introduced themselves.

- Assure quorum requirements are met [Quorum = 11 members]**

A total of 15 members were present and the quorum was met.

- Consider Adopting Findings for AB 361 (Modified Brown Act Procedures During a Declared Emergency) for July 14, 2022 meeting to meet virtually only.**

Chair Welch noted concerns of the increase in recent Covid-19 cases and offered an opportunity for the Commissioners to speak to that concern.

Vice Chair Dana Butow made a motion to adopt findings AB 361 for the July 14th meeting to meet virtually only, due health risk. Commissioner Joe Bors seconded.

Commission member comments:

Vice Chair Butow commented in favor of going virtual for the July 14th meeting. She noted members of the public told her they were unable to attend today's meeting due to concerns of health risk.

Supervisor Goldemberg commented his preference to meet in person when there is not a health risk and understands the need to make accommodations due to current circumstances.

Commissioner Dyken suggested approving virtual meetings for every month.

Public Comment:

A public member spoke of concerns for public who have internet access difficulties.

Another public member spoke regarding his support for law enforcement and military personnel.

Vice Chair Butow's motion and Commissioner Bors' second passed with a vote of 8 ayes, 3 nays and 4 abstentions. The July 14, 2022 meeting will take place virtual only.

III. APPROVAL OF MEETING MINUTES

Secretary Stone asked if there were any changes or corrections to the May 12, 2022 minutes.

Commissioner LeeAnn Hatton requested her attendance be changed from absent to excused.

Commissioner Colette Such made motion to approve the minutes of May 12, 2022 with the requested change. Vice Chair Butow seconded. Secretary Stone provided a roll call vote and motion passed unanimously with noted change.

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.
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The Chair and Vice Chair explained the process for Public Comment. Chair Welch noted this would be the time to take comments regarding the outdoor shelter plan as it is not on the agenda. Supervisor Goldemberg added, comments should pertain to homelessness issues.

Frank Smart spoke regarding becoming a member of the Commission as a Veteran. He never received further information years ago. Chair Welch suggested he follow up with her or Staff after the meeting.

A public member spoke regarding his concerns for one of the possible locations selected for Outdoor Shelter, across from Draper Mine.

A public member introduced himself as an employee at Public Health and spoke about some research regarding congregate shelters and the impacts Covid-19 has had on these populations within our county and noted his work seeking grant opportunities.

Mary McQue of District 3 requested data on the local homeless demographics and noted her concerns regarding attracting additional homeless from outside of the area if an outdoor shelter is implemented.

A public member spoke regarding her concerns as a homeowner and licensed daycare provider as well as licensed foster home in the Draper Mine area. She had further concerns regarding safety, decreased property value, and retention of licensing for her daycare.

Olivia Phillips, a local realtor and property manager, representing homeowners and tenants near the Draper Mine property, commented a shelter causes concerns for public safety and reduction in property values.

Erik Smith shared he has worked with Resiliency Village to provide outdoor shelters for the local homeless. He is a Resident of District 2 and interested in becoming a Commission Member.

Mystery Bradford, a disabled Veteran spoke to her personal experiences of homelessness and explained situations which could cause a person to become homeless varies and not all are drug addicted or dangerous. She explained the need for a location where homeless can be provided safe sheltering without judgement, as well as mental health and trauma services.

Chair Welch closed public comment with gratitude for each of the public's involvement. She asked for any further comments to be submitted in writing to Michael Roberson, the Homeless Services Coordinator at mroberson@co.tuolumne.ca.us.

V. REPORT

- **Officers**

- a) **Chair:**

Chair Welch reported the Commission is currently working on finding a single site location for the Navigation Center, creating a pamphlet for homeless services, looking into the potential for a database with local homeless information and building bridges with local providers in an effort to streamline time and resources. The Commission is analyzing current housing resources available in the community, capturing information regarding low-income price ranges versus local needs, as well as reviewing housing policies that may affect prospective outdoor shelter sites.

Chair Welch would like to consider changing the direction of the Commission towards focused presentations on critical issues related to homelessness. She would like to assign a specific issue to each month, starting with the July meeting to address mental health in the homeless population and how the Commission should

be involved. She suggests for the month of August, the Commission focus on homeless youth. Chair Welch suggested the Commission continue this discussion later. She reminded all that new officers will be voted in on September 2022.

Standing Committee

b) Housing Committee:

Chair of the Standing Housing Committee, Rick Breeze-Martin was not present but submitted a written report. Commissioner Bors, who is a member of the Housing Committee commented on his report. Bors spoke about the last Housing Committee meeting and explained they are reviewing each subcommittee's goals and operations, reanalyzing their 6-month plan.

AD-HOC Committees

c) Resources Database Design:

Chair of the Database Design AD-HOC, Rick Breeze-Martin was not present but provided a written report included in the packet. Commissioner Bors, who is a member of this team commented about database development and the scope of the committee working on this project. Bors has a professional background in database development and emphasized the complexities involved with cost, steps, and an implementation timeframe.

Supervisor Goldemberg commented to the value in data but also the realistic efforts and complexity of creating and implementing and securely maintaining a database of this capacity.

Supervisor Haff commented regarding the need for firewalls and other complex technical issue costs.

Commissioner Bors responded to Haff and Goldemberg's comments. He believes the project is possible with adequate time and resources but is unsure if it will be worth the effort. Chair Welch will work with the Committee to decide on how the AD-HOC will proceed.

Commissioner Dyken spoke of the value of a database with his experience using a database for Foster Youth. He noted it was highly confidential and very useful to his needs.

d) Linking Clients w/Support Services:

Commissioner Peacock explained her AD-HOC is tasked to collect generic, non-descript homeless demographic information and differences between this AD-HOC and the one above. This AD-HOC is collecting more generic data to be used for informative purposes, and may be included in a pamphlet later. Commissioner Peacock commented Wittney Hawkins with Social Services is helping the committee collect data and they are currently working on a binder of information.

e) 5-Year Strategy Plan Development:

Chair Welch noted concern regarding redundant plans. Noting there is no longer a need for an additional 5-Year plan as the Commission has other AD-HOCs and County

Departments working together on a new 5-Year Strategic Plan. Chair Welch is ending the 5-Year Strategy Plan Development AD-HOC.

Commissioner Crosby asked about the Navigation Center AD-HOC. Supervisor Haff noted the group is on hold at this time waiting for feedback on the feasibility study to apply for the block grant.

Chair Welch stated in the future, she will include all AD-HOCs on agenda, noting if they do not have anything to report. Chair Welch also announced the PIT count is available online and no other AD-HOCs have reports at this time.

Public Comment:

A public member spoke regarding the data base and provided some suggestions.

A public member asked what TCCOH stands for, it was clarified it stands for Tuolumne County Commission on Homelessness.

A public member spoke regarding his experience of homelessness.

Tuck Briggs left at 10:10 a.m. and returned at 10:12 a.m.

A public member asked about how data would be used. Commissioner Bors noted use of tracking homeless population and services provided between several agencies under one database. Commissioner Hatton commented information can be used just as census info is used. Supervisor Goldemberg added the information can be used to provide direction to the Commission and county for cross-coordination.

