



RESOLUTION No. 18-608

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA

RESOLUTION APPROVING ADOPTION OF THE 10-YEAR STRATEGIC PLAN TO ADDRESS HOMELESSNESS

WHEREAS, new homeless and housing funding statewide is anticipated over the next two years; and

WHEREAS, competitive and non-competitive No Place Like Home and Homeless Emergency Aid Program funding has been made available; and

WHEREAS, in order to qualify for No Place Like Home, Homeless Emergency Aid Program and other anticipated funding the County will be required to submit a ten- year strategic plan that specifies the goals, strategies, and activities the County proposes to reduce and prevent homelessness.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Board of Supervisors of the County of Nevada, State of California, that the ten-year strategic plan to address homelessness in Nevada County hereby is approved in substantially the form attached hereto, and that the Chair of the Board of Supervisors be and is hereby authorized to adopt the plan on behalf of the County of Nevada.

PASSED AND ADOPTED by the Board of Supervisors of the County of Nevada at a regular meeting of said Board, held on the 11th day of December, 2018, by the following vote of said Board:

Ayes: Supervisors Heidi Hall, Edward Scofield, Dan Miller, Hank Weston and Richard Anderson

Noes: None.

Absent: None.

Abstain: None.

ATTEST:

JULIE PATTERSON HUNTER
Clerk of the Board of Supervisors

By: _____

Edward Scofield, Chair

2018

Nevada County Homeless Strategy



Thurmond Consulting LLC

11/26/2018

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Introduction

The Nevada County Homeless Strategic Plan of 2018 was commissioned by the County of Nevada Board of Supervisors. The primary purpose of this plan is to meet the threshold funding prerequisite of the State of California's No Place Like Home (NPLH) program through the Department of Housing and Community Development. This plan will also assist in meeting the requirements of the recent Homeless Emergency Aid Program (HEAP) and California Emergency Solutions and Housing (CESH) funding process administered by the Homeless Resource Council of the Sierras. This document addresses broader concepts beyond the requirements of the above-mentioned funding sources, including input meetings and interviews held throughout the county.

Meeting No Place Like Home Requirements

The No Place Like Home funding source requires each county to create a plan that specifies the goals, strategies, and activities that create solutions to homelessness. The NPLH program guidelines require that a county plan include the following elements:

1. *A description of the homelessness situation countywide, including a discussion of the estimated number of residents experiencing homelessness and identifying chronically homeless single adults, families, and unaccompanied youth.*

This is included in the description of Point in Time Count.

See State of Homelessness Section (page 6).

2. *To the extent possible, the estimated number of residents experiencing homelessness or chronic homelessness who are also experiencing serious mental illness.*

See State of Homelessness Section (page 6).

3. *Special challenges and barriers to serving the target population.*

See Other Challenges Section (page 30).

4. *County resources applied to address homelessness, including efforts undertaken to prevent the criminalization of activities associated with homelessness and available community resources.*

**See Emergency Shelters, Permanent Supportive Housing,
Transitional Housing, and Enforcement and Ordinances Sections
(pages 21-25).**

5. *An outline of partners in ending homelessness.*

**See Current Programs in Nevada County for Addressing
Homelessness Section (page 21).**

6. *Proposed solutions to reduce and end homelessness.*

See Potential Strategies Section (page 30).

7. *Systems in place to collect the data required under Section 214.*

See Coordinated Entry Section (page 24).

8. *Efforts were undertaken to ensure that access to CES will be available on a
nondiscriminatory basis.*

See Coordinated Entry and HMIS Section (page 24).

9. *The plan must be developed in a collaborative process with community input that
includes:*

- *County representatives with expertise from behavioral health, public health, probation/criminal justice, social services, and housing departments*
- *Local Continuum of Care*
- *County health plans, community clinics*
- *Public Housing Authority*
- *Representatives of family and caregivers of persons living with serious mental illness*

The community meetings used to gather information for this plan included all of the individuals and groups listed above.

See Planning Meeting Summaries Section (page 15).

See Housing Authority and Homelessness (page 25)

10. *The plan shall be no more than five years old.*

Information Sources

The information sources for this strategy originated from the Homeless Point in Time count conducted in 2018, local service providers and stakeholders, community input meetings, law enforcement, and elected officials. Additionally, the 2014-2019 Nevada County Housing Element was utilized along with public information from the various agencies serving the homeless population in Nevada County.

The State of Homelessness in Nevada County

Any discussion of homelessness is faced with the initial challenge of defining it. The definition of homelessness can differ between the various federal and state agencies providing funding for services. This definition can change frequently, even within the same agencies and funding sources. For the purpose of this report, we will use the definition adopted by the federal Department of Housing and Urban Development:

Unsheltered Homeless: People living outside, in cars, or other places not meant for human habitation.

Sheltered Homeless: People living in emergency shelters, motels paid for by an agency, and transitional housing for the homeless.

Not included in this definition, and the homeless count listed below, are those temporarily living with family or friends (“doubled up” or “couch surfing”), households living in permanent supportive housing or Rapid Rehousing, and those in institutions (jails, foster care, or hospitals).

The following is a summary of the homeless population in Nevada County from the 2018 Point in Time census. This includes general demographic information and homeless count trends.

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2018 POINT IN TIME COUNT	Number	%
Population		
Number of persons	272	100%
Individuals/couples with no children	208	76%
Persons with at least one child	64	24%
Number of families	18	
Where They Slept the Night of the Count		
Sheltered homeless	180	66%
Unsheltered homeless	92	34%
Age		
Under 18	29	12%
18–24	13	5%
25–59	169	70%
60 years and older	30	13%
Gender		
Male	139	65%
Female	74	35%
Chronically Homeless		
Chronically homeless individuals (adults only)	107	44%
Total persons in chronically homeless families	20	8%
Other Subpopulations		
Veterans (adults only)	25	13%
Adults with serious mental illness	73	35%
Adults with substance use disorder	47	22%
Adults currently fleeing DV/SA/HT/stalking	25	12%
Adults who have lived in foster care or group homes	43	22%

Recent Annual Trends

Year of Count	Number Experiencing Homelessness in Nevada County

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2009	345
2011	190
2013	314
2015	279
2017	371
2018	272

The 2018 Point in Time results demonstrated a 27% decrease as compared to 2017. However, various factors can affect these results since they focus on a single night. In 2018, the count was performed on a cold and snowy day, and the primary count “HUB” for the homeless population to congregate was at a new location than previous years. Overall, the count numbers indicate that homelessness in Nevada County has remained stable since 2009. There are several likely factors contributing to this stability.

The primary factor is likely the level of services provided by the County of Nevada and local nonprofits. Additionally, Nevada County shelters have policies in place that primarily focus services on household that have a residence history in Nevada County. Also, Nevada County is more geographically remote than other jurisdictions and therefore does not experience spill over from other cities and counties. West Sacramento for example is adjacent to Sacramento. Homeless frequently move between Sacramento and West Sacramento via its two walkable bridges to access service and to avoid camping enforcement.

Reason for Staying & Length of Time

Over 65% of those who responded to the survey stated that they are originally from Nevada County or reside in Nevada County to be close to family. Furthermore, 54% of survey respondents lived in Nevada County for five or more years prior to becoming homeless.

