



**CDSS**

**WILL LIGHTBOURNE**  
DIRECTOR

STATE OF CALIFORNIA—HEALTH AND HUMAN SERVICES AGENCY  
**DEPARTMENT OF SOCIAL SERVICES**  
744 P Street • Sacramento, CA 95814 • [www.cdss.ca.gov](http://www.cdss.ca.gov)



**EDMUND G. BROWN JR.**  
GOVERNOR

October 2, 2015

Mr. Mike Dent, Director  
Nevada County Health and Human Services Agency  
950 Maidu Avenue  
Nevada City, CA 95959

Dear Director Dent:

Congratulations! We are pleased to inform you that your county's proposal for the California Work Opportunity and Responsibility to Kids (CalWORKs) Housing Support Program (HSP) for Fiscal Year (FY) 2015-16 has been accepted.

Your county's final allocation for FY 2015-16 is **\$263,750**.

### **Trainings and Meetings**

In person attendance by the county's HSP coordinator or designee is required for HSP trainings and/or meetings throughout the year. To date, the following HSP trainings have been scheduled:

- November 5th and 6th in Sacramento (Northern California counties); or
- November 9th and 10th in Los Angeles (Southern California counties); and
- December 8th in Orange County (All HSP counties)

Additional information regarding the upcoming trainings will be sent to your county's designated HSP coordinator.

### **Fiscal Claiming**

Counties that receive HSP funding are required to claim all costs on a quarterly basis by performing time studies and utilizing HSP identified Program Codes. Additional information regarding county HSP claiming instructions are enclosed. If you have any questions regarding claiming instructions, please contact the Fiscal Systems Bureau at [fiscal.systems@dss.ca.gov](mailto:fiscal.systems@dss.ca.gov).

### **Data Reporting**

Counties in receipt of HSP funding are required to complete and return the HSP 14 report on a monthly basis. The first HSP 14 report for newly funded counties will be due November 20, 2015 for the reporting month of October 2015. The report form and instructions are enclosed. If you have any questions regarding the HSP 14 report, please contact the Data Systems and Survey Design Bureau at (916) 651-8269.

Mr. Mike Dent, Director  
Page Two

### **HSP Certification**

To accept the terms of the HSP allocation, please review and complete the enclosed HSP certification form. The HSP certification form indicates the number of families targeted for permanent housing, based on the final allocation amount. In addition, counties are expected to target at least 70 percent of the HSP allocation for direct financial assistance, which includes rental subsidies, security deposits, moving costs, temporary shelter costs, etc. It does not include case management or administrative expenses.

Please scan and return the completed HSP certification form to Julie McQuitty at [julianne.mcquitty@dss.ca.gov](mailto:julianne.mcquitty@dss.ca.gov) no later than October 16, 2015. Please also send the original signed document, postmarked no later than October 16, 2015, to the following address:

California Department of Social Services  
744 P Street  
MS 8-8-31  
Sacramento, CA 95814  
Attn: Julie McQuitty

Thank you for your proposal and we look forward to partnering with you to provide housing support to CalWORKs families. If you have any questions, please contact Kären Dickerson, Chief, CalWORKs Employment and Eligibility Branch, at (916) 651-6562.

Sincerely,



④ TODD R. BLAND  
Deputy Director  
Welfare to Work Division



BRIAN DOUGHERTY  
Deputy Director  
Administration Division

Enclosure(s)

**ATTACHMENT TWO**

**CalWORKS Housing Support Program  
Program Scope Certification and Request for New Funding (2015-16)**

*This form is to be completed by CWDs not currently operating a HSP, but who are requesting HSP funding for 2015-16.*

**County Name:**     Nevada    

Indicate the primary CWD contact regarding the HSP request for new funding.

**Contact Name and Title:**     Mike Dent    

**Address:**     950 Maidu Ave Nevada City, CA 95959    

**Email Address:**     mike.dent@co.nevada.ca.us    

**Phone Number:**     530-265-1410    

**I. PROPOSAL OR PROGRAM SCOPE UPDATE**

Attach your CWD's HSP proposal for FY 2015-16. Proposals must meet the criteria outlined within the attached application guidelines (attachment three). CWDs have the option of submitting the Program Scope Update in lieu of a new proposal if a proposal was already submitted in 2014-15.

Program Scope Update (Complete only if proposal is not attached)

Attach a description of your proposed Housing Support Program (in two pages or less) that includes the following:

- a. Proposed scope of services and existing partnerships
- b. Any changes you plan to implement in FY 2015-16 HSP that differ from the proposal submitted for FY 2014-15
- c. Indicate that you have consulted with your local Continuum of Care, if your county has one

**II. Budget Detail**

- a. Indicate the amount of funding the county is requesting:     \$263,750
- b. Number of families the county will place in permanent housing:     40
- c. Attach a detailed program budget for FY 2015-16.

**III. DIRECTOR'S CERTIFICATION**

I certify that the County will administer the CALWORKs Housing Support Program pursuant to the conditions set forth by the California Department of Social Services. I certify that the information completed above and attached is true and correct.

**Director's Name:**     Mike Dent Director    

**Signature:**     [Signature]     **Date:**     8/14/15



**NEVADA COUNTY  
HEALTH & HUMAN SERVICES  
AGENCY**

**Michael Heggarty, MFT  
Agency Director**

**Mike Dent, MPA  
Department of Social Services  
Director**

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10075 Levon Ave., Ste 202  
CalWORKs: 715 Maltman Drive

Nevada City, CA 95959  
Truckee, CA 96161  
Grass Valley, CA 95945

Telephone (530) 265-1340 FAX (530) 265-9860  
Telephone (530) 582-7803 FAX (530) 582-7729  
Telephone (530) 265-1760 FAX (530) 274-1049

August 14, 2015

Nevada County Department of Social Services  
950 Maidu Ave  
Nevada City, CA 95959

To: California Department of Social Services  
CalWORKs Division  
Re: Housing Support Program

The Nevada County Department of Social Services is requesting \$263,750 from the California Department of Social Services to fund a CalWORKs Housing Support Program in Nevada County.