VI. SPEAKERS

- a) Homeless Services Coordinator** – Michael Roberson was not present but provided a full report in the packet.

Chair Welch spoke about HHAP-3 funding and noted she would request more information on this subject. Commissioner Crosby responded, noting the information is in the Allocation Plan Packet Michael submitted.

Vice Chair Butow requested an update about the clearing of Camp Hope. She would like to know the purpose and results of the plan. She is requesting for more information if it is under Michael's responsibilities.

Commissioner Crosby recommended a reset to the TCCOH's structure and how it will work with the new internal structure with county staff involvement. He noted he is "ecstatic" about staff involvement.

Supervisor Goldemberg left 10:15 am and returned at 10:18 am

Supervisor Haff requested TCCOH restructuring plan be included in next month's report.

Commissioner Crosby asked about next steps involved for the outdoor shelter and whether their needs to be a new AD-HOC. Supervisor Haff responded; Michael Roberson is looking for advisors, but they will not be creating a new AD-HOC.

Commissioner Hatton requested the the team of advisors for the outdoor shelter not be selected internally and report back to TCCOH on group activites. Chair Welch will ask Michael Roberson to further report out on the outdoor shelter activites. Commissioner Bors provided clarification that a list of volunteers expressed interest at the May 12th TCCOH meeting.

Public Comment:

A Public member spoke regarding concerns and tactical issues involved in clean up of Camp Hope.

b) Consideration of Permanent Local Housing Allocation (PLHA) Program and Proposed Draft PLHA Plan. Requesting feedback:

Maureen Frank, the Capital Projects Director explained what she does for the County. She thanked the group for the invition to speak and for their hard work on solutions for homelessness. Maureen can be reached at mfrank@co.tuolumne.ca.us for further questions or comments regarding the PLHA Program.

Maureen explained how she came to know about the PLHA program. She has been working closely with HHSA (Health & Human Services Agency) and CDBG (Community Development Block Grant) consultants exploring leads for funding. Maureen spoke with HCD (California Department of Housing and Community Development) and established a team consisting of the County, the City and ATCAA (Amador Tuolumne Community Action Agency). Together they are drafting a 5- year plan for the PLHA program, explaining the community's priorities for housing to be approved by government authority. The funding will be directed specifically to emergency housing, temporary housing, and permanent housing, including case management services.

Project Areas:

1. **An Outdoor Emergency Shelter** – anticipated a great deal of planning and work involved as a site has not been determined at this time.
2. **Homeless Case Management and Supportive Services** – Providing homeless people and others at risk of homelessness case management and support services through the HHSA and other service providers.
3. **Development of a County Navigation Center** – From this center for homeless people and at risk, would receive Case Management and Supportive Services. Maureen is currently working on a feasibility study for the Navigation Center. As of yesterday, the County received 3 proposals and a decision regarding who to hire will go in front of the board on June 21st.
4. **Transitional Housing Development and Management** – Funds in this category would go to assisting persons who are experiencing or are at risk of homelessness, for new construction, rehabilitation, and preservation of permanent and transitional housing.

5. **Workforce Housing Projects** – Prioritize tasks that encourage the development of workforce housing in the County.
6. **Stanislaus Housing Authority** – Partner with housing entities to support the construction of affordable housing in the County to meet the County’s Regional Housing Need Allocation.
7. **Sonora Emergency Homeless Shelter** – the city is interested in working on the creation of a managed emergency homeless shelter that can house up to 15 individuals per night.

Maureen explained we anticipate receiving \$368,000 in annual funding for the County and \$138,000 for the City of Sonora (amount could be more). There will also be opportunities to apply for other HCD competitive grants for larger projects and programs in the future.

Next Steps: The PLHA team is seeking public input regarding the PLHA plan. They will then finalize the PLHA draft plan and have City Council and the Board of Supervisors review and approve the plan on July 5th, 2022. Once approved the PLHA plan will be submitted to the HCD for review and approval.

Questions and Comments by Commission:

Commissioner Bors asked for clarification on if the program is HUD (United States Department of Housing and Urban Development) driven? Maureen Frank clarified the HCD is State driven. Commissioner Bors also suggested a change to the funding table. County/City collaboration should have some sort of funding for law enforcement involved in homeless outreach. He commented the Navigation Center should include cooling, heating and beds and has concerns that other large costs are not incorporated in this plan. Commissioner Bors requested future CDBG funding be considered for additional project needs.

Commissioner Stone emphasized a need for separate services for homeless teen youth, specifically a place for them to sleep within the county.

Vice Chair Butow noted she is an advocate for the public and would like to know how the County will provide information regarding this plan to the public and get their feedback. She emphasized the need for a robust communication plan.

Maureen Frank explained the 5-year plan is re-evaluated each year and they can possibly include public meetings corresponding to communicate progress and decisions.

Commissioner VanderWiel left at 10:48 a.m.

Commissioner Crosby requested clarification on if this is only a small portion of the plan.

Supervisor Goldemberg emphasized what was presented is a just a piece of the plan and the team is making good progress.

Commissioner Dyken would like to see more sense of urgency on providing beds now and a way to streamline and focus on plans and coordinating.

Public Comment:

A Public Member requested the name of the homeless liaison who works for the Police Department identified as Officer Bell.

Public Member spoke regarding the use of the previous teen shelter for aged out kids.

VII. UNFINISHED BUSINESS

a) Request for volunteers to help update TCCOH By-Laws

In the interest of ending the meeting on time, Chair Welch noted this item would be tabled and addressed at the next meeting.

VIII. NEW BUSINESS

a) Request for Approval to send a Letter of Support for Chicken Ranch Rancheria/Resiliency Village Partnership

Commissioner Hatten reported on grant funds indentified though tribal funding. In partnership with Resiliency Village, Chicken Ranch Rancheria will develop an outreach program, setting aside between 10% and 25% of funds for youth services. Commissioner Hatten is requesting TCCOH support and a vote to sign the attached letter.

Commissioner Crosby noted Chicken Ranch is a philanthropic agency and the public does not have say in how funds are allocated. He requested Commissioner Dyken provide statistics regarding Resiliency Village.

Public Comment:

A Public Member requested funding amount. Commissioner Hatten clarified they are asking for \$800,000, however, currently there is no guarantee as this is only the grant submission.

Vice Chair Butow made a motion to send a letter of support for Chicken Ranch Rancheria/Resiliency Village Partnership, Commissioner Such seconded. Discussion ensued. By raise of hand vote motion passes unanimously.

IX. ANNOUNCEMENTS

Chair Welch announced there are no other motions to be made and public comment could continue regarding the PLHA plan.

Public Comment –A member of the Public asked for information of CWS (Child Welfare Services) involvement to get a youth center established. Noting there was once a location on Longeway road.

Commissioner Stone clarified this location has been repurposed for the District Attorney's Office as the Sunshine House for victim services. She noted a specific house is not available for youth, but the agency is looking for options.

X. ADJOURNMENT

Commission Welch adjourned meeting at 11:06 a.m.

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.