What is the main reason you stay here?	Count	Percentage
Originally from here/grew up here	78	34%

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To be close to family	72	31%
Enjoy the community/environment	42	18%
Access to services/transportation/doctors	21	9%
Job opportunities/employment	8	3%
Fled dangerous situation	3	1.3%
Sobriety	2	0.9%
Circumstances	1	0.4%
Support system	1	0.4%
Traffic fines	1	0.4%

How long did you live in this county prior to your homelessness?	Count	Percentage
Five years or longer	126	54%
One year to five years	53	23%
90 days or more, but less than one year	18	8%
One month or more, but less than 90 days	3	1%
One week or more, but less than one month	4	2%
Less than one week	28	12%

The next sheltered and unsheltered homeless count will take place in January 2019.

Health and Homelessness

The 2018 Nevada County PIT Count identified 107 individuals as chronically homeless. The Department of Housing and Urban Development (HUD) defines a chronically homeless person as “either (1) an unaccompanied homeless individual with a disabling condition who has been continuously homeless for a year or more, OR (2) an unaccompanied individual with a disabling condition who has had at least four episodes of homelessness in the past three years that adds up to 12 months.” Mental and/or physical illness is considered a disabling condition under this definition.

Additionally, 73 individuals were identified as having a serious mental illness in the 2018 PIT Count. Poor mental health may also affect physical health, especially for people who are homeless. Mental illness may cause a person to neglect his or her physical health. When combined with inadequate hygiene due to homelessness, physical illnesses may develop such as respiratory infections, skin diseases, or exposure to tuberculosis or HIV.

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Service providers who work with chronic homeless in Nevada County have found that in cases where the disability is physical, the condition of homelessness itself has been the cause or a contribution to these disabling conditions. In many cases a work injury or long-term illness, leading to a loss of employment, starts a chain of events resulting in an individual losing their housing and finding themselves homeless.

Conditions such as diabetes, heart disease, and HIV/AIDS are found at high rates among the homeless population, sometimes three to six times higher than the general population.¹ Other health problems that are commonly associated with homelessness include malnutrition, parasitic infections, dental and periodontal disease, degenerative joint disease, venereal disease, hepatic cirrhosis secondary to alcoholism, and infectious hepatitis related to intravenous drug use.²

According to a study by the University of Chicago, homeless have a 1.6 times greater death rate than comparable non-homeless populations. This is a result of isolation from networks for employment and family and relatives, extreme psychological stress, and difficulty accessing health and government benefits.³

Sierra Nevada Memorial Hospital in Grass Valley has treated and hospitalized many of the homeless who have become critically ill on the streets in Nevada County, often being brought in by first responders. Provided care and respite when in the hospital, they are eventually released. Lacking basic shelter to recover from their illness, these homeless patients frequently find themselves quickly returning to the hospital due to inadequate recovery and rest, unstable and unsanitary living situations and inability to access primary follow up care. To address this situation, the hospital has entered into a partnership with Nevada County and Hospitality House to provide medical respite beds to homeless being released onto the streets from the hospital.⁴

¹ “Health and Homelessness.” *National Alliance to End Homelessness*, endhomelessness.org/homelessness-in-america/what-causes-homelessness/health/.

² Committee on Health Care for Homeless People. *Homelessness, Health and Human Needs*. National Academy Press, 1988.

³ Corinth, Kevin. “The Economics of Homelessness.” *Urban Economics*. 2013, University of Chicago.

⁴ “Agencies Partner to Provide Recuperative Care to Homeless in Nevada County” *The Union*, 14 Aug. 2018.

The Cost of Homelessness

In addition to the obvious human suffering and health problems caused by homelessness, there are also significant costs to Public Service systems. These systems include law enforcement, courts, hospital emergency rooms, and corrections.

Law Enforcement

Law Enforcement often has the most contact with the chronically hard to serve homeless than any other public agency. There are many homeless individuals who are often arrested multiple times for small infractions such as public inebriations, disturbing the peace, and trespassing. A well-known case is the one of “Million Dollar Murray” in Salt Lake City, Utah where police officers documented \$100,000 per year in costs relating to arresting one individual multiple times.⁵

In Los Angeles, almost 15,000 of the people arrested by the police department in 2013 were homeless. Labor costs for the arrests were between 46 million and 80 million dollars.⁶ In 2015, San Francisco spent \$20.6 million enforcing so-called “quality of life” ordinances for more than 60,000 incidents involving homeless.⁷

Hospital Emergency Rooms

The vast majority of people experiencing homelessness lack adequate health insurance, a public provision for health care, or a primary care physician. Since hospital emergency departments are a community resource, by law, they must serve everybody regardless of their ability to pay. A study by the National Institute of Health indicates,

Homeless individuals experience very high rates of behavioral health disorders, chronic and acute physical conditions, and injuries related to assaults and accidents. However, they face multiple competing demands in their daily life, such as food and shelter, and therefore sometimes cannot prioritize medical care. In addition, many of them are uninsured or do not have a usual source of care, which often leads them to rely on emergency departments (EDs) as a source of routine

⁵ Corinth, Kevin. “The Economics of Homelessness.” Urban Economics. 2013, University of Chicago.

⁶ Holland, Gale. “Why Most of the \$100 Million L.A. Spends on Homelessness Goes to Police.” *Los Angeles Times*, 17 Apr. 2015.

⁷ Johnston, TJ. “The Cost of Criminalizing Homelessness.” *Street Sheet*, Coalition on Homelessness, 1 July 2016, www.streetsheet.org/?p=2091.

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medical care. Furthermore, when unmanaged symptoms trigger urgent events or injuries occur, homeless individuals may seek care in EDs, and they may be hospitalized.

Consequently, homeless individuals experience frequent hospitalizations and ED visits. Studies have reported that a quarter to one-third of homeless people are hospitalized during a year, which is four times higher than the US average. Also, one third to two-thirds of homeless people have at least 1 ED visit, which is much higher than the national average of one-fifth of the general population. Furthermore, hospitalizations and ED visits account for approximately half of medical expenditures for insured homeless individuals.⁸

The expense of assisting people who are homeless in gaining access to health care falls on taxpayers. Moreover, emergency departments are not equipped to meet the psychosocial needs of homeless community members and cannot assist them with housing, substance abuse treatment, and mental health care.

According to a study on the cost of homelessness by Green Doors, a national nonprofit homeless advocacy group, emergency room visits by homeless were significant public expenses. Key points of the study concluded the following:

- People who are homeless often frequently use emergency departments. On average, they visit the emergency room five times per year. The highest users of emergency departments visit weekly. Each visit costs \$3,700, which is \$18,500 per year for the average person and \$44,400 per year for the highest users of emergency departments.
- People who are homeless spend, on average, three nights per visit in the hospital, which can cost over \$9,000.
- Not only does homelessness cause health problems, “homeless people have higher rates of chronic health problems than the general population. This takes the form of higher rates of illnesses, such as high blood pressure, heart disease, diabetes, lung disease, and HIV disease,” according to Dr. Margot Kushel, professor of medicine at Zuckerberg San Francisco General Hospital and Trauma Center and director of the UCSF Center for Vulnerable Populations.

