

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

DEPT: Chief Executive Office

BOARD AGENDA: 6.2
AGENDA DATE: October 1, 2019

SUBJECT:

Approval to Authorize the Chief Executive Officer to Negotiate and Execute an Agreement with the Salvation Army to Operate the New Access Center Emergency Shelter at 330 9th Street, Modesto, and the Related Operations Funding Strategy

BOARD ACTION AS FOLLOWS:

RESOLUTION NO. 2019-0620

On motion of Supervisor Berryhill , Seconded by Supervisor Chiesa
and approved by the following vote,

Ayes: Supervisors: Chiesa, Berryhill, DeMartini, and Chairman Withrow

Noes: Supervisors: None

Excused or Absent: Supervisors: Olsen

Abstaining: Supervisor: None

1) Approved as recommended

2) Denied

3) Approved as amended

4) Other:

MOTION:

ATTEST: 
ELIZABETH A. KING, Clerk of the Board of Supervisors

File No.

**THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
AGENDA ITEM**

DEPT: Chief Executive Office

BOARD AGENDA:6.2
AGENDA DATE: October 1, 2019

CONSENT

CEO CONCURRENCE: YES

4/5 Vote Required: Yes

SUBJECT:

Approval to Authorize the Chief Executive Officer to Negotiate and Execute an Agreement with the Salvation Army to Operate the New Access Center Emergency Shelter at 330 9th Street, Modesto, and the Related Operations Funding Strategy

STAFF RECOMMENDATION:

1. Authorize the Chief Executive Officer to negotiate and execute an agreement with The Salvation Army to operate the new Access Center Emergency Shelter at 330 9th Street, Modesto for a term of one year. Approval of years two through five of the operations agreement will require a notice to proceed by the County.
2. Authorize the Operations Funding Strategy for the new Emergency Shelter in the amount of approximately \$950,000 from State of California sources to provide for initial operations with the final annual Operations Funding Strategy to be returned to the Board of Supervisors by midyear to formalize operations funding through the end of the 2019-2020 Fiscal Year.
3. Authorize the Auditor-Controller to complete a budget journal to increase appropriations and estimated revenues in the Community Services Agency by \$950,000 to begin emergency shelter operations.

DISCUSSION:

Background

Homelessness is a major challenge in Stanislaus County due to the steady growing population of individuals at risk of or experiencing homelessness. Point in time counts indicate the average homeless population at any given time in the County is approximately 1,900 individuals.

Through Board of Supervisors' Leadership and the Focus on Prevention initiative, Stanislaus County has acted as a catalyst in the community's efforts to address homelessness. Major efforts and collaborations have included:

- Approval of the Vision for a Focus on Prevention initiative toward ending homelessness in Stanislaus County prepared by HOK who donated their efforts in 2017 to work with community stakeholders to create the vision:

“Through Dignity and Respect, Empowering People at Risk or Experiencing Homelessness Towards a Hopeful and Independent Life”



- Opening of the Initial Outreach and Engagement Center in August 2017 to co-locate programs and services focused on the homeless crisis
- Approval of a Strategic Implementation Approach for the Access Center Project
- Approval of the joint City of Modesto and Stanislaus County Community Assessment, Response and Engagement Multidisciplinary (CARE MDT) Strategy to address vagrancy and support for individuals in distress due to severe mental illness, substance use disorders, and high-risk health issues in Stanislaus County
- Declaration that a “shelter crisis” exists in the unincorporated areas of the County and asking each City in the County to consider the same action
- Approved the Acceptance of new State funding, Homeless Emergency Aid Program (HEAP) funding proposal prepared by the Stanislaus Community System of Care (CSOC)
- Designated the Stanislaus County Community Services Agency as the Administrative Entity for the County to accept and administer the HEAP funds
- Partnered to establish the Downtown Streets Program
- Establishment and Support of the Modesto Outdoor Emergency Shelter MOES
- A series of actions regarding the Permanent Access Center Project, Hub and Satellite Homeless Shelter Planning
- Creation of a Memorandum of Understanding for a new partnership between the County, the City of Modesto and the Salvation Army to create a new Emergency Shelter; providing for an adjacent Access Center and other related facilities and programs at the Salvation Army’s 9th Street, Modesto, Berberian Center. This new emergency shelter at the Salvation Army’s current location is planned to accommodate 182 occupants

- Procurement of various modular facilities to be co-located adjacent to the new Emergency Shelter for the Access Center programs as well as the Salvation Army Programs
- Purchase by the County of the Salvation Army's Center at 625 I Street in Modesto for future use as a Transitional Housing Center

The community vision adopted in response to the health and safety impact of the crisis of homelessness and created through the Focus on Prevention planning process is resulting in the delivery of key components of the plan.

A September 2018 federal ruling by the Ninth Circuit Court of Appeals determined cities are not allowed to prosecute people for sleeping on public property if there is no shelter space available. The impact is that cities within the jurisdiction of the Court, including all California cities, are working to create emergency shelter capacity with the least amount of barriers to entrance in order to provide practical sleeping space.

Efforts in the City of Modesto alone, in response to the Federal Ninth Circuit Court ruling, included the designation of Beard Brook Park, then the Modesto Outdoor Emergency Shelter (MOES), at the Tuolumne River Regional Park as the allowable camping destination for the homeless. This action allowed the City of Modesto to enforce its no camping ordinance in other City parks by designating one location for outdoor camping,

MOES opened on February 20, 2019 and was always intended to be a temporary response while the County, the City of Modesto and other partners worked to create a Permanent Access Center and additional emergency shelter capacity, also part of the community plan. There are currently approximately 425 individuals at MOES. Intensive case management work by the County's Community Services Agency, Behavioral Health and Recovery Services and Turning Point Community Programs (as the contracted service provider for MOES) has resulted in the relocation and housing of all the families with children out of MOES. Any families or individuals with children presenting at MOES are immediately prioritized for other shelter options.

Turning Point Community Programs, their leadership and staff have been important partners in the work with the homeless population at MOES. Their staff continue to provide the integral outreach and case management work that will be necessary to transition the MOES population to other emergency shelter and transitional housing through the end of the calendar year.

On February 26, 2019, the Board approved a Memorandum of Understanding (MOU) with The Salvation Army and the City of Modesto for collaboration on Homeless Programs and Sheltering. The purpose of the MOU was to formalize the collaboration on development of a long-term plan to create a sustainable system of care for the homeless in Stanislaus County.

The Salvation Army (The Army) currently operates a 156-bed emergency shelter at 330 9th Street. The MOU established a framework for the ongoing financial support of existing Salvation Army shelter operations. The MOU provides for the existing kitchen at the Salvation Army facility to be upgraded to increase food service capacity and other infrastructure improvements at the shelter site. In addition to these improvements, The Army is also working toward a 50-bed expansion of their existing shelter.

Also executed was a facility lease between the County and The Salvation Army for the improvement of 18,000 square feet inside the north half of The Army's existing warehouse for the creation of a new Emergency Shelter with a 182-bed capacity and placement of the Access Center at the 330 9th Street site. The Access Center is intended to be a "one-stop" shop where coordinated services can be provided to those at risk of or experiencing homelessness. The Emergency Shelter component of the Access Center project will be open on November 15, 2019. The Access Center facility and Salvation Army programs facility will be operational in January 2020. This collaboration will provide for a "one-stop shop" for homeless programs and shelter services for over 380 individuals. The Access Center will serve as the Coordinated Entry for homeless programs and housing for the emergency shelters on site and various other shelter locations throughout the community, including the new motel property on South 9th Street recently leased by the County for family housing.

The MOU identified that the County will be responsible for procuring operator services for the new 182 bed Emergency Shelter at the 330 9th Street location. The County was also authorized on February 26, 2019 to negotiate and execute an operations agreement with Turning Point Community Programs. Since then, The Salvation Army has provided a proposal for operator services at the new 182 bed Emergency Shelter. The Salvation Army is the operator of the adjacent 156 bed emergency shelter. Many efficiencies and partnering opportunities will occur if the same operator conducts shelter operations on the same campus.

The Salvation Army Operator Proposal

The Salvation Army Modesto has provided a proposal to operate the Stanislaus County new Access Center 182 bed Emergency Shelter at 330 9th Street. The new Emergency Shelter has been constructed in 18,000 square feet of The Salvation Army's existing shelter building at 330 9th Street and is intended to serve the most vulnerable homeless population.