July 4, 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.: Standing Housing Committee status report to the July 2022 Commission meeting

The Housing Committee meeting scheduled for June 16, 2022 was canceled for lack of a quorum. The next meeting is scheduled for July 21, 2022.

Committee Chair's comments, opinions and concerns on the status of the Housing Committee's 2022 Commission approved work area efforts are below:

For the year 2022 the Commission approved four focused work areas for its Housing Committee and the Committee Chair has established ad hoc tasks for three of these work areas. The Commission has reviewed this work twice confirming its assignment. The work areas and ad hoc tasks are:

- Opportunities for more affordable housing for the homeless and near homeless;
 - Ad hoc task: Develop a work plan for affordable housing for the homeless and near homeless
- Review housing planning, permitting policies, procedures, regulations as relates to homelessness;
 - Ad hoc task: Develop a work plan for review of housing planning, permitting policies and procedures as it relates to homelessness and near homelessness
- Opportunities to expand emergency and transitional shelter beds;
 - No ad hoc task established as yet
- Liaison, communications & coordination with shelter and housing resource organizations in County
 - Ad hoc task: Develop a work plan to create liaison, communications & coordination with shelter and housing resource organizations.

Attached is a copy of the current draft for the affordable housing for the homeless and near homeless. It addresses housing opportunities for those who are acutely low-income (<15% AMI), extremely low-income (<30% AMI), very low-income (<30% - 50% AMI), and low-income (<50% - 80% AMI). These income levels are typically those of the homeless and near homeless. The draft work plan is in 3 sections: Documenting a profile of the need; inventorying funding opportunities that address these income levels; and aligning and prioritizing needs with opportunities. It is to be reviewed, discussed and provided input by Housing Committee members at each meeting until it is completed and sent to the Commission. It is provided as an example of where this work is currently.

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.



**Tuolumne County Board of Supervisors’
Commission on Homelessness
Standing Housing Committee**

**Committee Chair’s
Ad Hoc Task Assignment**

Homeless & Near Homeless Affordable Housing Opportunities

(Draft)

Opportunities Development Work Plan

As of June 30, 2022

Tuolumne County Government Organizational Chart

Emphasizing Location of the Commission on Homelessness's Standing Housing Committee

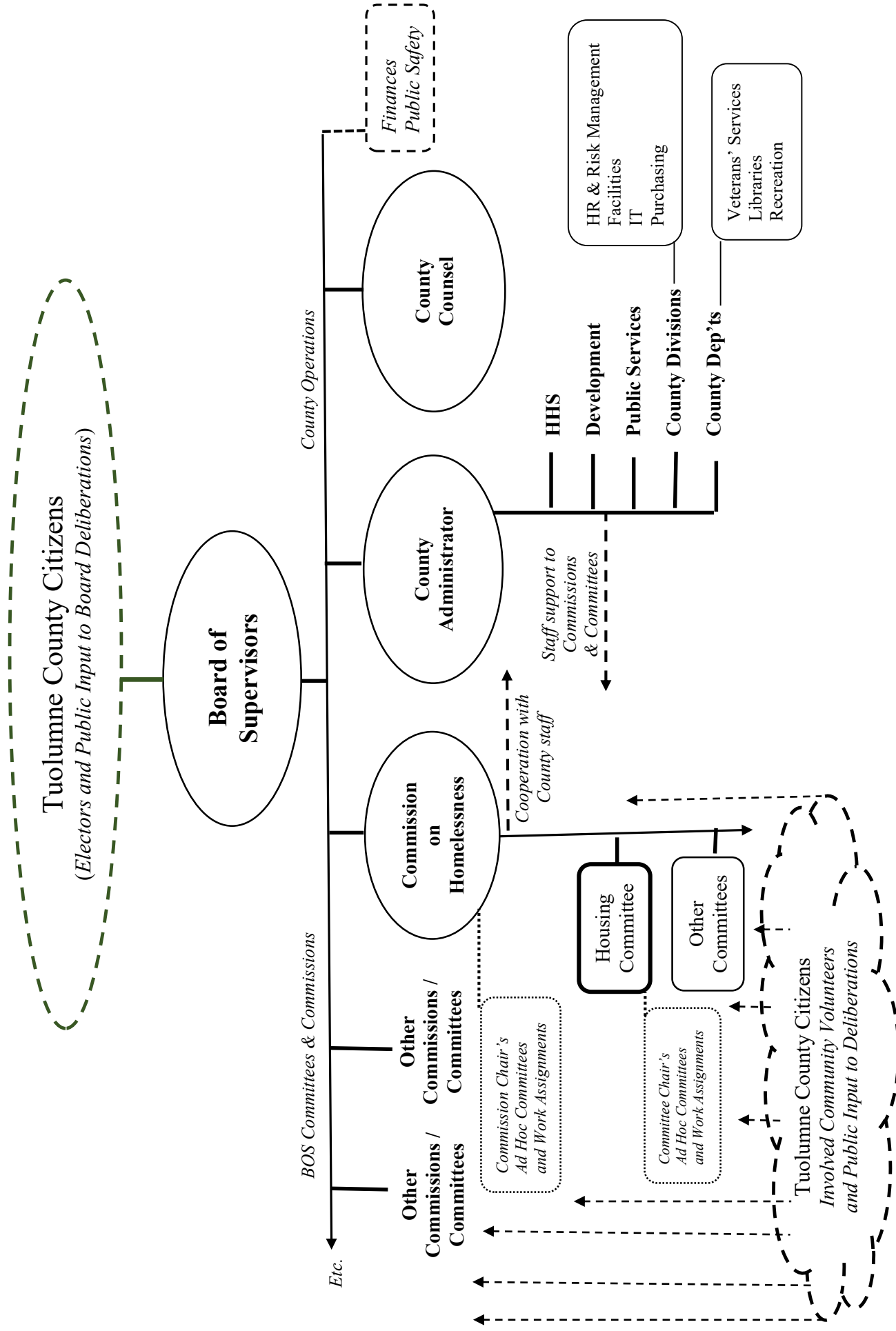


Chart Locating the BOS's Commission on Homelessness' Standing Housing Committee in the Tuolumne County Governmental Organization

Homeless & Near Homeless Affordable Housing Opportunities Development Work Plan

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.

Background

The Tuolumne County Commission on Homelessness (CoH) was created by the County Board of Supervisors (BOS) in early 2021. The BOS approved CoH Bylaws provides its' vision, mission, scope, and responsibilities and functions to frame and guide its' work. Its vision statement represents the Commission's highest aspiration for Tuolumne County citizens (*see vision statement above*). Its' mission "is to serve the County Board of Supervisors by advising it on policy and practice related to all services and programs that affect the County's residents currently or at risk of experiencing homelessness."

CoH's scope of work to carry out its mission "**shall be for all programs, decisions, and services which** may be targeted at or particularly **affect homeless** populations in Tuolumne County including but not limited to protecting those at-risk of homelessness, providing services for those currently homeless, or recommending establishing policy to address community issues related to homelessness."