⁸ Lin, Wen-Chieh, et al. “Frequent Emergency Department Visits and Hospitalizations Among Homeless People With Medicaid: Implications for Medicaid Expansion.” *American Journal of Public Health*, Nov. 2015.

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- 80% of emergency room visits made by people experiencing homelessness are for an illness that could have been treated with preventive care.⁹

In response to these issues, hospitals throughout the country have provided \$75 million to \$100 million into housing projects to limit unnecessary ER visits and reduce wasteful health care spending for the homeless.¹⁰

The recent \$263,334 partnership between Sierra Nevada Memorial Hospital, County of Nevada and Hospitality House, to provide medical respite beds, is a Nevada county example of this national trend.

Corrections

According to the 2018 Point in Time (PIT) count in Nevada County of the homeless, out of the 272 homeless counted, 73 reported having a serious mental illness, and 47 reported a substance abuse disorder. At the meeting held with Nevada County law enforcement personnel, in which homelessness was discussed, officers stated that 90% of the homeless they arrest are suffering from either mental illness, substance abuse or both. The combination of substance abuse and mental illness lead to behaviors that result in an arrest. Law enforcement also indicated in the meeting that many of these individuals are arrested multiple times. This could eventually lead to some sort of prison or jail sentence, usually associated with possession of controlled substances. According to the California Legislative's office report from 2016-2017, it costs \$70,812 a year to incarcerate an inmate in the California correctional system.¹¹

This high cost is shifted directly to taxpayers who are responsible for footing the bill to keep the inmates safe, housed, and medically covered. This is on top of costs related to the arrests and costs to the court system.

⁹ "The Cost of Homelessness Facts." *Green Doors*, greendoors.org/facts/cost.php.

¹⁰ "Kaiser Health News Morning Briefing." *Kaiser Health News*, 18 Oct. 2017.

¹¹ "California's Annual Cost to Incarcerate an Inmate in Prison." *Legislative Analyst's Office*, Mar. 2017, lao.ca.gov/policyareas/cj/6_cj_inmatecost.

Cost Reduction Strategies

During the meetings with Nevada County Law Enforcement, much was said regarding a subset of the homeless who are not interested in services and create the most problems and law enforcement contacts. Reports and studies throughout the state confirm that there is a sub-group of the general homeless population called “highest cost homeless individuals.” An example of this was cited during a law enforcement meeting in neighboring Placer County when law enforcement described a homeless individual; they have arrested over 50 times within a three-year period. Santa Clara County developed a system they call the Silicon Valley Triage Tool to identify such individuals and Los Angeles County has a system called the 10th decile Project. They have found that 10% of the homeless population utilizes the majority of public services. And they are the most likely to frequent users of hospital emergency rooms and inpatient beds, emergency psychiatric facilities, mental health inpatient facilities, and to be incarcerated in a jail mental health cell block. They are the most likely to be tri-morbid – diagnosed with a mental disorder, a chronic medical condition and to abuse drugs or alcohol. Demographically they are the most likely to be male and to be in the middle of their lives – 35 to 44 years old.¹²

Using data from the Triage Tool, Santa Clara County estimated that it could save \$19,282 per person by housing the top 1,000 most costly individuals. San Diego County, using such a tool and approach reduced costs to public systems by sixty-seven percent (67%).¹³

Participants in the Planning Process

A series of meetings were held between July and October of 2018 to gather information regarding the scope of the problem of homelessness in Nevada County as well as to receive input and suggestions for solutions.

These meetings included:

¹² Toros, Halil, and Daniel Flaming. “Silicon Valley Triage Tool: Identifying and Housing High-Cost Homeless Residents.” *Economic Roundtable*, 17 Feb. 2016, economicrt.org/publication/silicon-valley-triage-tool/.

¹³ “Homelessness in California.” *Institute for Local Government*, 2018, www.ca-ilg.org/homelessness-0.

- Law enforcement (Grass Valley Police Department, Nevada City Police Department, Nevada County Sheriff's Department, Nevada County Probation)
- County and city elected officials
- The business community
- Shelter and service providers
- Community members and advocates

Planning Meeting Summaries

Law Enforcement

A meeting with law enforcement departments located in Nevada County was held in September. Law enforcement members provided detailed and insightful information regarding the problems and issues Nevada County faces with the unsheltered homeless population.

Encampment Fires

The number one concern was the danger of warming and cooking fires among homeless individuals and families who camp outside. One of the worst fires in California history took place in Nevada County and was started by a homeless person living at the base of Banner Mountain. This location has been historically identified as a problem area for fires.

Additionally, law enforcement categorized those they encountered into two groups: those who had misfortune and sought help and those who were program resistant. Law enforcement indicated that most homeless issues they address come from individuals who are program resistant. According to law enforcement, this demographic group typically camps on walking trails and public property, creating sanitation and environmental problems as well as the above-mentioned fire danger. Enforcement and arrests have a limited effect and has not been a deterrent. Fines typically go unpaid and court dates are missed. This enforcement issue can also be compounded by the presence of pets of the homeless population.

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There was a strong consensus that a legalized camping location may be the best solution. Law enforcement members emphasize that this type of project, if implemented, must be well-managed and supervised with appropriate facilities/amenities.

In general, law enforcement departments in Nevada County believe that there is a need for long-term solutions that do not involve arrests or the legal system. There was a consensus at the meeting that there should not be the assumption that all unsheltered homeless individuals need or want assistance. However, if a homeless individual is a detriment to public safety or harmful to the environment, law enforcement feels a responsibility to protect the public and environment.

Departments are aware that some local citizens may conclude that law enforcement members are not doing enough to address unsheltered homelessness. There was a belief expressed that the public needs to be aware of the limits on enforcement and the complicated and nuanced issues that are part of effectively addressing homelessness.

Business Community: Nevada County Chamber of Commerce

In August, a meeting was held with the Nevada County Chamber of Commerce, where members of the business community strongly indicated that the police have been effective in moving homeless individuals out of downtown Grass Valley. However, businesses still encounter some inebriated individuals in doorways during the morning. The biggest impact on businesses has been cleaning up after the homeless population. However, there is a difference between what takes place in Grass Valley and Nevada City—with a more visible presence of homelessness in downtown Nevada City.

Solutions discussed by the businesses included affordable housing as well as flexible housing options, including master leasing houses and a Day Services Center where homeless individuals can congregate. They also expressed the need for workforce housing for people who were formerly homeless and have found employment.

There was a discussion regarding the willingness of the business community to participate in a job training and housing program. Representatives from the Nevada County Association of Realtors and the Chamber of Commerce indicated a desire to

participate in projects that would help alleviate and bring stability to the homeless population.

