

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
ACTION AGENDA SUMMARY

DEPT: Planning & Community Development

BOARD AGENDA # *D-1

Urgent

Routine

AGENDA DATE June 26, 2007

CEO Concurs with Recommendation YES NO

4/5 Vote Required YES NO

(Information Attached)

SUBJECT:

Adoption of Stanislaus Housing and Support Services Collaborative's - "10-Year Plan to End Long-Term Homelessness"

STAFF RECOMMENDATIONS:

Receive and adopt the Stanislaus Housing and Support Services Collaborative "10-Year Plan to End Long-Term Homelessness".

FISCAL IMPACT:

There is no fiscal impact to the General Fund. Implementation of the plan will be funded through tax credits, Affordable Housing Program funds (AHP), Housing Opportunities for People With AIDS (HOPWA), Supportive Housing Program (SHP), Multifamily Housing Program (MHP), Tax Exempt Bonds and 4% Tax Credits, California Housing Finance Agency (CHFA) offers tax exempt loans, and designation of Section 8 Vouchers to serve the homeless, Shelter Plus Care certificates, the Section 811 program, AB 2034 funds, other state funding, and local funds can be used for leveraging as needed.

BOARD ACTION AS FOLLOWS:

No. 2007-511

On motion of Supervisor Mayfield, Seconded by Supervisor Grover

and approved by the following vote,

Ayes: Supervisors: Mayfield, Grover, Monteith, DeMartini, and Chairman O'Brien

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) X Approved as recommended

2) _____ Denied

3) _____ Approved as amended

4) _____ Other:

MOTION:



ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

File No.

BACKGROUND:

A topic of national interest, as well as a requirement for inclusion as part of the County's Consolidated Plan is the issue of homelessness. In order for Stanislaus County to successfully respond to Housing and Urban Development (HUD) guidelines and maintain Entitlement Jurisdiction eligibility and to continue to receive Community Development Block Grant (CDBG) funds and Emergency Shelter Grant (ESG) funds, staff is required to develop and coordinate the approval of a 10-year Plan to End Long-Term Homelessness. As part of our Fiscal Year 2006-2007 Annual Action Plan, a goal was included to collaborate with the Stanislaus Housing and Support Services Collaborative to gain approval of this plan from all participating cities and the Board of Supervisors. This Collaborative was established by cities and county resolution to respond to the housing and support services needs of special populations in Stanislaus County. Plan approval will assist staff in more effective use of public and private resources to improve the quality of lives for people who are now homeless and in jeopardy of becoming homeless and for the communities and neighborhoods in which they now live.

From the perspective of the Stanislaus Housing and Support Services Collaborative and Community Development / Emergency Shelter Grant Programs, Stanislaus County continues to consider the issue of homelessness as one of its most important priorities. In collaboration with Behavioral Health and Recovery Services, the Corporation for Supportive Housing, and direction from the Department of Housing and Urban Development, the community has developed an achievable plan to marshal resources that will address long-term homelessness in Stanislaus County.

DISCUSSION:

Under Federal Guidelines there are three specific goals of the Federal Community Development Block Grant Program. They are:

1. Provide decent housing;
2. Provide a suitable living environment; and,
3. Expand economic opportunities

As required by goals 1 and 2, part of the Federal Entitlement funds are to be directed to serve the homeless population, specifically Emergency Shelter Grant dollars.

This plan will assist in creating opportunities for new construction, acquisition and rehabilitation of existing housing or viable buildings, set-asides of units within housing developments in the planning stages, as well as master lease existing housing towards serving the long-term homeless population.

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County and City staff will continued to oversee funding and the management of programs in the areas of housing development, housing operations, and supportive services.

Highlights of the collaborative effort include working with the Stanislaus County Housing Authority to explore options for maximizing the use of existing resources and identify ways to secure additional funding. A key component of this work will be to advocate for increasing the number of Section 8 vouchers committed over a five year period. The plan recommends using the Candlewood project currently being developed by the Stanislaus County Affordable Housing Corporation (STANCO) as a demonstration project for creating permanent supportive housing for the long-term homeless. This project is also an opportunity to create one of the larger projects proposed in the Plan. STANCO has secured a site for this project and is eager to assemble the financing required to make this project a reality.

The plan will also promote community acceptance of supportive housing projects at the neighborhood level, as well as with city councils, planning departments, redevelopment agencies and other decision-making bodies.

This promotion will seek the creation of 1,200 units of supportive housing over a 10-year period. The initial strategy is to focus on 500 units during the first 5-year period of time (to date the community is on task to meet that goal with 105 units already developed and on line). For the purpose of this plan, a housing unit means either an individual apartment of any size, typically a combination of studios, 1,2 or 3 bedroom units. A housing unit can be considered a permanent supportive housing unit, new construction, targeted master leased units, as well as Shelter Plus Care or Housing Authority Housing Choice Vouchers set aside to serve the long term homeless population.

The Collaborative has determined that an objective of the plan is to create a baseline number of permanent supportive housing units to address the crisis of long term homelessness. These units will house long term homeless that use a disproportionate amount of the homeless services available within the community.

POLICY ISSUES:

The consideration for adoption of the 10-Year Plan to End Long-Term Homelessness is a part of our approved Annual Action Plan for Fiscal Year 2006-2007, which is a requirement of the Community Development Block Grant Program, as administered by the Federal Department of Housing and Urban Development. Additionally, this plan incorporates several priorities of the Board of Supervisors:

1. A safe community
2. A healthy community
3. Effective partnerships
4. Efficient delivery of public services

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The plan is consistent with the goals and objectives of the Stanislaus County Consolidated Plan, the Stanislaus County General Plan, specifically the Housing Element, the Stanislaus County Redevelopment Plan and the comparable plans of the cities of Ceres, Newman, Oakdale, Patterson, and Waterford.

ATTACHMENTS:

Exhibit 1: Community Development Block Grant (CDBG) Annual Action Plan FY 2006-2007

(Available from the Clerk)

Exhibit 2: 10-Year Plan to End Long-Term Homelessness

(Available from the Clerk)