The Army proposes to provide 24-hour, 7-days per week staffing for shelter operations as well as programming, meals, case management, referrals, janitorial services and property maintenance within the County leased facilities. The minimum client to staff ratio would be 36:1, or a minimum of five staff members per shift, in addition to security personnel. Standard staff to client ratios in emergency shelters vary throughout the country from 25:1 to 50:1.

In addition to staffing and services, The Army will provide three meals per day, continental breakfast, lunch, dinner and snacks through a Rate-Based Food Services Agreement at \$8 per day. The Food Services Agreement was previously approved between the County and The Army on April 19, 2019. The Army's proposal to operate the new Emergency Shelter includes the addition of the continental breakfast and snacks to the lunch and dinner previously included in the Food Services Agreement. The County and The Army are working to implement a meal tracking system for purposes of reimbursement and seeking CalFresh reimbursement based on eligibility of shelter clients.

The annual cost of operations for the new Emergency Shelter is expected to be approximately \$3 million if fully occupied, including the operations contract (salaries, maintenance and cleaning), security, food cost and pest control. Additional information on the costs and funding of the shelter are included in the Fiscal Impact section of this report.

General Shelter Policies

The new Emergency Shelter will have a collaborative approach to providing services with the Operator to oversee the day-to-day operations and provide direct rehabilitative services through a coordinated plan with the on-site Permanent Access Center, the Community System of Care and other community partners. Intake and other shelter policies are being finalized and will include availability of showers and restrooms, storage for possessions, food services, laundry, and accommodations for pets (subject to rules to ensure the safety of all shelter guests and facility space limitations).

Intensive case management by The Army, as the operator, will include onsite staff working in collaboration with the Access Center service providers, which includes County Behavioral Health and Recovery Services, Community Services Agency and other service providers.

POLICY ISSUE:

The Board of Supervisors provides policy direction to the County and seeks collaborative solutions with community partners and other agencies to address the crisis of homelessness. In addition, Board of Supervisors' approval is required for all contracts in excess of \$200,000 per year.

FISCAL IMPACT:

The annual cost of operations for the new Emergency Shelter is expected to be approximately \$3 million if fully occupied, as identified in the following chart.

		Annual	
OPERATIONS (USES)	Shelter Operator Contract*	\$	2,014,286
	Food Service**	\$	531,440
	Utilities	\$	213,940
	Security	\$	<i>TBD</i>
	Pest Control	\$	<i>TBD</i>
	Sub-Total	\$	2,759,666
	Lease Payment to Salvation Army	\$	(162,000)
		\$	
Total***	\$	2,597,666	

* Operator Contract includes salaries, taxes, benefits, building repair and maintenance, cleaning supplies, including hygiene and janitorial and administration fee

**Food Service based on 182 persons x \$8 per day x 365 days (2 meals, continental breakfast plus snacks daily)

***Security and Pest Control costs not yet known

Security required for the new Emergency Shelter will be included with the total security contract being considered for the Access Center at the Salvation Army campus. In addition, The Army’s operator proposal includes a one-time funding request of \$49,330 for a floor cleaning matching and supplies, storage containers, pet crates/kennels, and other furniture and equipment.

Actual costs in Fiscal Year 2019-2020 will vary due to the limited period of operations, timeliness of program start-up and the number of clients who participate in the shelter program. Staff conservatively estimate that operations will not exceed \$2 million in the current fiscal year.

The County currently has approximately \$950,000 in State of California funding sources available to support the initial start-up of shelter operations in Fiscal Year 2019-2020. These funds represent prior allocations of State homeless funding that were set aside in anticipation of operating the new Emergency Shelter. In addition, the approved State Budget for Fiscal Year 2019-2020 includes direct allocations of funding to counties to support homeless programs and services, including shelter operations. The amount dedicated to Stanislaus County has not yet been formally communicated, however based on the methodology provided in the State’s budget process, Stanislaus County should receive no less than \$1.8 to \$2.1 million in funding in the current fiscal year. The proposed funding strategy does not include recommending the use of County General Funds in the current fiscal year or future fiscal years.

Staff have identified several additional funding sources to be considered for future shelter operations, including Mental Health Services Act (MHSA) funding, California Emergency Solutions and Housing Program (CESH) funding, Housing and Urban Development (HUD) funding and other Federal and State programs. In addition, staff are working with numerous community partners who are interested in coordinating

services and program support at the new Access Center and Emergency Shelter. One example is a \$90,000 Kaiser Permanente Community Services Grant to fund shelter operations also being recommended to the Board in a separate action on October 1, 2019. This funding source is expected by the end of the calendar year and would be the first year of a three-year annual award.

The initial term of the operator agreement with The Army is proposed for a one-year period to allow for re-evaluation of scope and funding. The remaining term of four years aligns with the first five years of the facility lease with The Army. Approval of years two through five will require a notice to proceed by the County. The term of the agreement is expected to begin in mid-October 2019.

The availability of known funding at the state and local level provides the confidence necessary for staff to recommend the initiation of operations of the new Emergency Shelter in the current fiscal year. However, should anticipated funding not materialize as expected, the County and the operator will have the ability to reduce the scope of operations at the shelter to accommodate the fiscal challenge, reducing the number of beds available, as an example. Additionally, if the homeless population and the need for shelter beds do not require the complete use of the facility, the operator agreement will provide for the ability to re-evaluate the scope and cost based on actual conditions.

The Auditor-Controller will take the necessary actions to adjust the Community Services Agency budget to support the initial operations of the Emergency Shelter to be established at \$950,000. It is expected that staff will return to the Board by midyear with a comprehensive shelter operations funding strategy as more information is made available regarding the distribution of identified State funding and the known costs of total shelter operations. In addition, staff will work with the Stanislaus Homeless Alliance (SHA) to evaluate the expenditure of local funding for emergency shelter operations and other community needs.

BOARD OF SUPERVISORS' PRIORITY:

The recommended actions are consistent with the Boards' priorities of *Supporting Strong and Safe Neighborhoods* and *Supporting Community Health* by creating emergency shelter capacity in the community and by strengthening the Homelessness Community System of Care.

STAFFING IMPACT:

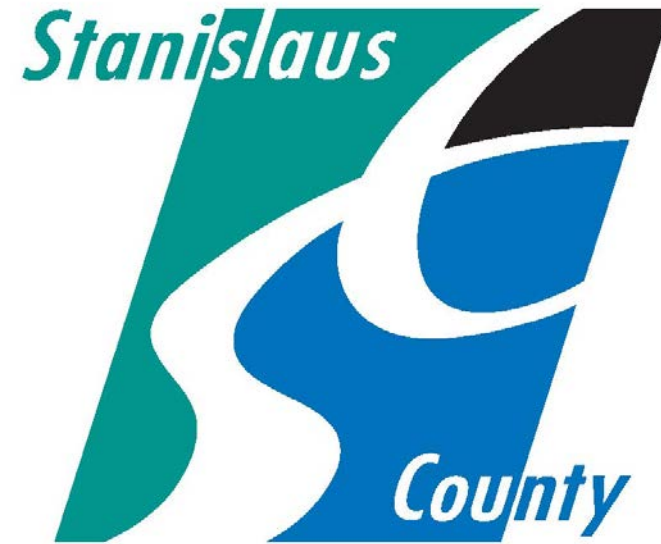
Staffing of the new 182 bed Emergency Shelter will be provided by entering into the operator agreement with The Salvation Army. Oversight of this contract will be provided by the new recommended reorganization of the Community Services Agency which establishes the Division of Homeless and Housing Services. Existing resources from the Focus on Prevention staff will be provided as well.