Nevada County Coordinating Council

Two meetings were held with the Nevada County Coordinating Council. Attendance consisted of the following groups:

Agencies Serving Homeless Populations

- Sierra Roots
- FREED
- Hospitality House
- Salvation Army
- Community Beyond Violence
- Interfaith Food Ministry
- Burgeoning Communities
- Volunteers of America
- Advocates for Mentally Ill Housing, Inc.
- Family Resource Center
- Nevada Union High School
- Sierra Foothills Aids Foundation
- Nevada County Chamber of Commerce

Local Government

- Nevada City Council
- Nevada County Behavioral Health
- Nevada County Social Services
- Nevada County Grand Jury Member
- Nevada County Child Support
- Nevada County Veterans Services
- Nevada County Environmental Health

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Also in attendance were several homeless community advocates. At the first meeting, attendees were divided into small working groups of between three and six individuals. The groups were asked to discuss a series of questions and respond to those questions. Those questions were:

1. What do you believe is the number one cause of homelessness in Nevada County?
2. What do you believe is the number one solution to ending homelessness in Nevada County?
3. How does homelessness impact the Nevada County community?
4. How should local government focus their resources to respond to homelessness?

Groups were then asked to reach a consensus on one or perhaps two responses for each question. These responses were voted on by attendees and tabulated. Here are the summarized results:

1. What do you believe is the number one cause of homelessness in Nevada County?

The lack of affordable housing

2. What do you believe is the number one solution to ending homelessness in Nevada County?

Permanent supportive housing and other forms of affordable housing

3. How does homelessness impact the Nevada County community?

There were two negative impacts that both received large numbers of votes: environmental hazards, including wildfires, and the fiscal impact on public systems such as hospitals, law enforcement, and businesses

4. How should local government focus their resources to respond to homelessness?

The development of affordable housing with support services

Elected Officials

Thurmond Consulting interviewed all current 2018 supervisors along with members of the Grass Valley City Council. Issues discussed included the concept of a Day Service Center, challenges presented by the “Not in My Back Yard” (NIMBY) factor, the need for

affordable housing and the use of manufactured units as an immediate solution, and sewer issues limiting housing development in rural areas. The problem of wildfires caused by homeless individuals was brought forward as a major issue by a number of the supervisors. The challenge of addressing mental illness and substance abuse among the unsheltered homeless population was also discussed.

Conclusions

There was consensus agreement that regional cooperation is needed to effectively address homelessness in Nevada County. This could be in the form of a specific entity or group that would focus on homeless services and/or affordable housing. Additionally, there was broad support of a consistent approach for informing the Nevada County community on issues and successes related to addressing homelessness via public meetings, social media, etc.

Tahoe-Truckee Area

In August, a meeting was held with agency representatives and community members in Tahoe City focused on homelessness in the Tahoe-Truckee area. Those present discussed the unique challenges in the Tahoe-Truckee region, including extremely high housing costs, the deficiency of new workforce housing construction in the Tahoe Basin, extreme weather in the winter, and the lack of shelter facilities. The need for permanent supportive housing and affordable housing was discussed.

Other challenges discussed: The Tahoe Regional Planning Agency has oversight for all development in this area with authority that spans both Nevada and California. Their guidelines can make development less cost-effective and limits the amount of housing, affordable or otherwise.

Specifically, the groups were asked to discuss a series of questions and come up with responses to those questions.

Those questions were:

1. What do you believe is the number one cause of homelessness in the Tahoe-Truckee area?
2. What do you believe to be the negative consequences of homelessness in the

Tahoe-Truckee area?

3. What are your ideas on the solutions to solving the problems of homelessness, and what are the primary service and program needs for people who are homeless in the Tahoe-Truckee area?
4. How should local government focus their resources to respond to homelessness in the Tahoe-Truckee area?

The process was the same as other meetings, with participants voting for the solutions.

The following are the results of the “voting” at the meeting:

- 1. What do you believe is the number one cause of homelessness in the Tahoe-Truckee area?**

Lack of low-income and supportive housing

- 2. What do you believe to be negative consequences of homelessness in the Tahoe-Truckee area?**

Two issues received almost the same number of votes for this question: access to health care (primary and mental health) and basic human suffering.

- 3. What are your ideas on the solutions to solving the problems of homelessness, and what are the primary service and program needs for people who are homeless in the Tahoe-Truckee area?**

More low-cost and supportive housing

- 4. How should local government focus their resources to respond to homelessness in the Tahoe-Truckee area?**

Developing and building low-cost supportive housing

As the viability of new affordable housing development is discussed in the Tahoe Basin, an important resource in the Tahoe-Truckee area is the Mountain Housing Council of Tahoe-Truckee. This is a coalition of 28 partner agencies, including local government, nonprofits, and business groups. The groups assist with formulating local housing policy, including workforce housing, short-term rental policy, and housing development concepts.

Current Programs in Nevada County for Addressing Homelessness

Below is a list of agencies and projects serving the homeless population in Nevada County. This report recognizes that there may be additional providers that are not as well known in the homeless services community.

Emergency Shelters

Hospitality House

Emergency shelter services providing up to 67 beds on a nightly basis. This does not include the addition of six beds of medical respite and 11 beds of low-barrier emergency shelter. The 11 low-barrier access beds are currently in development.

The Salvation Army

The Booth Family Center: A 36-bed emergency shelter for households with children and is contracted to provide up to 25 seasonal emergency shelter beds during extreme winter weather.

Community Beyond Violence

A 16-bed emergency shelter for victims of domestic violence in a confidential location.

Sierra Roots

Sierra Roots provides seasonal extreme winter shelter nights for up to 36 beds in Nevada City.

United for Action Church of the Mountains

This is a 14-bed seasonal winter emergency shelter in the Truckee and North Tahoe area.

Permanent Supportive Housing and Other Permanent Housing

Supported Independent Living

Nevada County Behavioral Health operates six shared housing units supporting 15 residents.

Catherine Lane House

A joint venture between Turning Point and Nevada County Behavioral Health providing housing and services with single-room occupancy for six residents.

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Willow House

This program operated by Nevada County Behavioral Health provides intensive supportive housing in a three-bedroom house to residents with mental illnesses who require conservatorship.

Home Anew

Three units of permanent supportive housing provided by the Nevada County Behavioral Health.

Housing Opportunities for Persons with AIDS (HOPWA)

The HOPWA program provides 20 housing vouchers for low-income persons living with HIV/AIDS and their families.

New Directions

Operated by the Nevada County Behavioral Health department, New Directions is a Scattered Site Independent Living Program for adult clients in the Nevada County Behavioral Health New Directions Wellness and Recovery Program. This program has a total of 17 beds.

Regional Housing Authority of Sutter and Nevada Counties (RHASNC)

The Regional Housing Authority of Sutter and Nevada Counties has 314 permanent housing vouchers to assist low and moderate income families, including elderly and handicapped persons, access housing at affordable costs.

Turning Point

Funded by the Nevada County Behavioral Health Department, this 6-bed program provides a supported environment to individuals with mental health challenges, preventing crisis intervention or hospitalization.

Transitional Housing

Odyssey House

A program of Nevada County Behavioral Health providing social rehabilitation and transitional housing for county mental health participants, allowing up to an 18-month stay.

Community Recovery and Resources (CoRR)

CoRR provides transitional housing and substance abuse treatment services for individuals who need a supportive and supervised environment. CoRR currently has six houses—four for women and two for men.