Nevada County is requesting Housing Support Program funds so that we may more effectively meet the housing needs of our CalWORKs families. Low income families in Nevada County are at high risk of experiencing homelessness. In fact, a recent study showed that 27% of current CalWORKs families in Nevada County have experienced homelessness in the last year. The duration of the reported homeless periods averaged four months. This information is further supported by the local transitional housing facilities, homeless shelters, and the low income and affordable apartment complexes, who report having lengthy waiting lists with wait times of two months to as much as three years. HSP funds would provide the Nevada County CalWORKs program the means to assist families with securing and retaining stable and suitable housing; allowing CalWORKs recipients to focus on Welfare to Work activities and moving toward self-sufficiency.

Currently Nevada County does not have adequate funds to meet the housing needs of our families. Nevada County recognizes the problem of homelessness and acknowledges the negative effects of housing instability. Nevada County has identified innovative and collaborative solutions which are based upon best practices and will leverage existing funding sources to resolve the issue of housing instability for CalWORKs families. Nevada County has demonstrated success in implementing supportive CalWORKs programs through partnering with the community to deliver our Family Stabilization program and is confident that this Housing Support Program would further build upon that success.

We thank you for this opportunity to better serve our families and our community, and we thank you for considering this request.

Mike Dent, Department Director

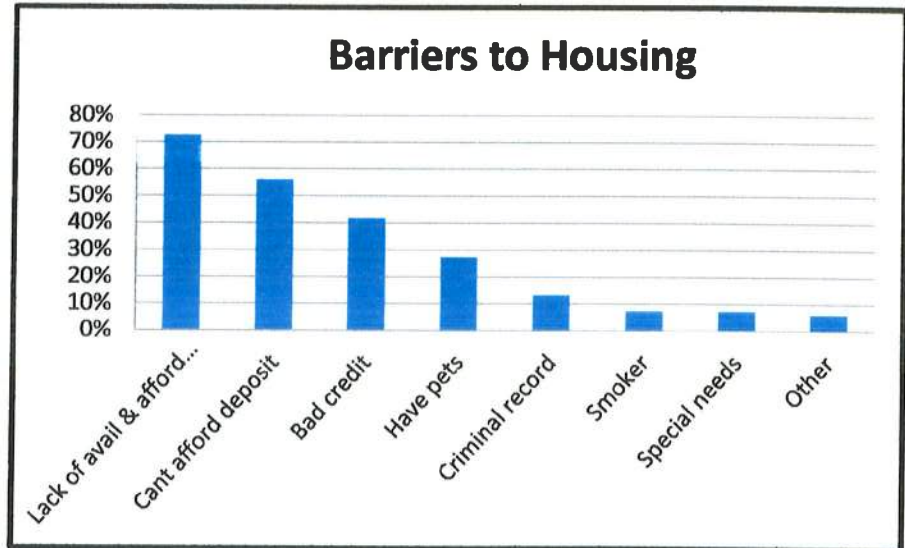
Mali Dyck, CalWORKs Program Manager

## Needs Assessment

Nevada County is dedicated to serving the homeless in our community. A permanent homeless shelter was established a few years ago and immediately had a waiting list for family rooms. A transitional housing facility, the Booth Center, is operated by the local Salvation Army, and also maintains a lengthy waiting list. The median household income in Nevada County is \$57,353 whereas most CalWORKs families live on less than \$18,000. The overall poverty rate is 12%, however in the incorporated cities of Grass Valley, Nevada City and Truckee, where 33% of the population live, the poverty rate jumps to 21%.

In an effort to assess the needs of CalWORKs families in Nevada County and in preparation for this request, Nevada County Department of Social Services sent an independent survey to all current CalWORKs recipients, and received 84 responses. A summary of the survey is included in *Attachment A* of this proposal, the highlights include:

- 72% identified lack of available, affordable rentals as a barrier to getting or keeping appropriate housing for their families.
- 27% indicated that they have been homeless in the past 12 months with an average duration of homelessness of four months.
- 42% reported that they have been in their



current housing for less than 12 months; contrasting to the overall Nevada County population, where only 14% have been in their home less than 12 months, according to the 2012 Census.

From this information, we conclude that many families who are able to obtain housing often only find short term solutions resulting in a cycle of instability in their housing situation, including episodes of homelessness.

Affordable housing has long been a challenge for our community. A recent article in the Grass Valley Union Newspaper, published July 24, 2015, stated the average rent for a one or two bedroom apartment in Nevada County ranges from \$750 - \$1000/month. It was noted by a local realtor that the main issue is a lack of affordable rentals (see *Attachment B* for the full article). This is further demonstrated by the low income apartment complexes reporting waiting lists ranging from two months to three years for subsidized and affordable units.

Every two years, the Continuum of Care (Homeless Resource Council of the Sierras) conducts an annual homeless count in accordance with the Federal Department of Housing and Urban Development. On January 26, 2015, the total number of sheltered and unsheltered homeless people totaled 279 people. This is by no means the totality of individuals experiencing homelessness and does not account for individuals or families who do not have housing but who may be living temporarily with a friends or relatives. Due to these and other factors, our homeless population may be underrepresented. The Point-In-Time Homeless Count identified 42 homeless youth, in 25 homeless households.

### Total Households and Persons

	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Total Number of Households	71	0	140	211
<b>Total Number of Persons</b>	<b>101</b>	<b>0</b>	<b>178</b>	<b>279</b>
Number of Children (under age 18)	25	0	17	42
Number of Persons 18 -24	6	0	25	31
Number of Persons 25 – 59	62	0	123	185
Number of Persons 60 or older	8	0	13	21

CalWORKs provides multiple safety net services for families facing a housing crisis, but the need is growing, and these solutions aren't permanent. In FY 14-15, CalWORKs:

- Provided 39 families with once-in-a-lifetime temporary or permanent homeless assistance totaling \$29,167.
- Served 46 families who had already used their once-in-a-lifetime temporary homeless assistance with up to five additional nights in a hotel, totaling \$16,822.
- Partnered with the Domestic Violence and Sexual Assault Coalition to provide 587 shelter nights for women and children.
- Contracted for 2 rooms, specifically for CalWORKs families, at the Booth Center (transitional housing).