CONTACT PERSON:

Jody Hayes, Chief Executive Officer (209) 525-6333

Patricia Hill Thomas, Chief Operations Officer (209) 525-6333

Becky Meredith, Deputy Executive Officer (209) 525-6333



APPROVAL OF MATTERS RELATED TO THE COUNTY'S HOMELESS EFFORTS

October 1, 2019



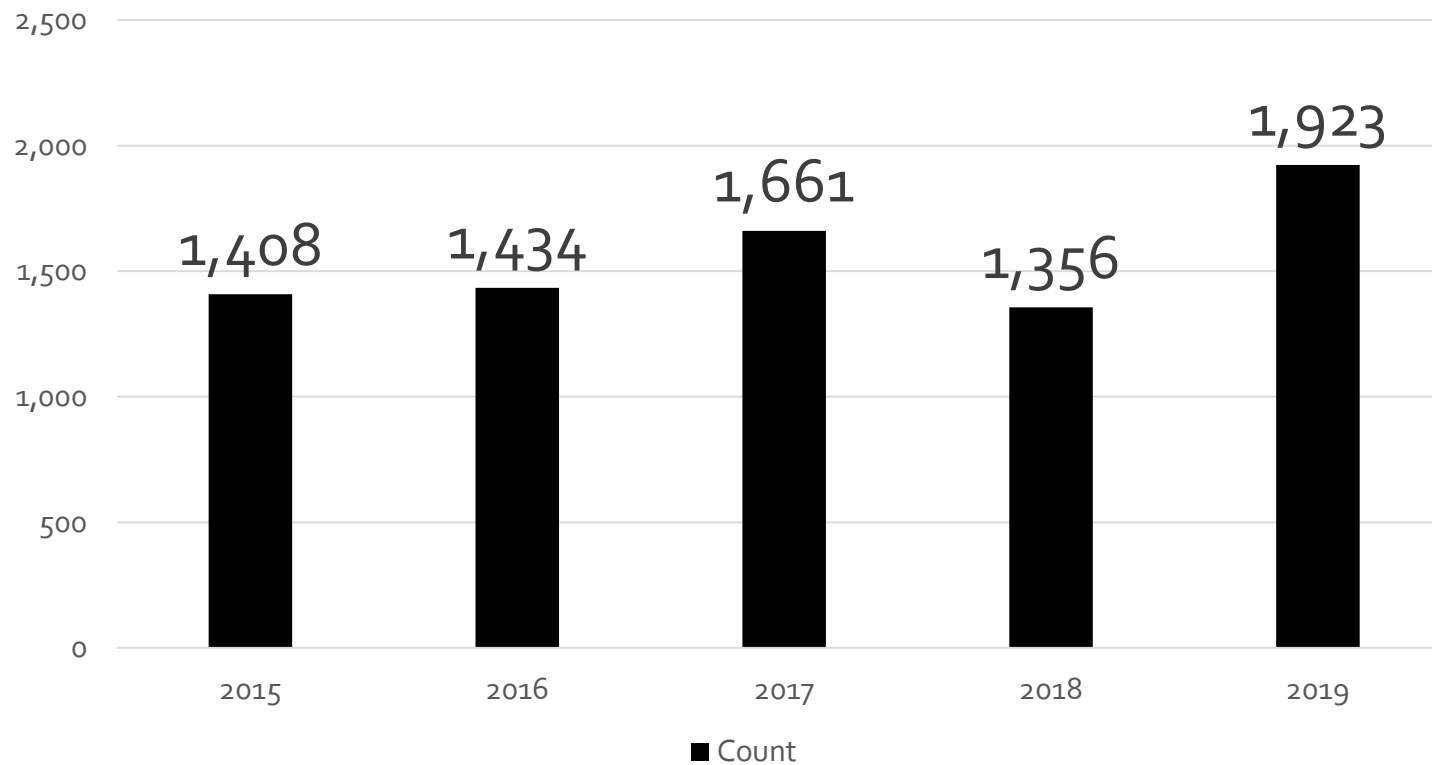
JODY HAYES

Stanislaus County
Chief Executive Officer

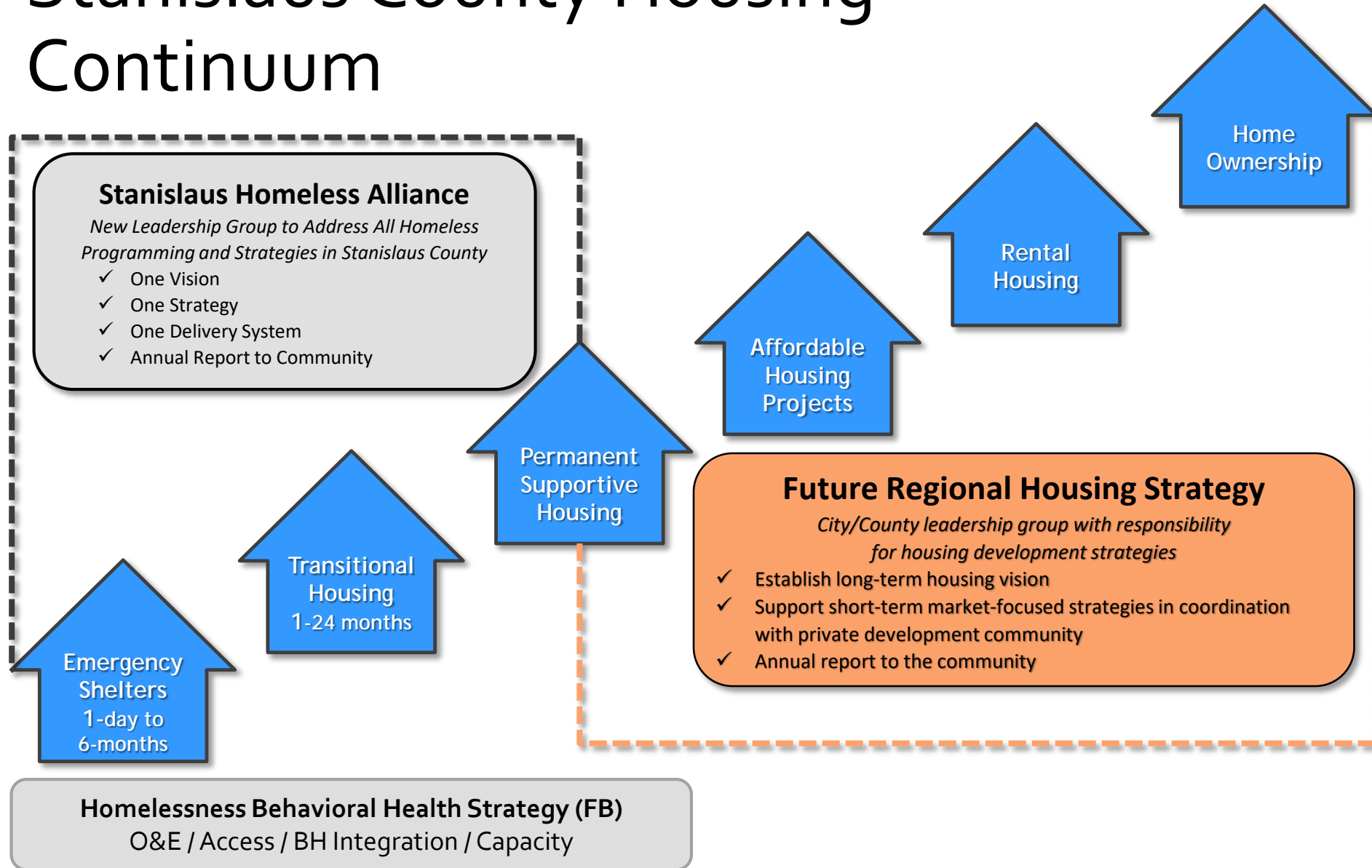


2019 Point in Time Count

- *Number of People Experiencing Homelessness in Stanislaus County*

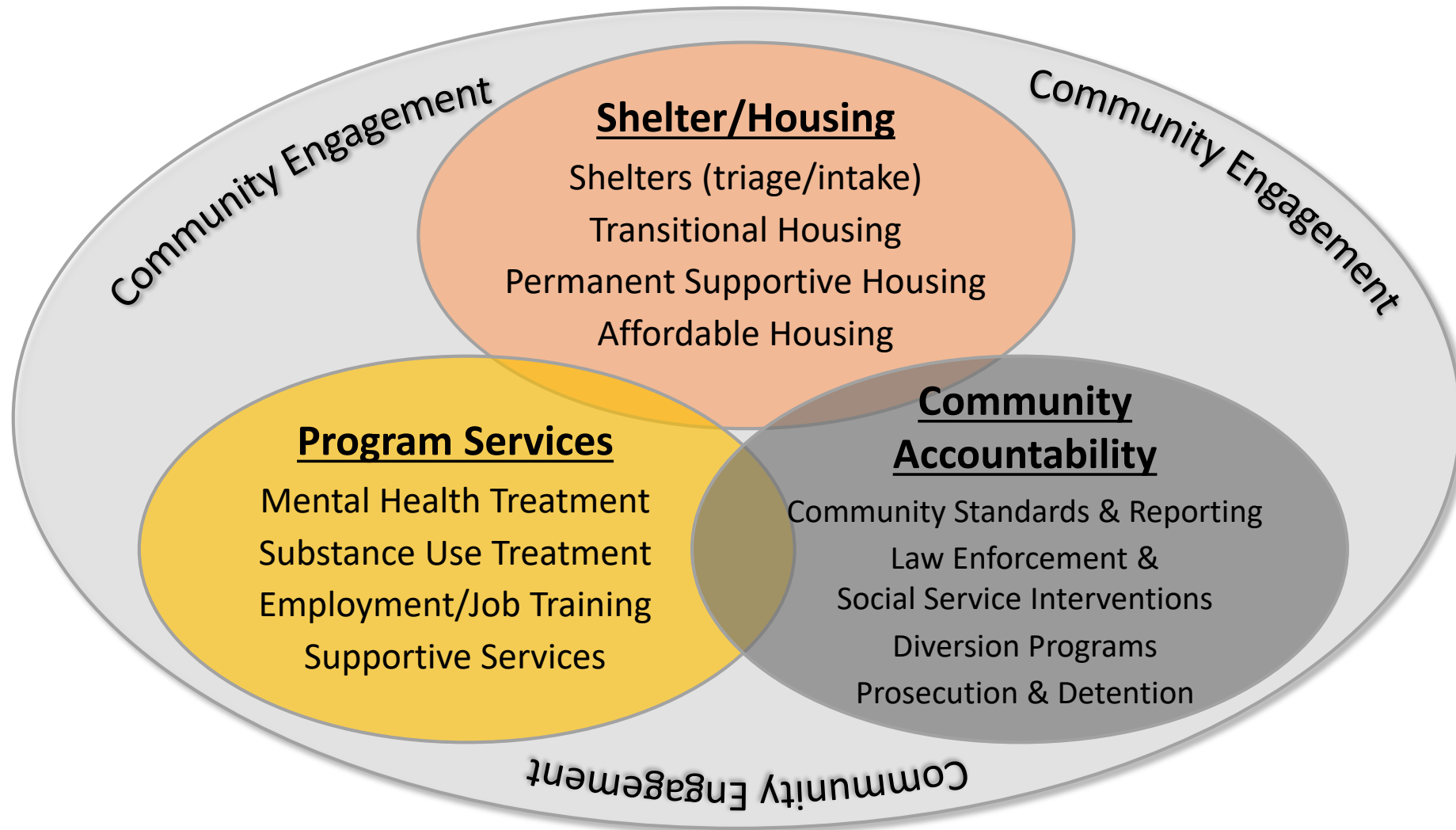


Stanislaus County Housing Continuum



Stanislaus Homeless Alliance (SHA)