Common Goals

Common Goals provides 16 beds of transitional housing and substance abuse treatment services.

Tahoe Safe Alliance

Tahoe Safe Alliance provides 12 beds of transitional housing for victims of domestic violence.

Women of Worth

This program provides 12 beds of transitional housing for victims of domestic violence and sexual assault in Nevada City.

Bost House

This 19-bed transitional housing program provides drug rehabilitation treatment services to Nevada County residents.

Bridge to Housing

B2H is a flexible housing option aimed at providing “bridge” housing to the most vulnerable residents in Nevada County. This 12-bed housing program is master leased by Advocates for Mentally Ill Housing (AMIH). Case management and peer services are offered for two (2) years while the participant is in housing.

Tahoe Women’s Services

Tahoe Women’s Services operates a 6-bed program to assist women fleeing from domestic violence, and sexual assault. Women and their children are able to stay in the program for 60 days.

Transitional Housing Program for Emancipated Youth

This 8-bed transitional housing program is provided by the Nevada County Superintendent of Schools to help emancipated youth.

Rapid Rehousing

Rapid Re-Housing and CalWORKs

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Rapid Rehousing in Nevada County is currently provided by Advocates for Mentally Ill Housing, Inc. This program gives homeless individuals assistance in applying for rentals and paying for move-in costs as well as limited rent subsidies. Funding for this program is through the State of California's Emergency Solutions Grant. Additionally, the Nevada County CalWORKs Housing Support Program (HSP) can provide housing and rental assistance as well as a wide variety of aid for eligible homeless families. This program is an extension of the Family Stabilization program, a program which provides intensive case management and services to clients who are participating in, or will participate in, Welfare-to-Work activities.

SOARWorks

Through funding from the Housing and Disability Advocacy (HDAP) program, SOARWorks provides disability advocacy services to homeless individuals who have a disability but do not receive disability benefits. Disability advocates work with the participants to secure benefits. The program offers housing assistance in the form of direct payment of rent, temporary stays in hotel/motel rooms, or transitional housing to participants while he or she are waiting to receive SSI/SSDI benefits.

Coordinated Entry and HMIS

The Homeless Resource Council of the Sierras launched their Coordinated Entry System in January 2018. The system provides a phone hotline that serves as a centralized gateway for people who are homeless and in need of services in Nevada County. Connecting Point's 2-1-1 program operates this hotline. Homeless households are interviewed to determine their level of need and eligibility for shelter and housing programs. Households are subsequently placed into a HUD-certified HMIS system operated by the Homeless Resource Council of the Sierras.

Regional Coordination—Homeless Resource Council of the Sierras

The Homeless Resource Council of the Sierras (HRCS), also known as the Roseville/Rocklin/Placer-Nevada Counties Continuum of Care (CoC), promotes a communitywide commitment to the goal of ending homelessness and acts as a pass-through/clearinghouse for federal and state homeless funding sources.

Nevada County Homeless Strategic Plan

The CoC is a broad-based coalition of homeless housing and shelter providers, consumers, advocates, and government representatives working together to develop strategies and approaches for addressing homelessness.

Homeless Outreach Team

The Homeless Outreach Team (HOT) is comprised of Outreach staff at Behavioral Health, Hospitality House, Turning Point, Sierra Roots, Community Beyond Violence and Law Enforcement Representatives from Grass Valley, Nevada City and the Sheriff's office. The HOT works to maximize the coordination of outreach to connect homeless campers to nonprofit and county services. The HOT utilized outreach activities and regular meetings to ensure that individuals and families that do not access shelter services:

- Are connected to the Coordinated Entry System (CES)
- Are represented on the "by-name" list;
- Are provided coordination of service provisions aimed at removing barriers to housing

Through partnerships with Law Enforcement, the HOT works to address encampments and other homeless related calls for service. Through partnerships with the hospital and the Corrections Facility, the HOT works to identify individuals who have a high degree of interaction with emergency services and law enforcement and develop plans and approaches to connecting them to services and housing.

The Housing Resource Team

The Housing Resource Team (HRT) is comprised of both County and Nonprofit service providers who have tangible housing resources (i.e. rental assistance, transitional housing beds, permanent supportive housing, bridge housing and shelter beds). The teams' mission is to maximize coordination of housing case management services across the Continuum of Care. The team works to utilize coordinated entry and outreach to identify the most vulnerable, access eligibility for housing programs, braid program funding opportunities and streamline service delivery so as to efficiently and quickly place and support clients into safe and stable housing.

Ancillary Services AOD Mental Health

All residents of Nevada County with mental illnesses are eligible for AOD Mental Health Services from Nevada County. A significant number of these individuals are chronically homeless.

Housing Authority and Homelessness

The Regional Housing Authority (RHASNC) functions as the housing authority for Nevada County. Historically and currently RHA has been a willing partner for the development of permanent supportive housing serving the homeless population. However, the development sources RHA generally utilizes would typically require a service component commitment from Nevada County Behavioral Health and/or Health and Human Services

Additionally, in recent years, RHA revised their overall administrative plan to prioritize homeless households. Homeless households in shelters, transitional housing or fleeing situations can receive an additional point in RHA's preference point system. If that same household is "displaced by government action", they can score an additional two points on the above-mentioned scale. Effectively, either action would likely move a homeless household to the top the RHA waitlist for Housing Choice Vouchers.

RHA has been allocation 23 HUD-Veterans Affairs Supportive Housing (HUD-VASH) vouchers for Nevada County residents. The vouchers operate in the same manner as Housing Choice Vouchers. However, they also include a case management component for voucher recipients. At the time of this report, VASH vouchers were undersubscribed and available for eligible veterans.

Enforcement and Ordinances

The Boise Decision

Many cities and counties in the Northern California region have passed ordinances to regulate and control homeless sleeping and camping in public places. *The Boise*

Decision of the United States Court of Appeals for the Ninth Circuit prohibits the impositions of criminal penalties for sitting, sleeping, or lying outside on public property for homeless individuals who cannot obtain shelter.

Here is a brief summary of the major points of *the Boise Decision*:

1. Local governments cannot criminalize conditions of being a human (i.e., sleeping, sitting down, seeking shelter).
2. Local governments cannot cite or arrest someone for sleeping on public property unless there is a real viable shelter space available to that person.
3. The shelter space must be free from significant conditions for entrance.
4. Criminalizing homelessness through anti-camping, anti-loitering ordinances and statutes is cruel and unusual punishment and, thus, a violation of the 8th Amendment.
5. Acts such as vandalism or destroying vegetation can still be enforced.
6. Questions regarding removing homeless individuals from closed parks were not directly answered by the case.

As communities in Nevada County look for strategies to address the problem of homelessness, the parameters of this decision should be considered.

Common Homeless Strategies and Services Concepts

Housing First

Housing First has become the official strategy of the federal Department of Housing and Urban Development and State Department of Housing and Community Development for formatting homeless services. However, there are other federal departments such as the Department of Justice and Health and Human Services that have programs that run contrary to Housing First policies.

What Is Housing First?