The focus of its responsibilities and functions within the CoH's approved scope of work are to:

1. **Study, review, evaluate, and make recommendations** to the Tuolumne County Board of Supervisors and other relevant community agencies relative to any and all matters affecting or being caused by homeless, those at risk of homelessness, and transient populations in Tuolumne County, including but not limited to matters such as health, **housing**, employment, transportation, compliance, and community maintenance.
2. Identify the various services made available to homeless populations in Tuolumne County both governmental and non-governmental agencies, and to the extent feasible, act as a voluntary coordinating body for such agencies.
3. Study and inform residents of Tuolumne County and the Board of Supervisors of pertinent proposed or enacted legislation and/or regulatory changes related to homelessness, and policies and programs pursued by other areas.
4. Perform other duties relative to issues related to homelessness in Tuolumne County as may be assigned by the Board of Supervisors or taken on by this committee." **(Bold above added for emphasis)**

The responsibility assigned to the Commission described by its vision, mission, scope, responsibilities and functions is extensive. It necessitates that the Commission systematically address many interconnected matters affecting those experiencing homelessness or are near homeless in Tuolumne County. To that end the CoH in its first year organized its efforts into several ad hoc committees and its standing Housing Committee. For the year 2022 the Commission approved four focused work areas for the Housing Committee:

- **Opportunities for more affordable housing for the homeless and near homeless;**
- Review housing planning, permitting policies, procedures, regulations as relates to homelessness;
- Opportunities to expand emergency and transitional shelter beds;
- Liaison, communications & coordination with shelter and housing resource organizations in County.

The Housing Committee Chair assigned specific ad hoc work tasks that are to develop a work plan for three 2022 focus areas. This document is for an ad hoc task on opportunities for more affordable housing; its' specific task is to develop a (draft) affordable housing opportunities development work plan. A draft work plan with Committee reviews and recommendation to the Commission. Task progress is to be reported to the Committee monthly for review and comment input. As an ad hoc task it is to be completed and delivered to the Housing Committee by its September 2022 meeting. This document is the result of the ad hoc task assignment.

Homeless & Near Homeless Affordable Housing Opportunities Development Work Plan

Work Plan Purpose and Objectives

The homeless and near homeless are often experiencing multiple issues related to health and behavioral health, employment, availability of affordable housing, transportation, child care safety, you name it. A common issue is income, not enough to afford dealing with these many issues let alone adequate, safe and healthy housing. The purpose of this work plan is to help those experiencing homelessness or are near homelessness to have opportunities for accessing safe and healthy housing long-term. It is to do this by acting as a resource and framework for the Housing Committee to recommend to the Commission for: consideration of existing resources; by advocating for local partnerships between public and non-profit agencies and private entities to pursue such housing; and to the extent appropriate and feasible, act as a voluntary coordinating body for developing such partnerships.

The County GP Housing Element describes many of the same issues as this work plan as well as other issues related to affordable housing. It is not the intent of this document to duplicate GP work, but to augment it and build on it with a focus on identifying funding and program development opportunities available and affordable for low to acutely low incomes. It is also not the purpose of this work to address safe camping, emergency or transitional shelter. Those types of shelter and emergency or temporary housing needs that are for the homeless and near homeless are to be addressed elsewhere. Nor is it the purpose of this document to address the many other needs of the homeless and near homeless such as behavioral health, health, jobs, transportation, you name it.

This work draws upon a variety of sources for data and information, including and not limited to:

- Tuolumne County General Plan (GP) Housing Element
- U.S. Census data
- U.S. Dep't of Housing and Urban Development (HUD)
- U.S. Dep't of Agriculture (USDA)
- CA Housing and Community Development (HCD) data
- CA Housing Finance Agency (CalHFA)
- CA Treasurer / California Tax Credit Allocation Committee (CTCAC)
- Local Utility Providers (e.g. TUD, PG&E, Waste Management)
- *(June 30 draft note: more may be added in future draft iterations as other sources are included)*

The objectives of this affordable housing opportunities development work plan are to:

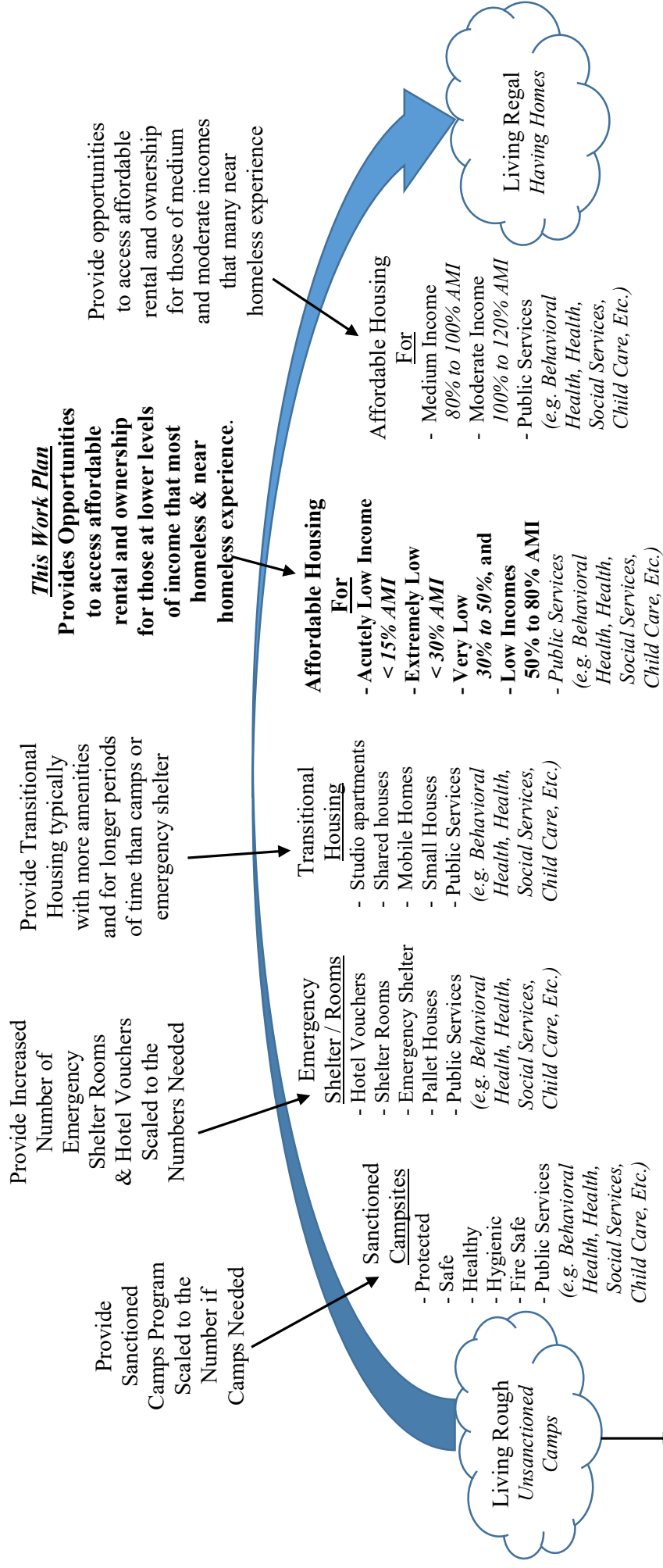
- Define affordability consistent with State just and fair rent, 30% of gross income, focused on low, very low, extremely low, acutely low incomes (a proxy of income that most homeless and near homeless experience).
- Using public information (e.g. census, GP Housing Element, etc.) assess the populations in these lower income levels as an indirect means to define housing needs of those homeless or near homelessness.
- Using public information to assess the current housing stock availability at the low, very, extreme and acutely low incomes (availability for rental or mortgage payments).
- Create an index to identify the housing gap between needed housing and available housing at the different income levels; this gap is a measure of housing needed for of homeless and near homeless.
- Develop an inventory of public, non-profit and private funding opportunities that address these lower income levels being addressed.
- Develop 5-year goals and objectives with implementation strategies that align and prioritize identified availability needs with suitable funding opportunities, and conduct a SWOTT analysis.
- Use the results from the objectives above to produce a work plan that includes monitoring performance and addresses the specific ad hoc task purpose and objectives.