In addition, Nevada County CalWORKs has been able to address some of the housing barriers described above through our Family Stabilization program. Between November 2014 and June 2015, Family Stabilization served 72 unduplicated families providing \$28,000 in direct services such as debt settlement, court fees, utility payments, security deposits, past due rent payments, and credit repair. We anticipate serving 120 families in FY15-16, and estimate that half of these families will need housing support. Our family stabilization budget is not adequate to serve the needs of these families. However, with the Housing Support Program integrated into our Family Stabilization program, we anticipate being able to meet the needs of 40 of these families by making them more competitive in the housing market through rental subsidies.



## Target Population

The target population for the CalWORKs Housing Support Program will be CalWORKs families who are literally homeless, as defined by CDSS, as follows:

1. Lacking a fixed or regular nighttime residence; and either
  - a. Having a primary nighttime residence that is a supervised publically or privately operated shelter designed to provide temporary living accommodations; or
  - b. Residing in a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings; or
2. In receipt of a judgment for eviction, as ordered by the court.

Families will be identified and selected according to the following the criterion which will include:

- Utilizing reports from C-IV to identify CalWORKs families whose address is “homeless” or who identify themselves as homeless or whose address on file is a known homeless shelter,
- Reviewing OCAT and Family Stabilization screening results for CalWORKs participants, looking for families who identify homelessness or an eviction notice as an issue for their family,
- Coordination with local community partners providing homeless assistance, such as Hospitality House and Salvation Army’s Booth Center, to identify CalWORKs families who are living in or are on the waiting list for emergency shelter or transitional housing,
- Reviewing the CalWORKs Emergency Assistance Program applications to identify families who have requested or have been granted up to 5 nights in a hotel/motel, and
- Receiving referrals from a community partners including schools, shelters, community based organizations, faith based organizations, and other county departments and agencies such as Nevada County Housing and Community Service.

The selection criteria will include verification that the applicant lacks fixed, regular nighttime residence that meets the criteria of the DCSS definition of homeless, such as, sleeping in places not meant for human habitation, in a shelter or transitional housing, or in a hotel/motel paid for by the EAC program, or provision of a copy of a court ordered eviction notice.

## Housing Support Program Description

Nevada County will administer the Housing Support Program following best practices, coordinating with existing housing and family stabilization efforts to meet immediate needs first, and then will provide case management and follow-up to assist in stabilization of each family’s housing situation. Strategies for leveraging existing resources include:

**A. Expanding Existing Partnerships**

Nevada County CalWORKs currently partners with the Nevada County Superintendent of Schools who operates three (3) Family Resource Centers located in Grass Valley, Penn Valley and North San Juan. The Family Resource Center staff provides Family Stabilization intensive case management for CalWORKs recipients in all three locations. Housing stability is an issue already screened for through the Family Stabilization intake process and the same case managers will provide assessments and case management for the Housing Support Program in conjunction with the case management they provide for other Family Stabilization services.

Nevada County CalWORKs partners with the Nevada County Housing Development Corporation to provide emergency assistance to CalWORKs families in the form of hotel/motel vouchers. The clients who apply for this assistance will also be referred for an assessment for the Housing Support Program.

Nevada County CalWORKs also partners with the local Salvation Army who operates an eight (8) room transitional housing facility in Grass Valley, called the Booth Center. The Housing Support Program will target CalWORKs families who are residents of the Booth Center with the intent to move them into permanent housing, stabilizing their families and making room in the facility for wait listed families. The Salvation Army also receives Emergency Shelter Grant funds from the Department of Housing and Urban Development for rapid rehousing. Their case manager will be a valuable resource to help identify potential permanent housing opportunities for Housing Support Program qualified applicants residing in the Booth Center.

In addition, the Nevada County Housing and Community Services Division (HCS) of Health and Human Services, recently was awarded \$258,000 to support Tenant Based Rental Assistance (TBRA). This program funds security deposits for low income renters who cannot otherwise afford a deposit. The Housing Support Program will partner with HCS to leverage these funds for CalWORKs clients as well as share in the home inspection responsibilities for both programs.

<b>Role</b>	<b>Responsible Party</b>	<b>Status</b>	<b>Experience</b>
Initial Screening (using OCAT, Family Stabilization, Emergency Assistance program, etc.)	In-House: DSS Employment and Training Workers (E&Ts)	E&T staff already does this with all clients to refer to an array of services. E&Ts know which clients are living in transitional housing and have strong relationships with associated case managers.	E&Ts average 8 years of experience and are trained in motivational interviewing. They know how to recognize addresses that indicate a family is staying in a shelter and will be able to identify families to refer to this service.



<b>Role</b>	<b>Responsible Party</b>	<b>Status</b>	<b>Experience</b>
Housing Support Program Assessment and Case Management	Contractor: Superintendent of Schools Office, Family Stabilization Case Managers	Four Case Managers already perform Family Stabilization assessments, create FS plans and provide intensive case management and follow-up with clients on FS goals.	Case Managers are members of our community who have worked with low income families for several years at the three Family Resource Centers operated by the Superintendent of Schools office.
Payments to landlords	Contractor: Superintendent of Schools Office, fiscal staff	Currently the SOS office processes third party payments for the Family Stabilization program and already has systems in place to do so.	The SOS office operates at high level of fiscal responsibility and is audited on a regular basis. Existing systems will be able to accommodate additional payments associated with this program.
Housing Unit inspections and TBRA funding	In-House: Nevada County Housing and Community Services Division (HCS)	HCS was recently awarded TBRA funding and plan to target CalWORKs families for this assistance. TBRA requires housing unit inspections which will also be used to assess habitability and safety.	HCS staff has operated TBRA, Down Payment Assistance, and rehabilitation programs for many years. The Home Inspector has an extensive background in code compliance.