A key condition of the Housing First strategy is to shelter and house homeless households regardless of their background, behavior, sobriety, or participation in service

components. Supportive services are offered to maximize housing stability and prevent returns to homelessness as opposed to addressing predetermined treatment goals before permanent housing entry. Within this concept, all services are optional for homeless households.

Housing First emerged as an alternative to the linear approach in which people experiencing homelessness were required to first participate in and graduate from short-term residential (i.e., transitional housing) and treatment programs before obtaining permanent housing. In the linear approach, permanent housing was offered only after a person experiencing homelessness could demonstrate that they were “ready for housing.” Permanent supportive housing models that use a Housing First approach have been proven to be highly effective for reducing homelessness, particularly for people experiencing chronic homelessness who have higher service needs. However, the lack of offered or limited participation in services could significantly lessen the success of this concept.

Cabin-Style Communities and Tiny Home Villages

The cabin-style housing unit approach to homelessness has been adopted by several jurisdictions within the Northern California region and has experienced some success and some challenges in implementation. The strength of this approach is the ability to quickly create shelter at a cost that is within reach of many localities without external funding. A group of Nevada County residents explored this possibility in early 2018 and have advocated for this approach over the last few years. This includes input to the Nevada County 2014-2019 Housing Element.

Based on a survey of existing projects, there are variations in approaches to the construction of the individual living quarters. However, what the units have in common is the lack of utility connections, very small size, and low material and construction costs.

Construction at the SquareOne Opportunity Village in Eugene, Oregon, utilizes a kit of modular, premanufactured panels constructed in off-site workshops. The first five structures were built in a day by volunteers. Materials for these structures cost an average of \$2,000. In Oakland, California, volunteers built tiny wooden houses off-site, providing 50 units to homeless individuals. Within the region, Yuba County’s 14Forward

project utilizes 8 x 14 Tuff Shed units housing two individuals per unit. These Tuff Sheds can range from \$3,000 to \$7,000 installed. As previously mentioned, these projects typically have no utilities at the units themselves, but rather a centralized area with electrical service and showers, toilets, and cooking area similar to commercial campgrounds. All of these project concepts require local jurisdictions to declare a shelter crisis that allows for a suspension of local building and zoning requirements.

It is important to note that these structures are different than what has been referred to as “tiny homes” in the general housing market. Tiny homes are structures that typically meet local building code and can range from 300-500 sq. ft. Tiny homes also include many amenities you would find in a single-family home: heating and air, kitchenettes, bathroom/shower with some including laundry facilities within the unit. Mercy Housing owns Quinn Cottages in Sacramento. Quinn Cottages is a 60-unit tiny home village in Sacramento serving the homeless population. Mercy Housing estimates that to replicate Quinn Cottages today would cost approximately \$150,000 per unit.

Licensed Substance Abuse Treatment Facilities

Substance abuse and long-term addiction to alcohol and other drugs have been recognized as major causes of homelessness since the start of homeless counts and surveys in the middle 1990s. Inpatient detox and treatment programs have long been recognized as an important response to this problem. The challenge has been providing this treatment to homeless populations. Until recently, most homeless individuals did not have health coverage that provided for this treatment nor their own funds for private pay. With the passage of the Affordable Care Act in 2014, substance abuse treatment became part of the definition of primary care, thus creating a requirement that health insurance plans provide this benefit. This, along with the expansion of Medi-Cal eligibility to include low-income singles, made substance abuse treatment available to millions of additional homeless individuals.

Examples of this include the recent expansion of treatment opportunities by CoRR in Grass Valley and Fourth & Hope in Woodland. The treatment facilities that these

agencies operate provide shelter and food as well as treatment services. Additional federal funding will be available within the next year in response to the opioid crisis.

Integrated Mobile Outreach Teams

A number of localities have implemented a strategy of mobile outreach teams for contacting and engaging people who are chronically homeless living on the streets. The teams usually consist of a police officer, a mental health professional, and a homeless services case manager. The team responds to community calls, complaints, and reports of illegal homeless camps. In most cases, there are also local ordinances regarding illegal camping that participating police departments are mandated to enforce. This approach involves connecting homeless individuals with services or active intervention in the cases of mental health emergencies or extreme intoxication. Nevada County provides homeless outreach through Nevada County Behavioral Health as well as partnerships with local service providers.

Key Conclusions from Meetings and Interviews

Must Engage Chronic Homeless Households Even if They Are Uninterested in Services

There was extensive dialogue regarding the engagement of chronically homeless households. The strongest consensus was that programs and services need to engage chronically homeless households whether they are interested or uninterested in services. This was particularly stressed by advocates and service providers for individuals with severe mental illnesses who often may not desire contact or services due to their condition.

Affordable Housing with Support Services Is the Primary Solution

Affordable housing with support services was a consensus and primary solution to homelessness in almost every meeting and interview conducted. This includes services with housing and/or subsidized rent assistance.

There were no specific suggestions on how to finance this solution. The State Department of Housing and Community Development estimates that to develop and subsidize a studio apartment for a chronically homeless individual for 20 years costs

approximately \$400,000. There were 107 chronically homeless individuals in the 2018 Nevada County Homeless Count.

There was recognition that an equitable distribution of affordable housing countywide is necessary. Grass Valley currently has over 1,000 affordable units—significantly more than other areas and jurisdictions in Nevada County. Therefore, there was noteworthy discussion regarding affordable housing development in Nevada City and the unincorporated areas in within the county. A problem with developing affordable housing in an unincorporated area is that sewer improvements are cost prohibitive. Additionally, septic systems are not feasible for multi-family developments.

Recidivism into Homelessness from Permanent Housing

The issue of recidivism was discussed extensively with service providers and homeless advocates. Without ongoing supportive services, homeless households are more likely to return to homelessness. The solution discussed was to strengthen ongoing support services at various levels of intensity as needed.

Addressing Fire Risk and Designating Legalized Camping Areas

The issue of fire risk from illegal camping was mentioned earlier in this report as a key issue during the meeting with law enforcement. There was a consensus among law enforcement that the designation of supervised legalized camping areas until enough shelter beds are available is a short term solution. This approach was also supported by some agencies and community members. Fire danger from illegal camping was a key concern of some elected officials as well.

Other Challenges

NIMBY

The presence of homeless individuals living on the street is something that presents a challenge for any downtown or neighborhood. There is a perception that homeless shelters or service sites could affect business foot traffic or decrease property values. This creates the issue of “Not in My Back Yard” or what is known as *NIMBY*. Those who work in developing and establishing housing for homeless and other low-income target populations are aware that this issue is one of the most difficult to address. State law

requires that all public entities who receive state and federal housing funds develop zoning in which housing or shelter is permitted by right. This problem becomes particularly acute when neighbors learn that housing will include not only homeless individuals but those with severe mental illnesses and are chronically homeless. The general public is often concerned when they are informed of Housing First and harm-reduction models utilized near their place of business or residence.

A well-planned series of community meetings and education initiatives ensuring that the community feels it has had input in the process can be effective in mitigating the NIMBY problem. After projects are established, this must be followed up with very tight management and security to maintain the trust and confidence of the surrounding shelter area. Projects with a specific point of contact for neighbors can be a very effective component for alleviating fears.