Homeless & Near Homeless Affordable Housing Opportunities Development Work Plan

Homeless and Near Homeless Continuum of Housing Needs & Opportunities

Opportunities

More on opportunities is in the work plan section: Assessing Opportunities Available



- Unsanctioned
- Unprotected
- Unsafe
- Unhealthy
- Not Hygienic
- Fire Hazard
- Temporary

Needs

More on needs is in the work plan section: Affordability for Homeless and Near Homeless

Homeless & Near Homeless Affordable Housing Opportunities Development Work Plan

Affordability for Homeless and Near Homeless

Definition of Affordability

This work plan uses the California Income Limits which apply to designated programs and are used to determine applicant eligibility (based on the level of household income) and may be used to calculate affordable housing costs for applicable housing assistance programs. The 2021 State Income Limits are on the Department of Housing and Community Development (HCD) website at <http://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits.shtml>. (See the CA Dep't of Housing & Community Development Division of Housing Policy Development memo on Revised State Income Limits for 2021 / Dec. 31, 2021). The fair and just income amount used is 30% of gross income (which includes basic utilities for rentals). The CHDC income limits are linked to federal Housing and Urban Development (HUD) calculations adjusted annually.

The 30% of gross income for rentals includes basic utilities which are estimated for the table below at:

- Water & Sewer: Provided by TUD at a base rate of 65/month for water and \$51/month for sewer (see TUD website for water and sewer rates)
- Electricity is provided by PG&E with an estimated basic amount of \$65/month (*draft note: confirm*)
- Waste & Recycling is provided by Waste Management and estimated at \$52/month.

Basic utilities are estimated to total \$233/month (= \$65+\$51+\$65+\$52).

The CA HCD December 2021 income update is used in the work plan table below as example, it is for a family of 4 renting in Tuolumne County with an Area Median Income (AMI) of \$75,600. The CA income tables go from a family of 1 to a family of 9, income limits are incrementally less for those from 1 to 3 family members and incrementally more for 5 to 9 members.

Lower Income Needs for Housing Rent in Tuolumne County				
<i>Income levels</i>	<i>Gross Annual</i>	<i>30% of Gross</i>	<i>Monthly Avg.</i>	<i>Available for rent</i>
Acutely Low-Income	\$11,350	\$3,405	\$284	\$52 (= \$284-\$233)
Extremely Low	\$26,500	\$7,950	\$663	\$431 (= \$663-\$233)
Very Low	\$37,200	\$11,160	\$930	\$698 (= \$930-\$233)
Low Income	\$59,500	\$17,850	\$1488	\$1,256 (= \$1,256-\$233)
<i>Source: CA Dep't of Housing & Community Development Division of Housing Policy Development memo on Revised State Income Limits for 2021 / Dec. 31, 2021 for Tuolumne County</i>				

As additional background information, full-time work is considered 2,080 hours per year (*40 hrs./wk x 52 wks*) and minimum wage is \$15/hour which would equal \$31,200 (*\$15 x 2080/hrs.*). Full time work at minimum wage falls between the Extremely Low and Very low incomes in the table above.

City of Sonora and County of Tuolumne Permanent Local Housing Allocation (PLHA) Plan 2022 – 2027 Workforce Housing Project Income Ranges of 60% to 120% Compared at 30% for Fair Rent				
<i>Income levels</i>	<i>Gross Annual</i>	<i>30% of Gross</i>	<i>Monthly Avg.</i>	<i>Available for rent</i>
<i>Median Income (AMI)</i>	\$75,600	\$22,680	\$1,890	\$1,890 (= \$1,890-\$233)
60% of AMI	\$45,360	\$13,600	\$1,134	\$901 (= \$1,134-\$233)
120% of AMI	\$90,720	\$27,261	\$2,268	\$2,268 (\$2,268-\$233)
<i>Income levels</i>	<i>Gross Annual</i>	<i>60% of Gross</i>	<i>Monthly Avg.</i>	<i>Available for rent</i>

Homeless & Near Homeless Affordable Housing Opportunities Development Work Plan

60% of AMI	\$45,360	\$27,216	\$2,268	\$2,268 (\$2,268-\$233)
120 of AMI	\$90,720	\$54,432	\$4,536	\$4,536 (\$4,536-\$233)
<i>Income levels</i>	<i>Gross Annual</i>	<i>120% of Gross</i>	<i>Monthly Avg.</i>	<i>Available for rent</i>
60% of AMI	\$45,360	\$54,432	\$4,536	\$4,536 (\$2,268-\$233)
120 of AMI	\$90,720	\$108,864	\$9,072	\$9,072 (\$9,072-\$233)
Source: City of Sonora and County of Tuolumne PLHA Plan for 2022 -2027 dated July 2022 / Project: Work with Developers in the Creation of Workforce Housing, pages 21/22 / and CHD 30% Income Limits (see table above)				

June draft note: More to be added in next iteration of work plan draft

Need by Income Levels

The Housing need is the gap between housing available for rent (or mortgage payments) at the different lower levels of income and the County population in need of housing at these levels of income. This section is to describe the need in terms of the homeless near homeless populations using the proxy of pertinent data levels of income for – low, very, extremely and acutely low-incomes. (TC GP Housing Element does not contain the lowest income level of Acutely Low-Income included by CA HCD.)

The following chart is from the County GP Housing Element and shows household size by tenure.

Figure 17
HOUSEHOLD SIZE BY TENURE

Owner	Number	%
Householder living alone	3,553	62.2%
Households 2-4 persons	9,662	78.7%
Large households 5+ persons	1,003	68.2%
Rental		
Householder living alone	2162	37.8%
Households 2-4 persons	2610	21.3%
Large households 5+ persons	468	31.8%
Total:		
Total Householder living alone	5,715	100.0%
Households 2-4 persons	12,272	100.0%
Large households 5+ persons	1,471	100.0%

Source ACS B25009, 5 year (2012-2016) from HCD Data Set /
Tuolumne County General Plan Housing Element 3 - 43

The following chart shows the number of households in the entire county, including Sonora, that fall within each of the income categories in the TC GP Housing element (which does not include Acutely Low Income).