#### B. Housing Identification and Inspection Services

The Family Stabilization Case Managers already conduct landlord outreach for both the CalWORKs Family Stabilization clients and the non-CalWORKs families they serve. They will build on existing relationships with landlords and use their experience to develop new relationships. The FS Case Managers have relationships with the low income multifamily housing unit managers and continue to develop relationships with private home owners as they assist clients with housing searches and with contacting potential landlords to inquire about available rentals. The Housing Support Program creates an incentive to landlords to take a risk on a CalWORKs family by guaranteeing the rent will be paid for a predetermined amount of time. During this time, the FS Case Managers will serve as a point of contact or liaison, if needed, between the landlord and the CalWORKs client with the goal of removing themselves at an appropriate time, allowing the landlord and tenant to work together directly.

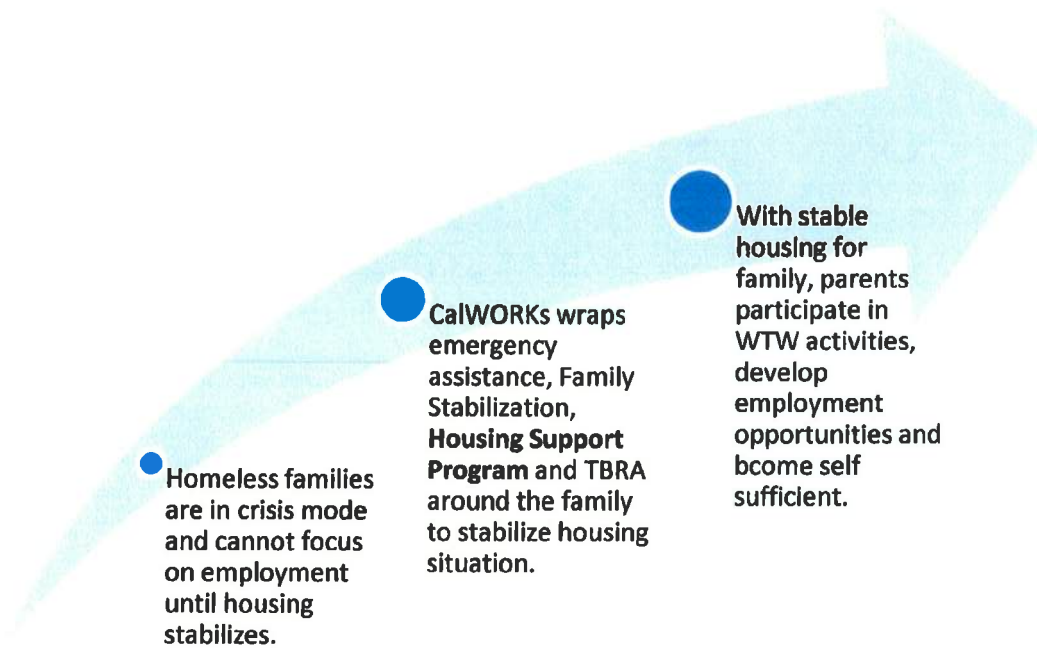
The Case Manager will work with the HCS Division staff to complete a TBRA application for each family. To ensure that all units meet habitability and safety standard, they will schedule an inspection for each

housing unit funded through the Housing Support Program. The Housing Division staff will perform the unit inspections. As we intend to leverage TBRA funds for security deposits, and TBRA also requires that each unit be inspected, these inspections will also ensure that the Housing Support Program funds are only used for appropriate, safe units.

### C. Services to be delivered

#### Delivery of Benefit

The Nevada County Housing Support Program will provide monthly rental assistance for CalWORKs families experiencing homelessness in order to stabilize their housing situation and allow the parent(s) to participate in Welfare to Work activities. The program will leverage TBRA and Family Stabilization funding to ensure families receive all possible stabilization and barrier removal services, including security deposit assistance, legal services, debt counseling and criminal record clean up.



#### Identification of appropriate housing

Case managers will assist the CalWORKs clients to secure appropriate housing based on location, family size, safety and other relevant factors. The FRC Case Managers will assist clients to identify units that meet the needs of each family for safe and adequate housing, will assist clients to communicate with potential landlords and to complete rental applications. They will work with the clients to identify potential housing barriers (move-in costs, legal, debt, criminal record issues) and assist to remove these barriers through Family Stabilization. They will assist the client in completing the Tenant Based Rental Assistance application and will schedule the housing unit inspection for both programs.

Planning and financial assistance

Each case manager will work with each client upfront to develop a realistic budget and plan for transitioning off of HSP assistance within the prescribed timeframe. They will assist the client to complete a lease agreement with an addendum that describes the length and amount of rental subsidy that will be paid by the Housing Support Program. The CalWORKs Program Manager will review and approve each HSP funding request prior to finalizing agreements with landlords. The Superintendent of Schools Office will then issue the payments, on behalf of the approved recipients, directly to the landlords of the rented units for the duration of the agreement. The rental subsidy amount and duration will be determined on a case by case basis, considering the family's unique situation, with the CalWORKs Program Manager having final approval. We anticipate each subsidy to range from one to six months, but may be extended to a maximum of nine months with approval from the CalWORKs Program Manager. The duration of each service will be determined by considering all factors, including but not limited to, the parents' employability, any substance abuse or domestic violence issues in the household, and potential health and disability issues.

Housing retention services

After the housing support ends, the family will still be eligible for Family Stabilization services for up to six additional months if needed. The FS Case Managers can assist the landlord and tenant with minor disputes or may make a referral to mediation services through Community Legal, a low cost legal aid organization that specializes in landlord-tenant issues. The E&T, FS Case Manager and Employment Specialist assigned to each client will work together to ensure the best possible outcome for each family.