POTENTIAL STRATEGIES

Below are suggested strategies for addressing homelessness in Nevada County that jurisdictions and entities may want to consider. It should be noted that these are potential and not required approaches that are intended to be a menu of options. Each strategy should be individually evaluated in detail as to its overall local viability.

STRATEGY 1: Consistent Communication with General Public Related to Homelessness

Often, the concerns of the public regarding homelessness are based on incomplete or inaccurate information. Keeping the public informed regarding the homeless population and the efforts being undertaken by agencies both public and private to address the problem is vital. Additionally, updating the public regarding the extensive efforts of law enforcement and the challenges they face is also important. Any new projects or initiatives should be presented to the public during initial conceptualization—well before implementation or proposed construction. This strategy can be carried out via frequent community meetings, social media, radio, podcast, etc.

STRATEGY 2: Develop or Support a Regional Entity Focused on Affordable Housing Development and Services

A unified effort in relation to housing, ordinances, and allocation of service resources would be a highly effective approach. This could be in a variety of forms. A traditional housing authority, such as the Sacramento Housing and Redevelopment Agency, can play this role. An experienced nonprofit can also provide this function. The Mountain Housing Council in the Tahoe region operates in this capacity and provides oversight on affordable housing. Western Nevada County may be able to replicate their specific model. Other examples include a Joint Powers Authority or Memorandum of Understanding (MOU) between the jurisdictions within Nevada County. This type of committee could consist of local elected officials, county administrators, and key staff who meet monthly to address strategies regarding homelessness and potential program implementation changes. Jurisdictions in Sutter and Yuba County have recently formed this type of MOU agreement and have seen significant success in “moving the bar” as it relates to homelessness.

STRATEGY 3: Facilitate a Housing Development Summit

As mentioned previously, permanent supportive and affordable housing have been identified as a clear and present need in Nevada County. A conference focused on housing development could highlight the need and “prime the pump” for housing development. This event could include local and regional housing developers, nonprofits, community advocates, local planning and building departments, elected officials, etc. The State Department of Housing and Community Development (HCD) has shown willingness to attend similar events. HCD would generally provide an extensive summary of available funding sources and as well as input to how funds could be utilized within a region.

STRATEGY 4: Increase Temporary Beds and Develop Navigation Center

While the development of permanent supportive housing is a primary solution to addressing homelessness, new housing projects can often take several years to develop. A short- to medium-term solution to the housing crisis should include the increased development of interim housing beds. This could consist of emergency

shelter, bridge housing, and transitional housing to help lessen the gap between the unsheltered homeless population and number of available beds.

In conjunction with an increase in temporary beds, Navigation Centers play an important role in serving the homeless populations. Navigations Centers can provide a centralized location where the homeless population during day time hours. In addition to helping mitigate loitering near local businesses, Navigation Centers typically provide a wide variety of services. This could include but is not limited to: meals, housing/rapid rehousing services, life skills, referral services, etc. Combining this approach along with shelter beds can provide jurisdictions a 24 hour a daily solution for addressing homelessness

STRATEGY 5: Join the Built for Zero Campaign

Addressing homelessness is process that requires jurisdictions to consistently to the needs and trends related to homelessness. A successful homeless service system requires jurisdictions to frequently revise strategies and approaches. Built for Zero (formerly Zero: 2016) is a rigorous national change effort working to help a core group of committed communities end veteran and chronic homelessness. Coordinated by Community Solutions, the national effort supports participants in developing real-time data on homelessness, optimizing local housing resources, tracking progress against monthly goals, and accelerating the spread of proven strategies. Over 70 jurisdictions nationwide have joined this movement. In general, Built for Zero challenges participants to test current service systems to determine whether new approaches would create more success overall. Many participating jurisdictions have seen a significant reduction in chronic and veterans homeless with some reaching “functional zero”. Functional zero is reached when the number of homeless, whether sheltered or unsheltered, is no greater than the monthly housing placement rate for homeless households. More information can be found at www.community.solutions/what-we-do/built-for-zero.

STRATEGY 6: Create a Supervised Legal Camping Area

In response to fire danger and sanitation hazards created by illegal and unregulated camping by the homeless population, a potential solution is to establish a supervised

campground where homeless individuals could camp and have access to sanitation facilities. In light of the recent Boise court decision, this is a feasible option to legally support the region's camping ordinances.

In the State of Oregon, several camping areas operate economically and successfully. Right 2 Dream Too (R2D TOO) is a "rest-area" for people living on the streets of Portland Oregon. It is a nonprofit, volunteer run, cooperative organization governed and operated by the people living or sheltering. Other projects in Portland and Eugene operate in a similar manner. County staff have visited program sites in these cities and are aware of their strengths and weaknesses.

However, it should be noted, that there have been several entities and jurisdictions who have discussed or implemented this solution. Within the region, Sacramento and El Dorado County had functioning legalized homeless camps operated by nonprofits. They eventually shut down or disbanded due to operational issues. In 2018, the City of Woodland considered this option. However, Woodland decided to scuttle this plan due to public backlash regarding this concept and its location.

Potential Funding Sources for Developing Affordable Housing

The following is a summary of current potential sources for developing affordable housing. Several of these sources may be viable in Nevada County and could provide funding resources for the above-mentioned potential strategies. Typically, a capitol development project must combine funding sources in order to create an economically viable housing project. Timelines and overall available funds must also be considered.

No Place Like Home (NPLH)—Competitive and Noncompetitive County Allocations

This funding source focuses on permanent supportive housing for those with mental health issues. It is a 55-year deferred loan. This source also subsidizes operational funding for up to 20 years to ensure affordability, making it a more viable source for housing to chronically homeless. Acquisition, rehabilitation, construction, and operating reserve are eligible uses. Counties are allocated no less than \$500,000 regardless of

size on a noncompetitive basis. A competitive funding round for NPLH was also released on October 15, 2018. Counties of like size will compete in the same funding category.

HOME Program

The State Home Investment Partnership Program (HOME) is a low-interest residual receipt loan program for developing affordable housing. A residual receipt loan payment program allows a deferral of the principal until all other operational obligations are paid. The source is a pass-through to the state from the federal government. It is one of the largest and most consistent federal housing block grant programs with 72 million available statewide in the 2018 NOFA.

4% Tax Credits

Tax credits are the largest single source of funding for affordable housing nationwide with an average of \$9 billion in funding every year. The 4% tax credits can provide up to 30% of the cost of a project. A combination of a 30% subsidy and a low-interest 3% residual receipt loan (payments based on revenue after expenses) such as HOME can create a viable affordable housing project.

Balance of State Community Development Block Grants

These are funds that can be used specifically for infrastructure cost related to affordable housing developments as well as the full cost for community facilities (shelters, etc). Smaller counties and cities, such as Nevada County, compete for what is referred to as “balance of state” funding. Nevada County has been successful in the past applying for these funds, having been recently granted \$3.9 million for various projects.

USDA Community Facilities

This is a loan program for communities with 20,000 residents or fewer. Previous projects in the Nevada County include the Western Sierra Medical Clinic and the Community Recovery Resources Center.