Focused Areas Of Policy And Outcomes Reporting





PATRICIA HILL THOMAS

Stanislaus County
Chief Operations Officer

Collaborative Visioning-Focused on Ending Homelessness in Stanislaus County:

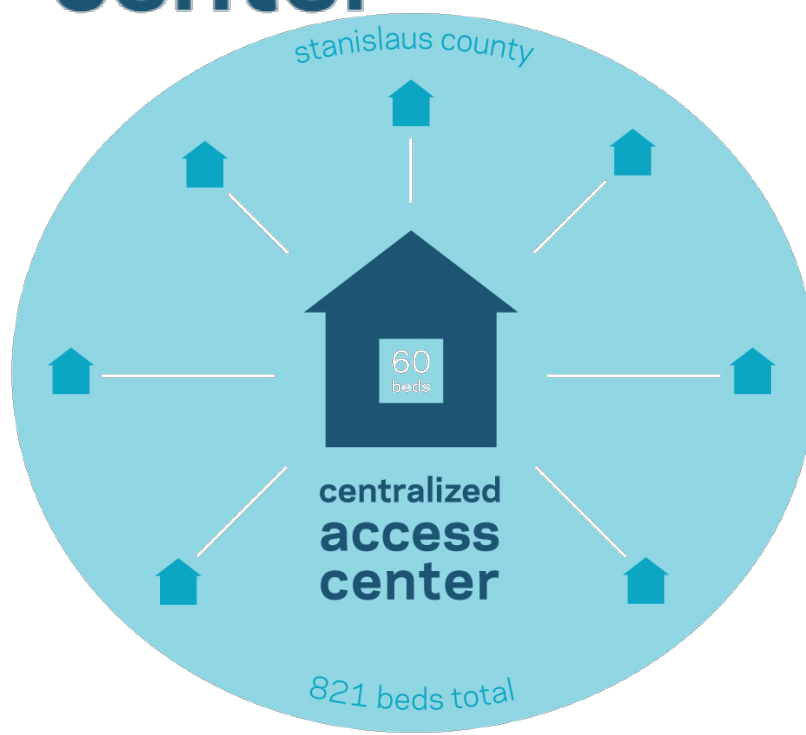
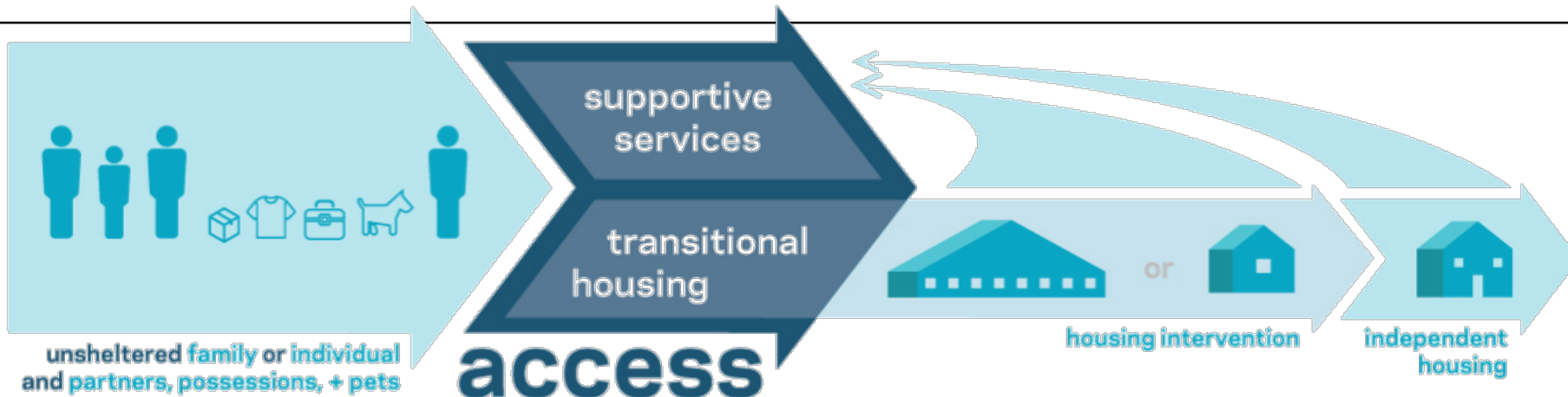
- Through Board of Supervisors' Leadership and Focus on Prevention partners, the County has acted as a catalyst in the community effort to address homelessness
- In 2017 Adopted the Vision of the Access Center
- *"Through Dignity and Respect, Empowering People at Risk or Experiencing Homelessness Towards a Hopeful and Independent Life"*