D. Assessment tool and process

Clients will be referred to the Family Stabilization case managers using the existing process which indicates areas in which the family is unstable, including housing. When the County CalWORKs staff begins using OCAT in October, the referral will include the OCAT Summary Page. The Family Stabilization Case Manager will use this information to identify if the client is in need of Family Stabilization services alone or if they are also in need of Housing Support Program services. The latter will be assessed using the Housing Support Program Questionnaire. Their housing needs will be addressed in conjunction with Family Stabilization needs, utilizing the family stabilization planning process already in place.

E. Financial Assistance Parameters

The maximum rental subsidy to each household will be based on the median price for the housing unit, sized appropriately for the family, based on the table below. We anticipate an average subsidy of \$1,000.

# of Bedrooms	1	2	3
Median Cost	\$850	\$1,000	\$1,350

The duration of each rental subsidy will be determined on a case by case basis, dependent upon the family's needs and level of barriers. We anticipate the average duration to be 6 months with a maximum of 9 months.

Families receiving rental assistance may be strongly encouraged to save a pre-determined amount of money each month as part of their budgeting and planning goals, may be required to contribute a pre-determined amount toward their rental payment, and they may be required to participate in either family stabilization or employment related activities as identified in a Family Stabilization Plan or Welfare to Work Plan, as agreed upon and signed by the client. In order to preserve the reputation of the program and to maintain good will with the landlords, while clients who fail to meet requirements will be offered more intensive case management, the Housing Stabilization Program will not stop contracted rental payments during the agreed time period.

#### F. Data collection and reporting

The CalWORKs Staff Services Analyst II will be responsible for qualitative and quantitative data collection and progress tracking. She will develop data collection mechanisms that capture all required information for the HSP 14 and will be responsible for submitting the HSP14 timely and accurately.

#### G. Maximizing direct services

The Nevada County Housing Support Program will maximize direct service and minimize administrative expenses by:

- Leveraging existing programs, staff, resources and contracts
- Correlating Family Stabilization case management with Housing Support case management
- Integrating TBRA funding and inspectors

#### H. Timetable for implementation – board approval and contracts

If awarded funding, the Nevada County Housing Support Program could begin delivering services expeditiously. The Board of Supervisors will review and approve the program implementation within one month of notification of award. At the same time we will submit an amendment to the existing contract with the Superintendent of Schools to add the Housing Support program to the Family Stabilization services contract. We anticipate being able to begin services within 4-6 weeks of notification.

### **Funding Request**

In order to provide effective and meaningful services, which will lead to sustainable outcomes for our clients, Nevada County requests \$263,750 from the California Department of Social Services.

The amount requested would provide rental assistance to the estimated 40 families for six months. We do not expect that all CalWORKs Housing Support Program clients will need rental assistance for six

months; however, this will allow for flexibility when working with families with varying housing needs. Case managers will ensure the appropriate amount of assistance is allocated in each case. The requested amount allows for flexibility of allocation depending on the individual circumstances and needs of each family.

### Detailed Budget

Case Management including landlord outreach, housing identification and rapid rehousing services	Personnel: Utilizing existing Family Stabilization and CalWORKs personnel	\$0
Rental Subsidies	Direct Service to Clients: Rental payment assistance for 40 families x 6 months (avg) x \$1,000 (avg)	\$240,000
Legal Services & Eviction Prevention	Professional Services: Pro bono from Community Legal and Legal Aid	\$0
Security Deposit assistance	Direct Services: Move in expenses	\$0 - TBRA program funds to be used
Administration 9% Superintendent of Schools Office	Personnel: Payment processing and reporting by Contractor	\$23,750
<b>Total Budget</b>		<b>\$263,750</b>



**Homeless Resource Council of the Sierras**  
Nevada County Coordinating Council (NCCC)  
Placer Consortium on Homelessness (PCOH)  
Tahoe/Truckee

**Susan Farrington, President**  
P.O. Box 5216  
Auburn, CA 95604  
Phone: (530) 278-5153  
Fax: (530) 848-3642  
Website: [HRCS@hrscoc.org](mailto:HRCS@hrscoc.org)

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August 11, 2015

Mike Dent, MPA, Director  
Nevada County Department of Social Services  
950 Maidu Ave  
Nevada City, CA 95959

Dear Mike,

This letter is in support of the Department of Social Services CalWORKs program's grant application to the California Department of Social Services to expand housing support programs in Nevada County, providing rapid re-housing services. Decent and affordable housing is extremely limited in Nevada County, and a significant number of families face tremendous barriers in finding and maintaining suitable housing. While housing is the first step in helping families, we have found that in order to be successful, it is also absolutely essential to provide a range of stabilization services for families attempting to sustain their housing.

The Homeless Resource Council of the Sierras (HRCS) Continuum of Care (CoC) is all too familiar with the barriers low-income families face to maintain stable, affordable housing. Our annual homeless count has identified an increased number of homeless persons in 2015 with 279 individuals identified in 2015, 42 of whom were children. Of the 151 households identified, 10% were receiving TANF/CalWORKs assistance. Furthermore, in a recent survey of CalWORKs clients, more than 27% of respondents indicate that they had experienced homelessness in the past year.

The Homeless Resource Council of the Sierras is a private, non-profit [501(c)3] that mobilizes, advocates and empowers community collaboration towards ending homelessness while fostering an effective system of homeless prevention and intervention. As the HUD recognized CoC for Placer and Nevada Counties, we are mandated to find creative and innovative ways to collaborate with non-traditional partners in an effort to prevent and end homelessness in our community. We hope that the strategic partnership with the Nevada County DSS will make successful progress in the fight to end homelessness.

The Homeless Resource Council of the Sierras agrees and is committed to working with DSS to continue serving the needs of families experiencing homelessness in Nevada County. We will continue to work together in developing resources and services benefitting families in our respective service areas.