National Housing Trust Fund

This deferred loan program via HCD is similar to No Place Like Home. The applicant eligibility and project requirements are also similar to HOME. This is another good source for the development of permanent supportive housing.

Federal Home Loan Bank—Affordable Housing Program

The Federal Home Loan Bank of San Francisco's Affordable Housing Program can provide grant funding for transitional, emergency, and permanent supportive housing projects. An organization must partner with a member bank (there are member banks available in Nevada County) to apply. Grants in 2017 ranged from half a million to \$2 million.

Affordable Housing and Sustainable Communities Program

This program funds housing development and local infrastructure that reduces greenhouse gas emissions. Although not specifically targeted to address affordability, 50% of these funds are set aside for affordable housing developments.

Golden State Acquisition Fund

The Golden State Acquisition Fund is a \$93 million flexible, low-cost loan program for creating affordable housing throughout the state of California. The program was established through seed funding from the State Department of Housing and Community Development but has gone on to be self-sustaining. This can be another source of loan funding for homeless and affordable housing.

Section 811 Project Rental Assistance

This program provides long-term rental subsidies to projects funded via the federal Department of Housing and Urban Development. It targets homeless households with disabilities including those with developmental disabilities, severe mental illness, and chronic illness. Once a project is operational, this program can provide funding through a rental subsidy.

Veterans Housing and Homelessness Prevention Program

This 55-year deferred loan program is similar to No Place Like Home. However, it requires that at least 45% of a project be occupied by homeless veterans. Funds can be

used for development and construction of new housing as well as renovation and acquisition of existing units.

Supportive Housing Multifamily Housing Program

This 55-year deferred loan program focuses on developing permanent supportive housing for homeless individuals. Funds can be used for new construction, acquisition, and renovation.

New Funding Sources for Developing Affordable Housing

Proposition 1 Housing Programs and Veterans Loans Bond Overview

On November 6, voters approved Proposition 1, the Housing Programs and Veterans Loans Bond. Known officially as SB 3(Beall) Veterans and Affordable Housing Bond Act of 2018, Proposition 1 authorized \$4 billion in general obligation bonds for housing-related programs. The measure was designed to distribute the bond revenue as follows:

- **Multifamily Housing Program:** \$1.5 billion, administered by HCD, to assist the new construction, rehabilitation and preservation of permanent and transitional rental housing for lower-income households through loans to local public entities and nonprofit and for-profit developers;
- **Transit-Oriented Development Implementation Program:** \$150 million, administered by HCD, to provide low-interest loans for higher-density rental housing developments close to transit stations that include affordable units and mortgage assistance for homeownership. Grants are also available to cities, counties and transit agencies for infrastructure improvements necessary for the development.
- **Infill Incentive Grant Program:** \$300 million, administered by HCD, to promote infill housing developments by providing financial assistance for infill infrastructure that serve

new construction and rehabilitates existing infrastructure to support greater housing density.

- **Joe Serna, Jr. Farmworker Housing Grant Fund:** \$300 million, administered by HCD, to help finance the new construction, rehabilitation and acquisition of owner-occupied and rental housing units for agricultural workers.
- **Local Housing Trust Fund Matching Grant Program:** \$300 million, administered by HCD, to help finance affordable housing by providing matching grants, dollar for dollar, to local housing trusts.
- **CalHome Program:** \$300 million, administered by HCD, to help low- and very low-income households become or remain homeowners by providing grants to local public agencies and nonprofit developers to assist individual first-time homebuyers. It also provides direct loan forgiveness for development projects that include multiple ownership units and provides loans for property acquisition for mutual housing and cooperative developments.
- **Self-Help Housing Fund:** \$150 million – Administered by HCD, this program assists low and moderate income families with grants to build their homes with their own labor.
- **CalVet Home Loan Program:** \$1 billion, administered by the California Department of Veterans Affairs, provides loans to eligible veterans at below market interest rates with few or no down payment requirements.

Many Proposition 1 funding sources can be used in combination with the No Place Like Home program to required matching funding for that funding program. The first Proposition 1 NOFAs for this program are scheduled to be published in the Spring of 2019.

Current Homeless Operational Funding Sources

CoC Competition

Nevada County joined Placer County to form the Homeless Resource Council of the Sierras Continuum of Care. Total requested funding for homeless housing and services in 2018 was \$1,428,433 for ongoing projects. Of this, \$204,438 will be allocated to Nevada County programs.

ESG (Emergency Solutions Grant)

This grant is funded through the State Department of Housing and Community Development and can fund various programs types: Rapid Rehousing, shelter operations, street outreach, and homeless prevention. Historically, Hospitality House has been a local recipient of this source.

OES (Office of Emergency Services)

Although previously utilized primarily by domestic violence shelters, OES provides funds for transitional housing for homeless youth victims of crime as well as homeless domestic violence victims. This source provided viable and stable sources of operational funding for transitional housing and emergency shelters.

New Operational Funding Sources

These sources have either been announced or published in 2018.

CESH/SB2

SB2 is legislation that provides ongoing funds for affordable and homeless housing through a tax on real estate transactions. Part of this legislation states that for the first year, 50% of the funding must be allocated to homeless services. This 50% is given to service providers via the State of California's CESH program. These funds can be used for Rapid Rehousing Rental Assistance up to 48 months, a capitalized operational subsidy for affordable housing (up to 15 years), navigation centers, case management, HMIS, and coordinated entry. The first NOFA was published in August 2018, and the second NOFA will be made available in early 2019. The HRCS CoC has submitted the

initial application to the state and will be releasing an internal RFP for Nevada County agencies.

SB2

This ongoing source will be allocated to local jurisdictions on the basis of population and poverty statistics similar to CDBG funding. The use of funds must focus on affordable housing, however, not exclusively or primarily for homeless housing or services.

Homeless Emergency Aid Program (HEAP)

This one-time funding source can be used in response to a homeless emergency. This includes construction of shelters, navigation centers, Rapid Rehousing, etc. This funding source became available on September 5, 2018. A second NOFA will be made available in January 2019. Approximately \$2.7 million will be allocated to Placer and Nevada Counties.

Housing for Healthy California SB2

This funding source focuses on grants and loans for supportive housing development projects. The NOFA is still in the development process with an RFP likely to be released in December 2019. It is focused on housing for homeless individuals who receive services through the Whole Person Care pilot program, Health Homes, or other county-controlled funding sources.

Home Safe Program

Home Safe will serve Adult Protective Services (APS) clients that are experiencing homelessness or are at imminent risk of homelessness due to elder or dependent adult abuse, neglect, self-neglect, or financial exploitation. The goal of the Home Safe Program is to support the safety and housing stability of individuals involved in APS by providing housing-related assistance using evidence-based practices for homeless assistance and prevention. Counties operating Home Safe programs will be expected to implement a range of strategies to support housing stability for APS clients. This will vary depending on the level of need and may include prevention and diversion services, including short-term housing assistance for individuals at risk or homelessness or those who have recently become homeless. Home Safe will support APS agencies in building

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stronger collaboration and engagement between the APS agency and local homelessness system. These partnerships will help ensure APS clients that require long term or permanent housing assistance are connected to homelessness services within the community.