The Vision of the Access Center

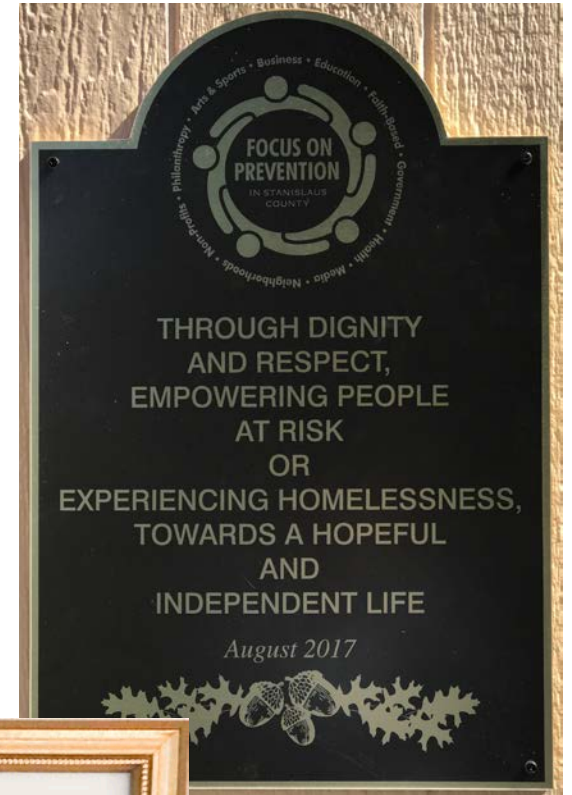
- Approved a Strategic Implementation Approach with a plan for Access Center
 - First, create a Temporary Emergency Shelter . . . Now
 - Second, simultaneously initiate and develop the plan for the . . . Access Center . . . Now
 - Third, develop needed and distributed housing to fully implement the vision of the Access Center
- The Access Center to serve as the “Hub” to homeless programs and shelters as “satellite” facilities throughout the community
- Authorized a site selection process for facilities
- Direction to develop a strategy for distributed and affordable housing





The Access Center will work with transitional and intervention housing options around Stanislaus County.

Initial Outreach & Engagement Center (Opened August 1, 2017)



Progress . . .

- Opening of the Initial Outreach and Engagement Center, August 2017 to co-locate programs and services focused on the homeless crisis
- Implementation of the joint City of Modesto/Stanslaus County Community Assessment, Response and Engagement Multidisciplinary Team (CARE MDT)
- Partnering with City of Modesto and Stanislaus Community Foundation to establish the Downtown Streets Team



Progress . . .

- Took best practice actions to implement the Access Center Project for centralized and co-located services at an emergency shelter hub and other satellite shelter planning
- Created a Memorandum of Understanding (MOU) for a unique partnership between the City of Modesto and The Salvation Army to create a new Emergency Shelter, an Access Center for services and other related facilities and programs at The Salvation Army's existing 9th Street Modesto location



A Local Collaborative approach



- Unique Partnership between the County of Stanislaus, City of Modesto and Salvation Army
- Creation of an Access Center “ Campus”
- Salvation Army Shelter Program, New Emergency Shelter, Programs Facilities and Access Center to serve as a “Hub” to those experiencing homelessness
- Use of HEAP funding, private donations, and collaborative approaches to create significant additional capacity in November 2019



Progress . . .

- Partnered with the City of Modesto for the establishment and ongoing support of the Modesto Outdoor Emergency Shelter (MOES)
- MOES intended to be a temporary response to Federal Ninth Circuit Court ruling which says a municipality cannot criminalize sleeping or lying in/on public property when no sleeping space is available in shelters. Allowed the City of Modesto to enforce no camping ordinance in parks
- Approx. 425 persons at MOES. County providing outreach and engagement services via Community Services Agency, Behavioral Health and Recovery Services and Turning Point Community Programs, mental health services provider



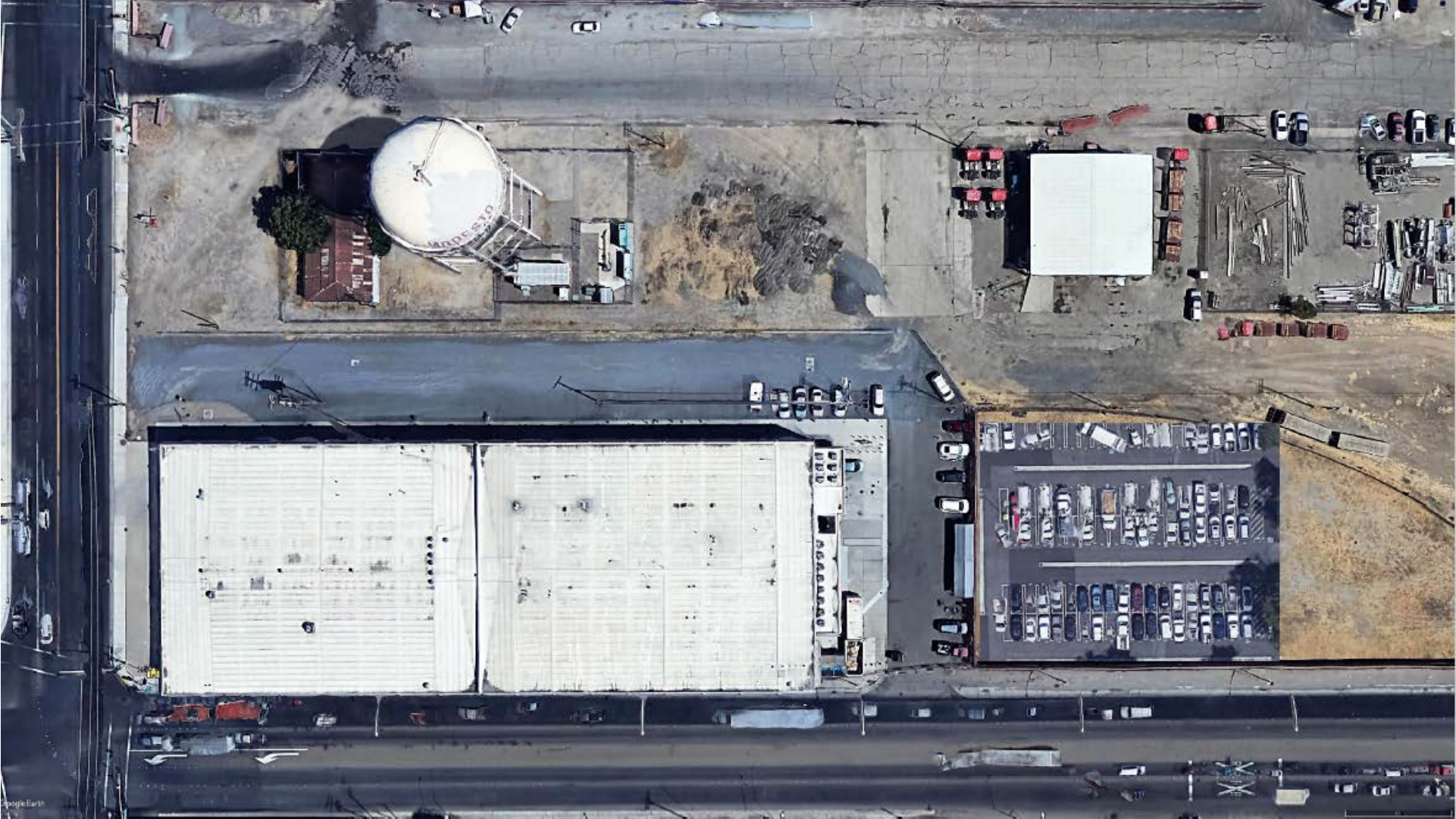
9th Street Motel for a new Family Shelter



Empire Migrant Center / Winter Shelter



NEW Emergency Shelter (Opening November 15)





Next Steps

The image features a dark gray background with several stylized houses in various shades of gray. The houses have simple outlines, gabled roofs, and some have windows with four panes. A large, white, bold text "QUESTIONS?" is centered over the houses. A thin white horizontal line is positioned below the text.

QUESTIONS?