Sincerely,

Susan Farrington  
President  
Homeless Resource Council of the Sierras





**Nevada County**  
Superintendent of Schools

**HOLLY A. HERMANSEN, SUPERINTENDENT**

112 NEVADA CITY HIGHWAY  
NEVADA CITY, CA 95959  
530-478-6400 • fax 530-478-6410

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August 11, 2015

Mike Dent, MPA, Director  
Nevada County Department of Social Services  
950 Maidu Ave  
Nevada City, CA 95959

Dear Mike,

This letter is in support of the Department of Social Services CalWORKs program's grant application to the California Department of Social Services to expand housing support programs in Nevada County. Decent and affordable housing is extremely limited in Nevada County and a significant number of families face tremendous barriers to being able to find and maintain suitable housing. While housing is the first step in helping families, we have found that in order to be successful, it is also absolutely essential to provide a range of stabilization services for these families to be able to sustain their housing.

As the contracted service provider for the Family Stabilization program, the Nevada County Superintendent of Schools office is all too familiar with the barriers low income families face to maintain stable, affordable housing. As a recent survey of CalWORKs families showed, more than 1 in 4 have experienced an episode of homelessness in the last year and 58% have fallen behind on their bills.

Since initiating the Family Stabilization program last year, our Case Managers have assisted 72 unduplicated CalWORKs families, many of whom needed housing assistance due to being behind on rent or utilities, living in a tent or vehicle, or living in a transitional or shelter facility. We have helped numerous families search for adequate, affordable housing with limited success due to the long waiting lists for subsidized housing, and general lack of affordable rentals. We are excited for the possibility of being able to make a greater impact on these families through the support offered by the CalWORKs Housing Support Program. This funding, in conjunction with Family Stabilization, would greatly increase the stability of our families in order to allow the parents to focus on obtaining and maintaining sufficient employment to support their families into the future.

In addition, the Family Resource Centers provide support to families in need of clothing, diapers, parenting classes, play groups, and emotional support. The Superintendent of Schools Office agrees and is committed to working with DSS to continue serving the needs of families experiencing homelessness in Nevada County. We will continue to work together in developing resources and services benefitting families and look forward to the opportunity to expand this partnership through the Housing Support Program.

Sincerely,

Holly Hermansen

Nevada County Superintendent of Schools



# COUNTY OF NEVADA HEALTH & HUMAN SERVICES AGENCY

950 Maidu Ave.  
Nevada City, California  
95959

*Agency Director*  
*Michael Heggarty*

Telephone (530) 265-1627  
Fax (530) 265-2295

Department Directors  
Rebecca Slade, MFT, Interim Behavioral Health  
Jill Blake, Interim Public Health  
Tex Ritter, JD, Child Support Services/Collections/Housing &  
Community Services  
Mike Dent, MPA, Social Services

August 11, 2015

Mike Dent, MPA, Director  
Nevada County Department of Social Services  
950 Maidu Ave  
Nevada City, CA 95959

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This letter is in support of the Department of Social Services CalWORKs program's grant application to the California Department of Social Services to expand housing support programs in Nevada County. Decent and affordable housing is extremely limited in Nevada County and a significant number of families face tremendous barriers to being able to find and maintain suitable housing. While housing is the first step in helping families, we have found that in order to be successful, it is also absolutely essential to provide a range of stabilization services for these families to be able to sustain their housing.

The Nevada County Housing and Community Services Division (HCS) of Health and Human Services is all too familiar with the barriers low income families face to maintain stable, affordable housing. As a recent survey of CalWORKs families showed, more than 1 in 4 have experienced an episode of homelessness in the last year and 58% have fallen behind on their bills.

Nevada County HCS is excited to partner with CalWORKs in addressing the housing needs of low income families in our community. We recently were awarded \$253,000 in Tenant Based Rental Assistance (TBRA) from the California Department of Housing and Community Development to provide security deposit assistance to low income families. The TBRA program is a perfect partner to the CalWORKs Housing Support Program to leverage funds to support families with both move in costs and the first few months of rent. We are excited for the possibility of seeing a more permanent impact on these families through the support offered by the CalWORKs Housing Support Program. This funding, in conjunction with TBRA, would greatly increase the stability of our families in order to allow the parents to focus on obtaining and maintaining sufficient employment to support their families into the future.

The Nevada County Housing and Community Services Division agrees and is committed to working with DSS to continue serving the needs of families experiencing homelessness in Nevada County and reducing duplication of efforts when appropriate, such as inspections of the housing units that are funded through both programs. We will continue to work together in developing resources and services benefitting families in our respective service areas.

Sincerely,

Tex Ritter, Director  
Housing and Community Services Division

NEVADA COUNTY  
HOUSING DEVELOPMENT CORPORATION

P.O. Box 1164  
GRASS VALLEY, CA 95945



August 11, 2015

Mike Dent, MPA, Director  
Nevada County Department of Social Services  
950 Maidu Ave  
Nevada City, CA 95959

Dear Mike,

This letter is in support of the Department of Social Services CalWORKs program's grant application to the California Department of Social Services to expand housing support programs in Nevada County. Decent and affordable housing is extremely limited in Nevada County and a significant number of families face tremendous barriers to being able to find and maintain suitable housing. While housing is the first step in helping families, we have found that in order to be successful, it is also absolutely essential to provide a range of stabilization services for these families to be able to sustain their housing. As the contracted service provider for the Emergency Assistance Program, the Nevada County Housing Development Corporation is all too familiar with the barriers low income families face to maintain stable, affordable housing. As a recent survey of CalWORKs families showed, more than 1 in 4 have experienced an episode of homelessness in the last year and 58% have fallen behind on their bills. In the 2014-15 fiscal year, our EAC program assisted 46 unduplicated CalWORKs families with up to five (5) nights in a hotel/motel due to homelessness with nowhere else to turn. Frequently we see families who leave an unsafe environment, have been living in a car or could not get into a transitional living facility due to long waiting lists. We are excited for the possibility of seeing a more permanent impact on these families through the support offered by the CalWORKs Housing Support Program. This funding, in conjunction with Family Stabilization, would greatly increase the stability of our families in order to allow the parents to focus on obtaining and maintaining sufficient employment to support their families into the future.