Homeless & Near Homeless Affordable Housing Opportunities Development Work Plan

Figure 20
INCOME DISTRIBUTION AMONG
HOMEOWNERS & RENTERS IN TUOLUMNE COUNTY

Household Income	Owner	Renter	Total	Percentage
Extremely Low Income <30% AMI*	1,115	1,400	2,515	11%
Very Low Income 30%-50% AMI	1,360	900	2,260	10%
Low Income 50%-80% AMI	2,180	1,820	4,000	18%
Median Income 80%-100% AMI	1,410	820	2,230	10%
Income above 100% AMI	9,060	2,065	11,125	50%
Total	15,130	7,005	22,135	100%
Source: 2006-2015 CHAS Data Sets/ www.huduser.gov/portal/datasets/Year Selected: 2011-2015 ACS *AMI=Area Median Income / Tuolumne County General Plan Housing Element 3 - 45				

American Community Survey S2503 FINANCIAL CHARACTERISTICS 2019: ACS 5-Year Estimates Subject Tables			
Household Income (12 months)	Occupied Units	Owner occupied	Renter occupied
Total Units Occupied >	22,502 Total	16,039	6,463
Less than \$5,000	721	494	227
\$5,000 to \$9,999	423	276	147
\$10,000 to \$14,999	1,566	757	808
\$15,000 to \$19,999	1,000	508	492
\$20,000 to \$24,999	921	514	407
\$25,000 to \$34,999	2,243	1,082	1,161
\$35,000 to \$49,000	2,660	1,737	923
\$50,000 to \$74,900	3,936	3,091	845
https://data.census.gov/cedsci/table?t=Income%20and%20Poverty%3AOwner%2FRenter%20%28Householder%29%20Characteristics&g=0400000US06_0500000US06109			

According to the Census Quick Facts Median Gross Rent for housing between 2016 – 2020 was \$1,025.

...the County has established the following quantified objectives. These represent the County's goals towards meeting RHNA targets for new housing development and implementing program objectives that do not produce new units but further affordable housing goals. These goals are dependent on the availability of state and other affordable housing financing. It is also dependent upon affordable housing developer activity over the next five years. The County does not directly finance or build affordable housing. (Excerpt from Tuolumne County General Plan Housing Element 3-52)

Figure 103 QUANTIFIED OBJECTIVES August 31, 2019 – August 31, 2024			
Income	New Construction	Rehabilitation	Conservation / Preservation
Extremely Low-	15		20
Very Low-	69	2	20

**Homeless & Near Homeless Affordable Housing
Opportunities Development Work Plan**

Low-	55	2	
Moderate-	12		
Above Moderate	100		
<i>Total</i>	<i>251</i>	<i>4</i>	<i>40</i>
/ Tuolumne County General Plan Housing Element 3 - 112			

June draft note: More to be added in next iteration of workplan draft

Availability

This section provides background and description of the housing stock available and the housing needed.

California's Housing Element law requires that each county and city develop local housing programs to meet their "fair share" of future housing growth needs for all income groups, as determined by the State Department of Housing and Community Development. This fair share allocation is referred to as the Regional Housing Needs Allocation (RHNA) process. The RHNA represents the minimum number of housing units each community is required to plan for through a combination of: 1) zoning "adequate sites" at suitable densities to provide affordability; and 2) housing programs to support production of below-market rate units. *(Excerpt from Tuolumne County General Plan Update EIR Section 4.12 Population and Housing 4.12-2)*

**Table 4.12-2. Regional Housing Needs Allocation for Unincorporated
Tuolumne County 2014-2019**

Income Group	RHNA Allocation (units)	% of Total
Extremely Low	45	10%
Very Low	57	13%
Low	74	16%
Moderate	81	18%
Above Moderate	193	43%
Total	450	100%
<i>Source: 2014 Tuolumne County General Plan Housing Element Update</i>		

Overcrowding is defined as a housing unit which is occupied by 1.01 or more persons per habitable room (excluding kitchens and bathrooms), and severe overcrowding is defined as units with more than 1.5 persons per room. ... Overcrowding also suggests that households need to double up in order to afford housing. More affordable housing can help alleviate overcrowding situations. *(Excerpt from Tuolumne County General Plan Housing Element 3-52)*

**Figure 33
OVERCROWDED UNITS IN 2016
UNINCORPORATED AREA OF TUOLUMNE COUNTY**

Category	Units	% of Total
Total Occupied Units	19,900	100%
Total Owner Occupied Units	14,218	71%
<i>Total Rental Units</i>	<i>5,682</i>	<i>29%</i>
Overcrowded Owner Occupied	393	2.8%*

Homeless & Near Homeless Affordable Housing Opportunities Development Work Plan

Overcrowded Rental Occupied	235	1.4%#
<i>Total Overcrowded</i>	628	3.2%
Severely Overcrowded Owner Occupied	35*	0.3%
Severely Overcrowded Renter Occupied	43#	0.8%
<i>Total Severely Overcrowded</i>	78	0.4%
Source: ACS 2012-2016 from State HCD *percent of owner occupied units #percent of rental units / Tuolumne County General Plan Housing Element 3 - 53		

June draft note: More to be added in next iteration of workplan draft

US Census: American Community Survey DP04 SELECTED HOUSING CHARACTERISTICS 2020: ACS 5-Year Estimates Data Profiles				
<i>Gross Rent</i>	<i>Estimate</i>		<i>Gross Rent as % of Income</i>	<i>Estimate</i>
# Occupied units paying rent	5,523		Occupied units paying rent	5,487
Less Than \$500	502		Less than 15%	603
\$500 to \$999	2,160		15% to 19.9%	683
\$1,000 to \$1,499	1,892		20% to 24.9%	595
\$1,500 to \$1,999	660		25% to 29.9%	526
			30% to 34.9 %	441
			35% or more	2,639
Source: https://data.census.gov/cedsci/table?t=Housing%3AHousing%20Units&g=0400000US06_0500000US06109&y=2020&tid=ACSDP5Y2020.DP04				

Available Affordable Housing Gap				
Income Level	Available Income for Rent	Population by Income	Affordable Housing for Available Rent	Gap in Available Affordable Rent
Acutely Low-Income	\$52 (= \$284-\$233)			
Extremely Low-Income	\$431 (= \$663-\$233)			
Very Low-Income	\$698 (= \$930-\$233)			
Low-Income	\$1,256 (= \$1,256-\$233)			
<i>Total</i>				
<i>June draft note: Table to completed in next iteration of draft work plan</i>				

June draft note: More descriptive narrative explanation and data to be added in next iteration of workplan draft

Assessing Opportunities Available

June draft note: More descriptive narrative and data to be added in next iteration of workplan draft for each of the following federal, state, local and other bulleted opportunities inventoried below.