**APPROVAL FOR
THE COUNTY TO
PARTNER WITH
STANISLAUS
REGIONAL HOUSING
AUTHORITY AND
CITY OF MODESTO
ON KANSAS HOUSE**

October 1, 2019



Stanislaus Regional Housing Authority

ALPINE | AMADOR | CALAVERAS | INYO | MARIPOSA
MONO | STANISLAUS | TUOLUMNE COUNTIES



TINA ROCHA

Stanislaus County
Deputy Executive Officer
Agenda Item 6.1



KANSAS HOUSE

- 722 Kansas Avenue, Modesto
- 103 Permanent Supportive Apartment Units
- House approximately 200 individuals
- Interior Renovations – Kitchenette, Washer/Dryer Combo & Loft Bed/Couch
- Exterior Renovations – paint, signage, landscaping, fencing
- Placement by referral only basis
- On-site management
- Intensive case casement

Kansas House – PROJECT Funding Strategy

Description	Uses	Sources
Acquisition & Rehabilitation	\$8,000,000	
Stanislaus Regional Housing Authority		\$2,100,000 Loan
City of Modesto		\$2,500,000 Community Development Block Grant
County of Stanislaus		\$2,300,000 No Place Like Home – Noncompetitive Allocation
County of Stanislaus		\$1,100,000 Mental Health Services Act – Housing Funds
	Total	
	\$8,000,000	\$8,000,000

Kansas House – COUNTY Funding Strategy

Funding Source	Eligible Use	Amount
No Place Like Home (NPLH) – Noncompetitive Allocation	Acquire, design, construct, rehabilitate, or preserve permanent supportive housing for persons experiencing homelessness, chronic homelessness or who are at risk of chronic homelessness and who are in need of mental health services.	\$2,300,000*
Mental Health Services Act (MHSA) – Housing Funds	Construct or rehabilitate permanent supportive housing units.	\$1,100,000
Total		\$3,400,000

*County to provide a non-interest-bearing \$2.3 million *Bridge Loan* from the County General Fund pooled cash to allow acquisition and rehabilitation work to move forward expediently. Simultaneously, the County and Housing Authority will submit the Kansas House Project for NPLH Round #2 Competitive Funds.

Staff Recommendations:

1. Recognize the partnership among the County, the Housing Authority and the City of Modesto to acquire and rehabilitate an existing motel located at 722 Kansas Avenue, Modesto (Kansas House Project) to create 103 permanent supportive housing apartment units.
2. Approve the allocation of the Noncompetitive Award of No Place Like Home Funds to the Housing Authority, in the amount of \$2.3 million, for the Kansas House Project.
3. Approve a non-interest-bearing loan of \$2.3 million from the County General Fund pooled cash.



Staff Recommendations:

4. Authorize the Auditor-Controller to complete a promissory note to formalize the \$2.3 million interest-free receivable from the Housing Authority due in Fiscal Year 2019-2020.
5. Approve the use of up to \$1.1 million in Mental Health Services Act (MHSA) – Housing Funds for the Kansas House Project as detailed in the attached budget journal.
6. Authorize the Interim Behavioral Health & Recovery Services Director to sign and execute any correspondence, applications, loan agreements and documents necessary to access and expend Mental Health Services Act (MHSA) – Housing Funds for the Kansas House Project.





QUESTIONS?



**AUTHORIZE THE CEO
TO NEGOTIATE AND
EXECUTE AN
AGREEMENT WITH THE
SALVATION ARMY TO
OPERATE THE NEW
ACCESS CENTER
EMERGENCY SHELTER**

October 1, 2019





BECKY MEREDITH

Stanislaus County
Deputy Executive Officer
Agenda Item 6.2

Background:

- February 26, 2019 facility lease between the County and The Salvation Army for the improvement of 18,000 square feet of existing warehouse at 330 9th Street for creation of new Emergency Shelter and Access Center
- Access Center will be placed adjacent to new Emergency Shelter and existing Salvation Army Shelter to provide outreach and engagement services for homelessness and Coordinated Entry for homeless programs
- County responsible for procuring operator services for new 182 bed Emergency Shelter





Operator Proposal:

The Salvation Army proposes to become the operator for the new 182 bed Emergency Shelter:

OPERATIONS (USES)		Annual
	Shelter Operator Contract	\$
Food Service	\$	531,440
Utilities	\$	213,940
Security	\$	TBD
Pest Control	\$	TBD
Sub-Total	\$	2,759,666
Lease Payment to Salvation Army	\$	(162,000)
	\$	
Total	\$	2,597,666

Operator Proposal:

- The Salvation Army proposal is estimated at approx. \$2 million annually
 - Includes all staffing, janitorial, cleaning supplies, personal hygiene for clients, administrative fee
- Food Service, Utilities, Security and Pest Control are additional costs
 - Food service is estimated \$8 per day or approx. \$532,000 annually (2.5 meals per day)
 - Utilities estimated at \$214,000 annually
 - Security and pest control costs are yet to be determined



Funding Sources:

- Actual costs in current Fiscal Year 2019-2020 will vary due to program start-up and number of initial clients but not expected to exceed \$2 million
- On-going actual annual costs are expected to be closer to \$3 million
- State Homeless Emergency Aid funding (HEAP) and State Gray Homelessness funding available on hand for initial operations start-up, \$950,000
- Proposed strategy does not include recommending use of County General Fund



Funding Sources:

- Additional State funding sources dedicated to County will be available by end of calendar year, ranging from \$1.8 million to \$2.1 million
- Potential additional State funding sources include: California Emergency Solutions and Housing (CESH), Mental Health Services Act (MHSA) and other Federal funding related to Housing and Urban Development (HUD)
- Non-General Fund funding sources will be prioritized for shelter operations
 - \$90,000 Kaiser Community Benefit Grant
- County retains ability to reduce scope of operations at shelter if funding sources do not materialize
- Staff will return to Board at midyear with comprehensive operational shelter funding strategy



Staff Recommendations:

1. Authorize the Chief Executive Officer to negotiate and execute an agreement with The Salvation Army to operate the new Access Center Emergency Shelter at 330 9th Street, Modesto, for a term of one year. Approval of years two through five of the operations agreement will require a notice to proceed by the County.
2. Authorize the Operations Funding Strategy for the new Emergency Shelter in the amount of approximately \$950,000 from State of California sources to provide for initial operations with the final annual Operations Funding Strategy to be returned to the Board by midyear to formalize funding through the end of the 2019-2020 Fiscal Year.



Staff Recommendations:

3. Authorize the Auditor-Controller to complete a budget journal to increase appropriations and estimated revenues in the Community Services Agency by \$950,000 to begin emergency shelter operations.



The background features a stylized illustration of several houses in various shades of gray. The houses have gabled roofs, chimneys, and windows with four panes each. The word "QUESTIONS?" is written in a large, white, sans-serif font across the center of the image, with a thin white horizontal line underneath it.

QUESTIONS?



**COMMUNITY SERVICES
AGENCY
REORGANIZATION
AND APPROVAL TO
SERVE AS THE
COLLABORATIVE
APPLICANT AND
HOMELESS
MANAGEMENT
SYSTEM
ADMINISTRATOR**

October 1, 2019





KATHRYN M. HARWELL

Stanislaus County Community Services Agency
Director
Agenda Item 6.3

Seeking Board Approval:

Reorganization and Staffing Plan for the Community Services Agency to Establish a Division of Housing and Homeless Services;

Authorize the Community Services Agency to Serve as the Collaborative Applicant and Homeless Management System Administrator for the Stanislaus County Community System of Care; and

Amend the Salary and Position Allocation Resolution to Reflect the Recommended Staffing Changes





COMMUNITY SERVICES AGENCY

Reorganization and Staffing Plan

Existing Housing and Homeless Programs

Housing Assistance
Program (HAP)

Transitional Housing
Plus Program (THP+)

Housing Support
Program (HSP)

Housing Disability
Advocacy Program
(HDAP)

Empire Migrant
Center - Family
Winter Shelter

Homeless Emergency
Aid Program (HEAP)