These needs are further supported by the 2015 Homeless Count numbers. There were 279 homeless counted, of that total, we counted 42 homeless youth, 17 of them are living in unsheltered situations. 7% of youth households (18-24 years of age) are parenting at least one child.

The Nevada County Housing Development Corporation agrees and is committed to working with DSS to continue serving the needs of families experiencing homelessness in Nevada County. We will continue to work together in developing resources and services benefitting families in our respective service areas.

Sincerely,

  
Joyce M. Peterman  
Executive Director

joyce@nchdc.org

530-798-9279

Attachment A: Nevada County CalWORKs Housing Survey  
July 2015

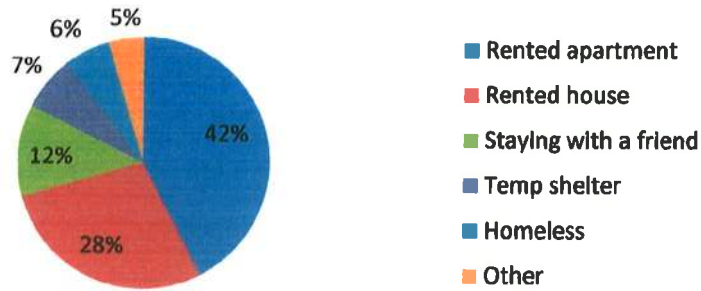
Questions and Talled Responses

Q#	Question	Response	Total
1	Where do you and your family live?	Rented apartment	36
		Rented house	24
		Staying with a friend	10
		Temp shelter	6
		Homeless	5
		Other	4
2	How long have you been in current housing situation?	Less than 1 month	3
		1-6 months	19
		6 -12 months	14
		1-3 years	28
		More than 3 years	21
3	How many people live in your home? (average)	Adults	1.9
		Children	1.6
4	How satisfied are you with your housing situation?	Very satisfied	11
		Satisfied	34
		Not satisfied	28
		It's terrible	14
5	In the last year, have you fallen behind on rent or utilities?	Yes, but I caught back up	23
		Yes, and I haven't caught back up	27
		No, but I'm worried I will	21
		No, I can pay my bills every month	15
6	How much do you pay each month for housing?	Less than \$500	40
		\$500-\$900	27
		\$910-\$1200	14
		\$more than \$1200	5
7	Which barriers do you face to getting or keeping appropriate housing for your family?	Lack of avail & afford rentals	61
		Can't afford deposit	47
		Bad credit	35
		Have pets	23
		Criminal record	11
		Smoker	6
		Special needs	6
		Other	5
8	Have you been homeless anytime in the last year?	No	61
		Yes	22
		For how long (months)	4

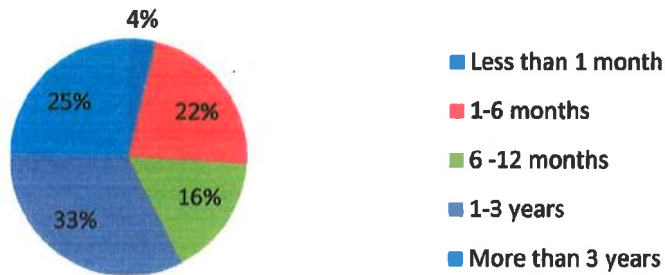
Number of responses in count: 84

Attachment A: Nevada County CalWORKs Housing Survey  
July 2015

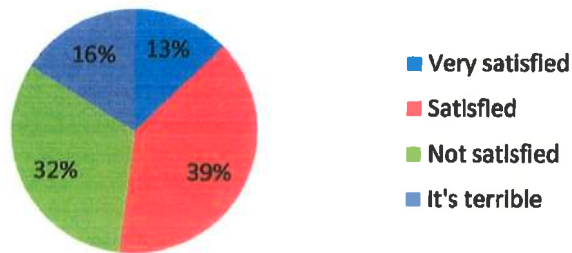
### 1. Housing Situation



### 2. Housing Stability



### 4. Housing Satisfaction



### 5. Financial Stability

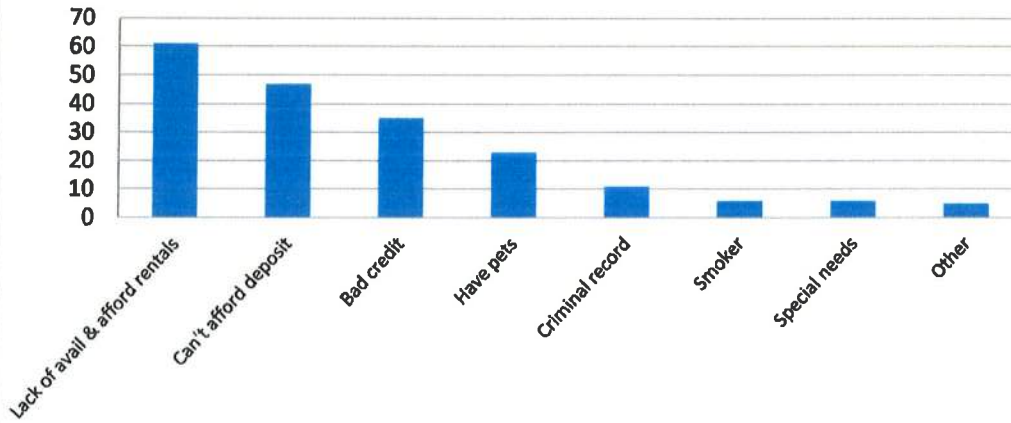


Attachment A: Nevada County CalWORKs Housing Survey  
July 2015

### 6. Housing Cost



### 7. Barriers to Housing



### 8. Homeless in past 12 months (if yes, ave 4 mo)





## Attachment B



Emily Lavin  
[clavin@theunion.com](mailto:clavin@theunion.com)

July 24, 2015

## Nevada County's rental market remains tight



### House for rent

Danielle Scallin wasn't expecting her family's house-hunt to be this difficult.