Homeless & Near Homeless Affordable Housing Opportunities Development Work Plan

Public Funding Program Opportunities

Federal

Housing & Urban Development (HUD)

- **Section 4 Capacity Building for Community Development and Affordable Housing:**
Through funding of national intermediaries, the Section 4 Capacity Building for Community Development and Affordable Housing program (Section 4) enhances the capacity and ability of Community Development Corporations (CDCs) and Community Housing Development Organizations (CHDOs) to carry out affordable housing and community development activities that benefit low- and moderate-income families and persons. ... Specifically, the only applicants eligible for this competition are the three organizations located at the following addresses:
 - Enterprise Community Partners, Inc. (formerly The Enterprise Foundation), 11000 Broken Land Parkway, Suite 700, Columbia, MD 21044
 - Local Initiatives Support Corporation (LISC), 28 Liberty, 33rd Floor, New York, NY 11201 and
 - Habitat for Humanity International, 322 W. Lamar, Americus, GA 31709

Affiliates and local offices of these organizations and their community partners are not eligible to compete either directly or independently for capacity building grants under this notice, but may seek funding from the above organizations.

Source: https://www.hud.gov/program_offices/spm/gmomgmt/grantsinfo/fundingopps/fy2020_section4

- **Section 202 Supportive Housing for the Elderly Program:**
HUD provides capital advances to finance the construction, rehabilitation or acquisition with or without rehabilitation of structures that will serve as supportive housing for very low-income elderly persons, including the frail elderly, and provides rent subsidies for the projects to help make them affordable.
The Section 202 program helps expand the supply of affordable housing with supportive services for the elderly. It provides very low-income elderly with options that allow them to live independently but in an environment that provides support activities such as cleaning, cooking, transportation, etc HUD provides interest-free capital advances to private, nonprofit sponsors to finance the development of supportive housing for the elderly. The capital advance does not have to be repaid as long as the project serves very low-income elderly persons for 40 years.
Project rental assistance funds are provided to cover the difference between the HUD-approved operating cost for the project and the tenants' contribution towards rent. Project rental assistance contracts are approved initially for 3 years and are renewable based on the availability of funds. Private nonprofit organizations and nonprofit consumer cooperatives that meet the threshold requirements contained in the General Section and the program Notice of Funding Availability (NOFA) are the only eligible applicants under this Section 202 program.

Source: https://www.hud.gov/program_offices/housing/mfh/progdsc/eld202

- **Section 811 Supportive Housing for Persons with Disabilities Program:**
Through the Section 811 Supportive Housing for Persons with Disabilities program, HUD provides funding to develop and subsidize rental housing with the availability of supportive services for very low- and extremely low-income adults with disabilities.
HUD has traditionally provided interest-free capital advances to nonprofit sponsors to help them finance the development of rental housing such as independent living projects, condominium units and small group homes with the availability of supportive services for persons with disabilities. The capital advance can finance the construction, rehabilitation, or acquisition with or without

Homeless & Near Homeless Affordable Housing Opportunities Development Work Plan

rehabilitation of supportive housing. The advance does not have to be repaid as long as the housing remains available for very low-income persons with disabilities for at least 40 years.

HUD also provides project rental assistance contracts for properties developed using Section 811 capital advances; this covers the difference between the HUD-approved operating cost of the project and the amount the residents pay--usually 30 percent of adjusted income. The initial term of the project rental assistance contract is 3 years and can be renewed if funds are available.

Each project must have a supportive services plan. The appropriate State or local agency reviews a potential sponsor's application to determine if the plan is well designed to meet the needs of persons with disabilities and must certify to the same. Services may vary with the target population but could include case management, training in independent living skills and assistance in obtaining employment. However, residents cannot be required to accept any supportive service as a condition of occupancy. Nonprofit organizations with a Section 501(c)(3) tax exemption from the Internal Revenue Service can apply for a capital advance to develop a Section 811 project.

Source: https://www.hud.gov/program_offices/housing/mfh/progdsc/disab811

Dep't of Agriculture (USDA)

- **Rural Housing Preservation Grant - CFDA: 10.433:**

This grant program provides grants to sponsoring organizations for the repair or rehabilitation of housing owned or occupied by low- and very-low-income rural citizens. Eligible applicants include: Most State and local governmental entities; Nonprofit organizations; Federally Recognized Tribes; Individual homeowners are not eligible. Applicants provide grants or low-interest loans to repair or rehabilitate housing for low- and very-low-income (1) homeowners. Rental property owners may also receive assistance if they agree to make units available to low- and very-low-income (1) families.

Eligible expenses include:

- Repairing or replacing electrical wiring, foundations, roofs, insulation, heating systems and water/waste disposal systems
- Handicap accessibility features
- Labor and materials
- Administrative expenses
- For a complete list, see Code of Federal Regulations (CFR) 1944.664

Source: <https://www.rd.usda.gov/programs-services/single-family-housing-programs/housing-preservation-grants>

- **Single Family Housing Direct Home Loans: Section 502 Direct Loan Program:**

Also known as the Section 502 Direct Loan Program, this program assists low- and very-low-income applicants obtain decent, safe and sanitary housing in eligible rural areas by providing payment assistance to increase an applicant's repayment ability. Payment assistance is a type of subsidy that reduces the mortgage payment for a short time. The amount of assistance is determined by the adjusted family income.

Loan funds may be used to help low-income individuals or households purchase homes in rural areas. Funds can be used to build, repair, renovate or relocate a home, or to purchase and prepare sites, including providing water and sewage facilities. Applicants must meet income eligibility for a direct loan. No down payment is typically required. Applicants with assets higher than the asset limits may be required to use a portion of those assets.

Source: <https://www.rd.usda.gov/programs-services/single-family-housing-programs/single-family-housing-direct-home-loans>

Homeless & Near Homeless Affordable Housing Opportunities Development Work Plan

- **Mutual Self-Help Housing Technical Assistance Grants:**
Provides grants to qualified organizations to help them carry out local self-help housing construction projects. Grant recipients supervise groups of very-low- and low-income individuals and families as they construct their own homes in rural areas. The group members provide most of the construction labor on each other's homes, with technical assistance from the organization overseeing the project. Eligible applicants include: Government non-profit organizations; Federally-recognized Tribes; Private non-profit organizations. By working in partnership with trusted local organizations, this program helps very-low- and low-income families get affordable, clean and safe homes of their own in rural areas. Very-low-income families living in substandard housing are given first priority for loan assistance.
Source: <https://www.rd.usda.gov/programs-services/single-family-housing-programs/mutual-self-help-housing-technical-assistance-grants>
- **Multifamily Housing Loan Guarantees**
The program works with qualified private-sector lenders to provide financing to qualified borrowers to increase the supply of affordable rental housing for low- and moderate-income individuals and families in eligible rural areas and towns. Eligible borrowers include: Most state and local governmental entities; Nonprofit organizations; For-profit organizations, including LLC's; Federally-recognized Tribes.
Additional requirements include: Rent for individual units is capped at 30% of 115% area median income; Average rent for an entire project (including tenant paid utilities) cannot exceed 30% of 100% of area medium income, adjusted for family size; Complexes must consist of at least five units; Complexes may contain units that are detached, semi-detached, row houses or multi-family structures.
Source: <https://www.rd.usda.gov/programs-services/multifamily-housing-programs/multifamily-housing-loan-guarantees>
- **Multifamily Housing Rental Assistance:**
This program provides payments to owners of USDA-financed Rural Rental Housing or Farm Labor Housing projects on behalf of low-income tenants unable to pay their full rent. Who may apply for this program? Project owners as part of their Rural Rental Housing or Farm Labor Housing new construction financing applications; Projects must be established on a nonprofit or limited profit basis. Payments are made on behalf of the tenants and become part of the property's income, which pays operational expenses. Properties with low- or very low-income (1) tenants qualify to receive assistance. Properties with very low-income tenants receive first priority.
Source: <https://www.rd.usda.gov/programs-services/multifamily-housing-programs/multifamily-housing-rental-assistance>
- **Rural Housing Site Loans:**
Rural Housing site loans provide two types of loans to purchase and develop housing sites for low- and moderate-income families: Section 523 loans are used to acquire and develop sites only for housing to be constructed by the Self-Help method. Refer to RD Instruction 1944-I for more information about the Self-Help program. Section 524 loans are made to acquire and develop sites for low- or moderate-income families, with no restriction as to the method of construction. Low-income is defined as between 50-80% of the area median income (AMI); the upper limit for moderate income is 115% of the AMI. Who may apply for this program? Section 523 loans: Private or public non-profit organizations that will provide sites solely for self-help housing; Section 524 loans: Private or public non-profit organizations. The building site may be sold to low- or moderate-income families utilizing USDA's Housing and Community Facilities Program's (HCFP) loan programs, or any other mortgage financing program which serves low- and moderate-income families; Non-profits that have the legal authority to operate a revolving loan fund; Non-profits that have the financial, technical and