Homeless Housing,
Assistance, and
Prevention Program
(HHAP) Winter 2019

9th Street Family
Housing

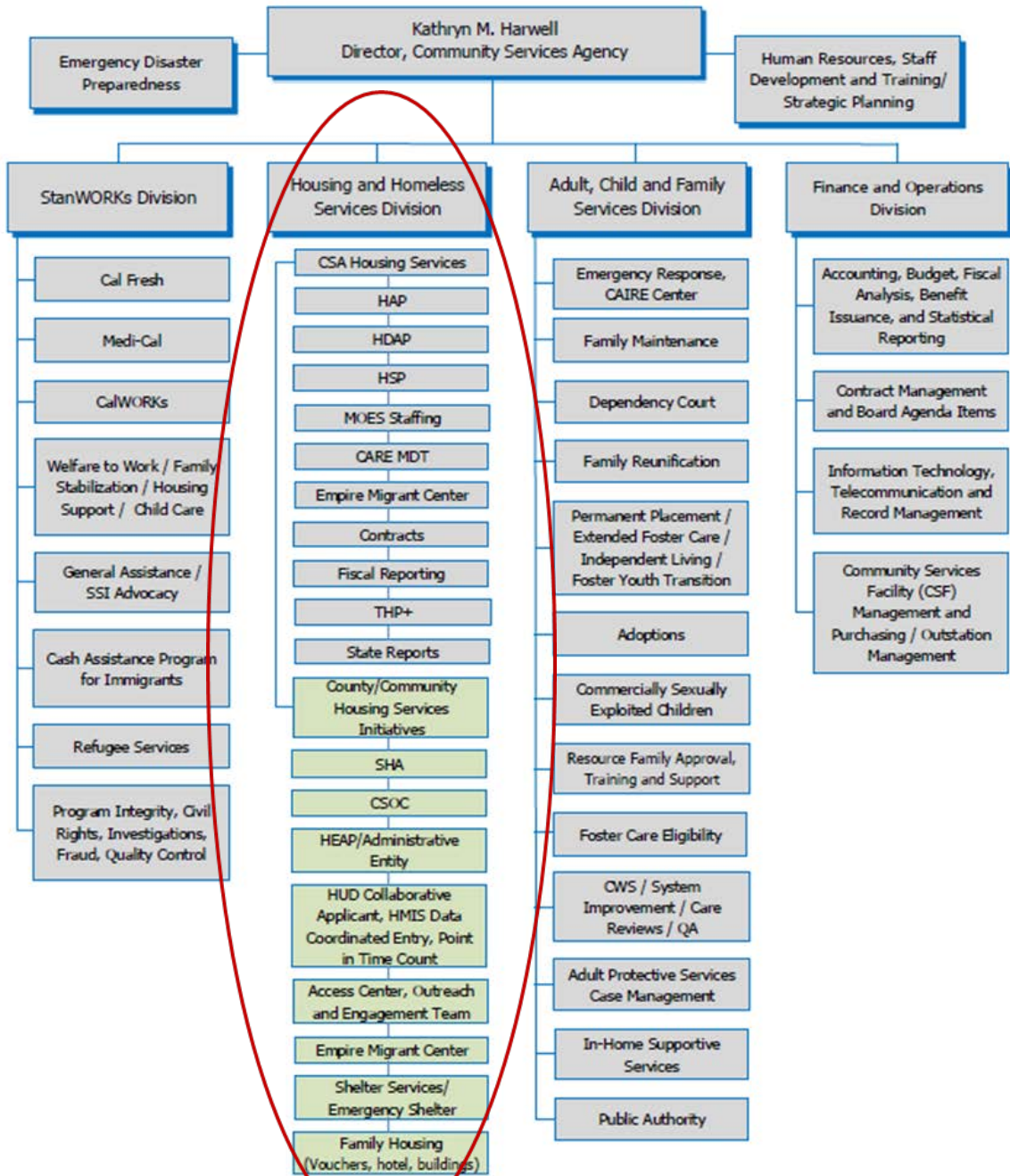


Division of Housing and Homeless Services

Administrative Responsibilities Managed Under New Division

- Outreach and Engagement Center
- Outreach and Engagement Team
- Housing Assessment Team
- Access Center and Emergency Shelter
- Stanislaus Homeless Alliance
- Community System of Care
- Oversight of designated Countywide housing and homeless projects





COMMUNITY SERVICES AGENCY ORGANIZATIONAL STRUCTURE

Incorporating the Division of Housing and Homeless Services

Community Services Agency Reorganization Plan

Create the Division of Housing and Homeless Services

Add 7 new positions and transfer in one position from the Chief Executive Office, Focus on Prevention team

Administer program operations via shared cost design





COMMUNITY SERVICES AGENCY

Collaborative Applicant and
Homeless Management Information System

Stanislaus Community System of Care

1988

Stanislaus Housing
and Support
Services
Collaborative/
Continuum of Care
(CoC) established

2001

City and County
adopt resolutions
recognizing the
formation of
the CoC

2015

Stanislaus County
Focus on
Prevention and
Homelessness
Action Council
(HAC) established

2017

The CoC and HAC
join efforts,
resulting in the
Stanislaus
Community
System of Care
(CSOC)



Collaborative Applicant and Homeless Management Information System (HMIS) Administrator

Coordinates/prepares annual grant application for U.S. Department of Housing and Urban Development (HUD)

Conducts annual Point-In-Time (PIT) Count

Oversees HMIS system for the CoC

Oversees administrative responsibilities for the CoC

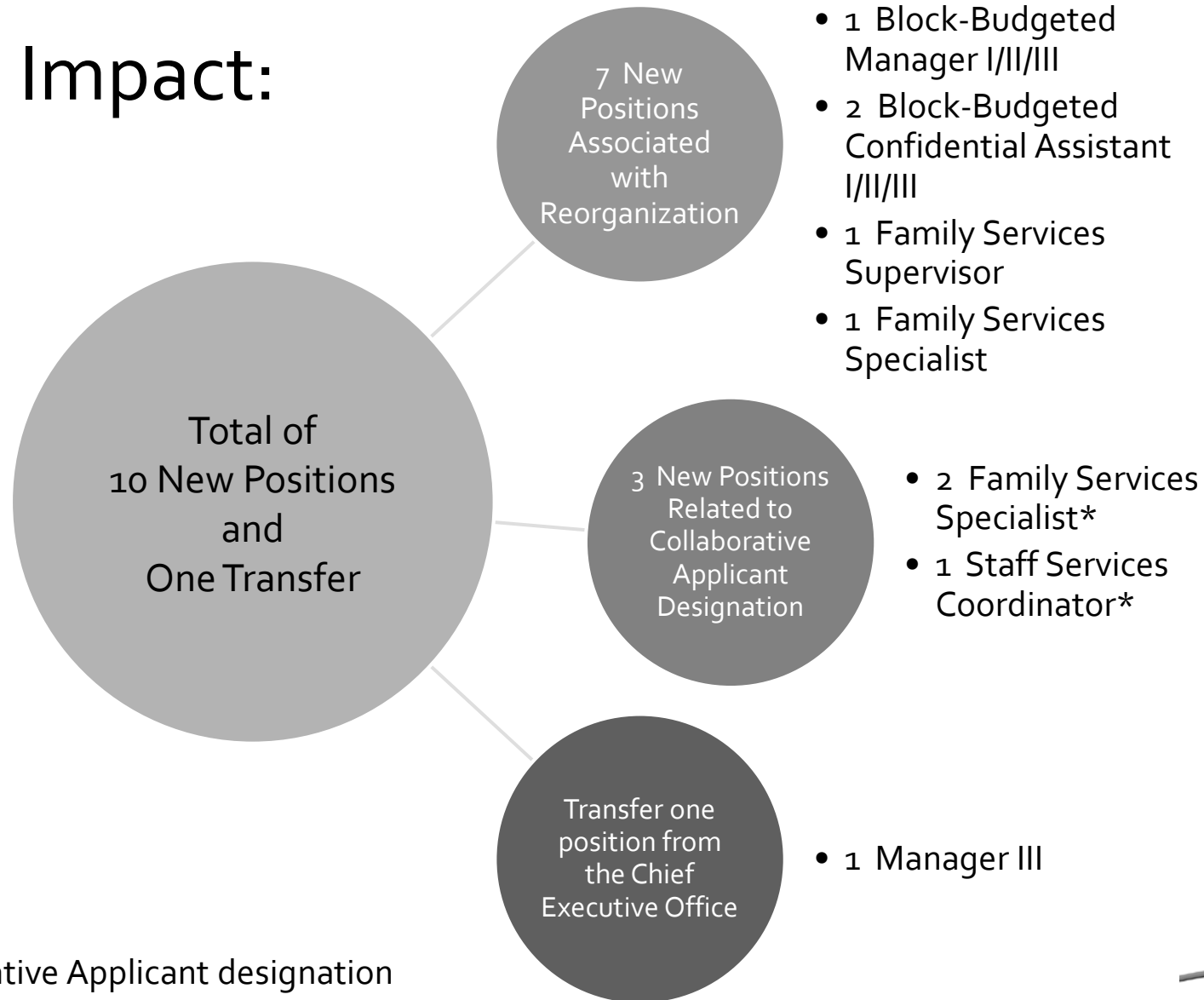


Collaborative Applicant/HMIS Administrator History

1988	Housing Authority of Stanislaus County designated Collaborative Applicant and the Homeless Management Information System (HMIS) Administrator
2016	City of Modesto accepts role on a transitional basis
August 15, 2019	City of Modesto notified Stanislaus Community System of Care (CSOC) intent to transfer responsibilities to another qualified entity
Due October 15, 2019	Qualified agencies must receive Board/Council approval and apply to take on role and responsibilities