She and her husband both grew up in Nevada County, and had been homeowners in the area before they moved to Texas about a year and a half ago.

They recently moved back to Nevada County, and have been looking since May for a home to rent.

They'd like something in the \$1,600 range with at least four bedrooms to accommodate their four children and one dog.

Scallin's taken a proactive approach to the search, scanning rental listings daily.

"There has been little inventory. Most everything we have gets rented within a short time." — Dick Law, owner and a broker at Paul Law Property Management

She emailed a flier with photos of her family and their housing needs to local property management companies, and has references and credit reports at the ready.

Despite her efforts, the family has been unable to secure a home.

"We're sort of starting all over," Scallin said of her family's move back to Nevada County. "And to be presented with this home rental market, it's really discouraging."

The rental market in many California cities has been white-hot — and shows no signs of cooling off soon.

According to [data compiled in June by online rental marketplace Apartment List](#), California rents are growing almost twice as quickly as the national average.

The median price for a one-bedroom apartment in California in June was \$1,350 per month, up 8.2 percent from last June; the median price for a two-bedroom apartment was \$1,550 per month, up 5.4 percent from last June.

Prices may not be that steep in Nevada County, but rental units in the county are in high demand, with a high number of renters competing for a limited number of available properties.

"It is definitely a landlord's market right now," said Dick Law, the owner and a broker at Paul Law Property Management in Grass Valley.

Law said that rental rates in the county have been growing incrementally, rather than skyrocketing; most one- or two-bedroom units range from \$750 to \$1,000 monthly, he said.

The biggest problem is that there's simply not enough of them.

"There has been little inventory," Law said. "Most everything we have gets rented within a short time."

Law points to the housing market crash of 2007 as part of the cause; when that happened, he said, construction on any new housing units

<http://www.theunion.com/news/localnews/17397256-113/nevada-countys-rental-market-re...> 8/13/2015

## Attachment B

stopped, and, as the economy recovers, development has been slow to catch up.

Though people are once again buying houses and turning them into rental properties, it's not happening often or fast enough to keep up with the demand. Nevada County is still a desirable destination for retirees and families, Law said.

"It comes back to our schools and our quality of life," Law said. "It is a great place to live."

That quality of life attracted Brenda Gillarde to Nevada County. The Sonora resident decided she wanted to relocate to the area after retiring from her job in the energy efficiency field.

Gillarde wanted a one- or two-bedroom detached cottage near downtown Grass Valley or Nevada City. She recently found a place after a nearly year-long search in which she estimates she looked into more than 80 rentals.

"I knew it would take several months (to find a place), but not like this level of effort for this extended period of time," Gillarde said.

During the course of her search, Gillarde decided to increase her budget from around \$900 per month to about \$1,200. But even after doing that, she often found herself at the back of a long line of applicants for many places, despite her good credit and ample references.

The competition shocked Gillarde.

"One person I talked to about her place, she said, 'Well, I knew I had it priced too low because people were offering me \$200 or \$300 over asking price,'" Gillarde said. "That's the extent people are going to to get a place. That reminds me of Palo Alto, Silicon Valley, San Francisco."

At Olympia Garden Apartments on Sutton Way in Grass Valley, owner Alan Kilborn said his 44 two-bedroom, two-bathroom units have been "100 percent full" all year.

Each unit rents for \$925 monthly — \$900 for seniors older than 75 — and includes satellite television.

"I've had people move out, but usually there's someone right behind them ready to take their place," Kilborn said.

Kilborn said he generally receives at least a couple inquiries a week from people looking to rent an apartment. While he has a set of standards that qualify a tenant for one of his units, he doesn't hold a waiting list; for those looking to rent from him, timing is everything.

"If you're the first to turn in an application and you're quality, I take you," he said.

Kilborn said he used to take out an advertisement in the newspaper when an open unit went more than a couple of weeks without filling up, but he hasn't done that in more than a year.

"That happens every once in awhile, I go on long runs without having to advertise at all," Kilborn said. "And right now I'm on that long run."

Law said the current housing climate doesn't leave a lot of room for renters to be indecisive.

"If they see something that's going to work for them, they need to act on it," he said.

Scallin plans on doing just that. She's gathering more references, offering to pay several months rent in advance when she can and is planning on sending out more fliers through the mail.

"I feel like I'm having to market myself, above and beyond what I've ever had to do for a job or to get anything, really, in life," Scallin said.

Still, she's optimistic her family will find a place — and the search hasn't dampened her sense of humor about the situation.

"I told my friends yesterday, 'I don't know, I'm just looking at maybe starting my own tent city,'" Scallin said, laughing.

To contact Staff Writer Emily Lavin, email [elavin@theunion.com](mailto:elavin@theunion.com) or call 530-477-4230.

Attachment C: CalWORKs Housing Support Program Questionnaire

Name:

Case Number:

Date:

1. What is your current living situation?
  - A. Rent an apartment/home or room
  - B. Live with friends or relatives
  - C. Hotel or motel
  - D. Shelter/transitions Housing
  - E. Public Housing
  - F. Other (please Explain) \_\_\_\_\_
  
2. How long have you lived in your current situation? \_\_\_\_\_ Months \_\_\_\_\_ Years
  
3. What is your primary source of income to pay for housing? (if applicable)
  
  
4. Do you have a regular place to stay at night? (Please circle one) Yes                      No  
  
If no, where do you stay at night? \_\_\_\_\_
  
  
5. Is your housing situation stable? (Please circle one)                      Yes                      No
  
  
6. If you were losing your housing, can you think of somewhere you could stay short term?  
  

Yes                      No

  
If yes, where? \_\_\_\_\_
  
  
7. Have you ever received Temporary or Permanent Homeless Assistance through the CalWORKs program?  
If so, please explain \_\_\_\_\_
  
  
8. Have you moved in the past 90 days?                      Yes                      No
  
  
9. Have you recently been notified that you must leave your current housing or living situation?  

Yes                      No

  
If yes, do you have housing plans? \_\_\_\_\_