Homeless & Near Homeless Affordable Housing Opportunities Development Work Plan

managerial capacity to comply with relevant federal and state laws and regulations; Federally-recognized Tribes. Site loans are made to provide financing for the purchase and development of housing sites for low- and moderate-income families.

Source: <https://www.rd.usda.gov/programs-services/single-family-housing-programs/rural-housing-site-loans>

- **Single Family Housing Direct Home Loans:**

Also known as the Section 502 Direct Loan Program, this program assists low- and very-low-income applicants obtain decent, safe and sanitary housing in eligible rural areas by providing payment assistance to increase an applicant's repayment ability. Payment assistance is a type of subsidy that reduces the mortgage payment for a short time. The amount of assistance is determined by the adjusted family income. A number of factors are considered when determining an applicant's eligibility for Single Family Direct Home Loans. At a minimum, applicants interested in obtaining a direct loan must have an adjusted income that is at or below the applicable low-income limit for the area where they wish to buy a house and they must demonstrate a willingness and ability to repay debt. Applicants must: Be without decent, safe and sanitary housing; Be unable to obtain a loan from other resources on terms and conditions that can reasonably be expected to meet; Agree to occupy the property as your primary residence; Have the legal capacity to incur a loan obligation; Meet citizenship or eligible noncitizen requirements; Not be suspended or debarred from participation in federal programs. Properties financed with direct loan funds must: Generally be 2,000 square feet or less; Not have market value in excess of the applicable area loan limit; Not be designed for income producing activities. Borrowers are required to repay all or a portion of the payment subsidy received over the life of the loan when the title to the property transfers or the borrower is no longer living in the dwelling. Applicants must meet income eligibility for a direct loan.

Source: <https://www.rd.usda.gov/programs-services/single-family-housing-programs/single-family-housing-direct-home-loans>

State

Department of Housing & Community Development (HCD)

- **Multifamily Housing Program (MHP)**

Low-interest, long-term deferred-payment loans for new construction, rehabilitation, and preservation of permanent and transitional rental housing for lower-income households. Assistance Type/Terms - Deferred payment loans: Loans have a 55-year term; 3 percent simple interest on unpaid principal balance, except under certain conditions; For the first 30 years of the loan term, payments in the amount of 0.42 percent are due annually; The annual payment for the next 25 years will be set by HCD in year 30, at the minimum necessary to cover HCD monitoring costs; With the balance of unpaid principal and interest due and payable upon completion of loan term. MHP funds will be provided for post-construction permanent financing only.

Eligible Project -Rental Housing Development: New construction; Rehabilitation; Conversion of nonresidential structures to rental housing. Project Types: Large Family; Special Needs; Senior; Supportive Housing; At High Risk. Projects are not eligible if construction has commenced as of the application date.

Eligible Sponsor - Sponsors or their principals must have successfully developed at least one affordable housing project: Individual; Joint Venture; Partnership; Limited Partnership Trust; Corporation; Limited Liability Company; Local Public Entity; Duly constituted governing body of an Indian reservation or Rancheria, or Other legal entity; Organized on a for-profit, including limited profit, or nonprofit basis.

A Sponsor is an Applicant.

Source: <https://www.hcd.ca.gov/multifamily-housing>

Homeless & Near Homeless Affordable Housing Opportunities Development Work Plan

- Affordable Housing and Sustainable Communities Program (AHSC)
- Local Housing Trust Fund (LHTF) Program
- CalHome Program
- Emergency Solutions Grants (ESG) Program
- Infill Infrastructure Grant Program (IIG)
- SB2 Accelerated Housing Production
- Veterans Housing and Homelessness Prevention Program (VHHP)
- Joe Serna, Jr. Farmworker Housing Grant Program (FWHG) (e.g.
- Permanent Local Housing Allocation (PLHA)

California Housing Finance Agency (CalHFA)

- Homebuyers Finance Program
- Multifamily Finance Program
- Mixed Income Finance Program
- CalPLUS Conventional Program

CA Treasurer / California Tax Credit Allocation Committee (CTCAC)

- Low-Income Housing Tax Credit Programs

Local

Tuolumne County Housing Division – First Time Buyer Program

Private – Public Partnership Opportunities

Private Sector Opportunities

Aligning and Prioritizing Needs with Opportunities

Initial Draft Note: This section is dependent upon completing sections above and is to be completed in a later iteration of this draft document.

Goals & Objectives

Implementation Strategies

SWOTT Analysis

Performance Monitoring & Measuring

Recommended Homeless & Near Homeless Affordable Housing Work Plan

Initial Draft Note: This section is dependent upon completing sections above and is to be completed in a later iteration of this draft document.

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

July 4, 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 July 2022 CoH meeting

In discussion with ATCAA regarding housing the Commission's homelessness database they've indicated that at this time they are not technically or staff wise capable of assisting with the database. ATCAA indicates that current staff workloads and the technical complexity involved is more than they can or will take on. Given this situation and the uncertainty of the Commission's status and future operations vis a vis its relationship with County Administration, I am recommending suspending this ad hoc task. It may be a viable asset in future and in my opinion kept available as a potentially valuable tool.

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.
<i>Commission Involvement in Database Development & Oversight</i>								
• 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 developed recommendation for selection/approval					*	x		
• Reviews draft recommended database development funding proposal						*	x	
<i>Identify Database “Home” (& maintenance & operating costs)</i>								
• 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
<i>Research Funding for CoH Homelessness Database Development</i>								
• 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
<i>Involve TC Resource Organizations in the Database Design</i>								
• 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
<i>Identify Potential Database System, Developer & Costs</i>								
• 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 SYSTEM FLOW