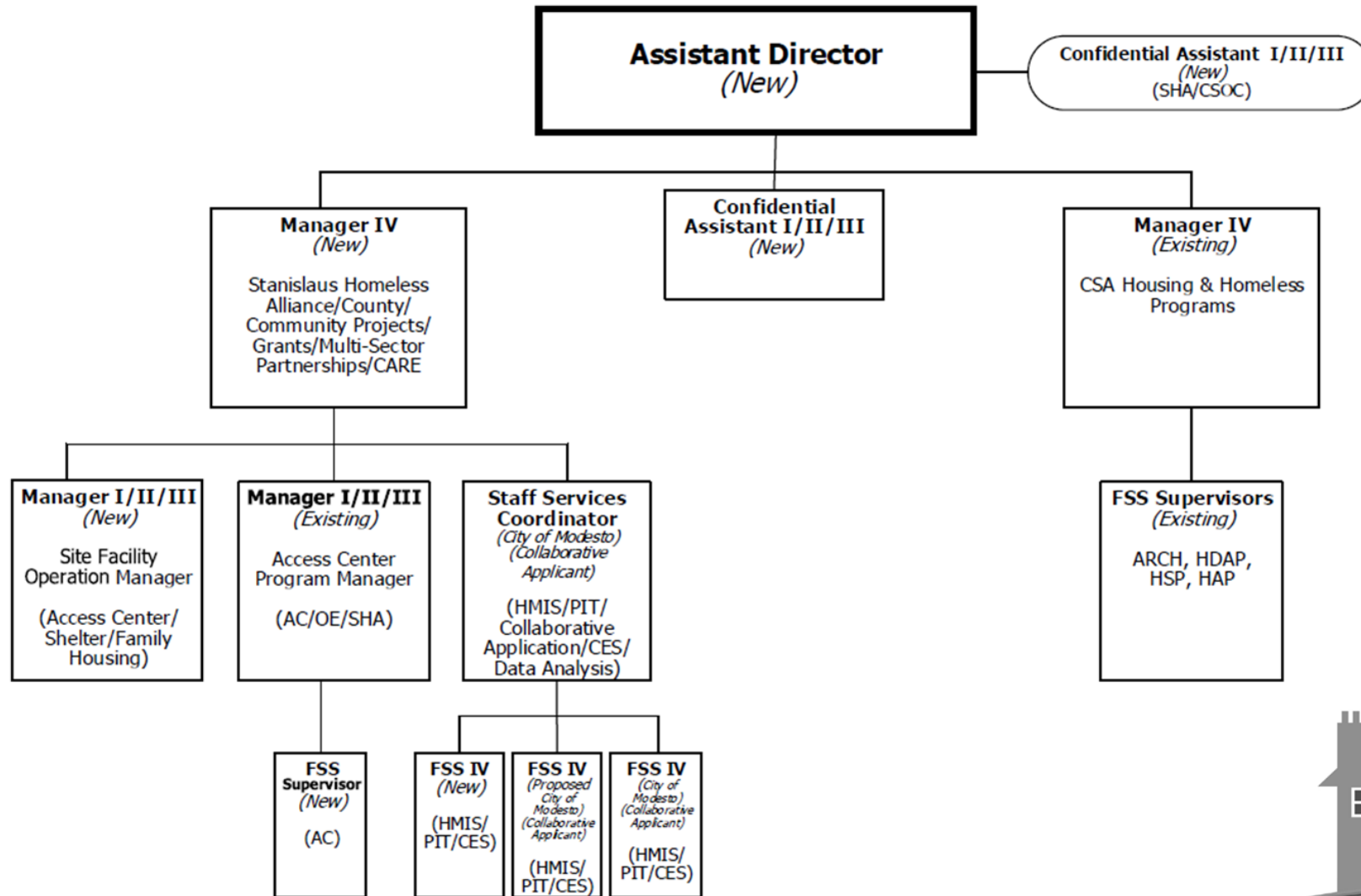
Staffing Impact:



*Conditional upon Collaborative Applicant designation



Community Services Agency Housing & Homeless Services Division



Source	Cost/Revenue
New Positions	\$ 1,302,492
Existing Position	164,834
Annual Cost	\$ 1,467,326
Community Services Agency	\$ 711,280
Behavioral Health and Recovery Services	349,027
Collaborative Applicant	332,447
General Fund	74,572
Annual Revenue	\$ 1,467,326
Net Funding Surplus/(Shortage)	\$ -



SHARED COST DESIGN

Staff Recommendations:

1. Approve the recommended reorganization of the Community Services Agency establishing the Division of Housing and Homeless Services.
2. Authorize the Community Services Agency to apply for and serve as the Collaborative Applicant and Homeless Management System Administrator for the Stanislaus County Community System of Care.
3. Amend the Salary and Position Allocation Resolution to reflect the recommended changes as outlined in the Staffing Impacts section of this report.



The image features a dark gray background with several stylized houses in various shades of gray. The houses have simple outlines, gabled roofs, and some have windows with four panes. A large, white, bold text "QUESTIONS?" is centered over the houses. A thin white horizontal line is positioned directly below the text.

QUESTIONS?



JODY HAYES

Stanislaus County
Chief Executive Officer

Housing Opportunities – New or Expanded Capacity

Category	Project	Partner(s)	Jurisdiction	# of Units	# of Beds	Cumulative # of Beds	Estimated Date of Availability
Permanent Supportive	Glendale Annex	Housing Authority	Modesto	3	3	3	September 2019
Shelter	Women's REST	STANCO	Modesto		5	8	September 2019
Permanent Supportive	Palm Valley	Housing Authority	Modesto	39	39	47	October 2019
Shelter	SA Shelter Expansion	Salvation Army	Modesto		50	97	October 2019
Permanent Supportive	Granger Project	STANCO	Modesto	4	4	101	October-November 2019
Transitional	Family Housing (9th Street - Master Lease)	County	Unincorporated	22	50	151	November 2019
Seasonal	Empire Migrant Center (Winter Family Housing)	Housing Authority/STANCO	Unincorporated	22	75	226	November 2019
Shelter	Access Center & Emergency Shelter	Salvation Army/Modesto/County	Modesto		182	408	November 2019
Permanent Supportive	Kansas House	Housing Authority/Modesto	Modesto	100	150	558	Dec 2019 – Jan 2020
Shelter	Naomi's House	Cambridge Academy	Patterson	10	10	568	January 2020
Transitional	Naomi's House	Cambridge Academy	Patterson	15	15	583	January 2020
Permanent Supportive	Kestrel Ridge	Housing Authority	Modesto	8	8	591	April 2020
Permanent Supportive	King Kennedy Cottages	Housing Authority/Modesto	Modesto	23	23	614	June 2020
Permanent Supportive	Palm Cottages	Housing Authority/Turlock	Turlock	4	4	618	June 2020
Permanent Supportive	Park Cottages	Housing Authority/Turlock	Turlock	8	8	626	June 2020
Subtotal				258	626		

Summary of Staff Recommendations

- To partner with the Housing Authority and City of Modesto on Kansas House, a permanent supportive housing project and the related financing plan
- To authorize the Chief Executive Officer to negotiate and execute an agreement with the Salvation Army to operate the New Access Center Emergency Shelter
- To approve the establishment of the Division of Housing and Homeless Services in the Community Services Agency and approve the staffing recommendations
- To authorize the Community Services Agency to serve as the Collaborative Applicant and the Homeless Management Information System Administrator for the Stanislaus County Community System of Care

SHA Learning Retreat

- Date: Friday, October 4th, 2019
- Location: 4835 Sisk Road,
Salida, CA 95369 (Salida
Library)
- Time: 9:00AM to 4:00PM
- Open to the public

RSVP at-

<https://www.eventbrite.com/e/stanislaus-homeless-alliance-learning-retreat-tickets-70705438871>



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