

## **November 2018 Housing & Homeless Update**

The State of California has recognized that local jurisdictions need more resources to address the housing and homeless needs in their communities. Accordingly, three major grant programs are in the pipeline and the jurisdictions of San Benito County should collaboratively and proactively plan for such opportunities. The three funding opportunities are described below:

1. San Benito County since February 2014
  - Shelter Services – Phase I
    - i. Supported with \$1.5M in 2014 CDBG funds
    - ii. Opened December 1, 2017
    - iii. Overnight shelter – 40-50 people
  - Supportive Services – Phase II
    - i. Supported with \$2.0M in CDBG funds
    - ii. Supported with \$4.0M in Whole Person Care funds
    - iii. Opening March, 2019
  - Transitional Housing Services – Phase III
    - i. Supported with \$1.465M in California Transitional Housing funds
    - ii. Opening in 2020
    - iii. Eight transitional housing units
2. Homeless Emergency Aid Program (H.E.A.P) : \$500 million was approved for statewide distribution of which \$1.86 million may be allocated to San Benito County for homeless programs and services. County staff has been meeting regularly with the Homeless Planning Group to obtain consensus while working diligently with the regional Monterey-San Benito Continuum of Care (COC) to secure this allocation by January, 2019. These funds may be used for the following purposes:
  - Outreach Services including community policing, a street outreach nurse, a social worker, a housing navigator and related uses.
  - Capital Improvements including an expanded emergency shelter, day or drop in center, tiny homes, handwashing stations, public toilets and shower facilities  
Permanent supportive housing is also an allowed use.
  - Rental Assistance including housing vouchers, rapid re-housing and eviction prevention strategies.

3. California Community Block Grant (CDBG): A Notice of Funding Availability (NOFA) was released on November 1, 2018 offering nearly \$30M statewide with a local maximum of \$3M available for projects and \$500,000 available for two public service programs. The application is due February 5, 2019 and at least one local public hearing will be required to receive community comment and authorize the submittal of the application. COSB was awarded a \$1.5 grant in 2014 to build the homeless shelter and a \$2M grant in 2016 to build Phase II – supportive services center. The success from these two previous CDBG awards places COSB in a favorable position to secure another CDBG grant. Staff is currently considering the following activities and proposed uses:

- Apply for up to \$3 million in funding to expand and add year round housing for migrant families at the current Southside property already owned by the County.
- Include two public service programs requesting \$500,000 in funds to support services to low and moderate income persons and families.
- Consider applying for a planning grant of \$100,000 to set in progress a planning process to identify future activities in San Benito County such as a development of a youth center, a commercial services training center, additional affordable and low housing with a goal of coordinating programs that will support social, health, and economic growth for middle to low income individuals and families.

4. Proposition One: Passage authorizes \$4 billion in general obligation bonds for housing related programs, loans, grants for permanent housing and distribute the funds on a competitive project based applications from local jurisdictions. The \$4 billion would be distributed in the following categories:

- \$1.5 billion for lower income multi-family housing.
- \$300 million for farm worker housing
- \$300 million for local housing trust fund programs for consolidation with local inclusionary or in-lieu fees.
- Other uses including \$1B for veteran's housing, \$300M for self-help housing, \$150M to low and moderate income buyers and other funding for transit housing projects.

## 5. Lessons Learned

- Contracting with a seasoned grant writer to research and write successful grants.
- Work closely with the State Legislature and other SBC jurisdictions on policy and funding to promote local housing and employment initiatives that will support SBC's middle and lower income individuals and families.
- Consider establishing a local affordable and housing advisory commission to consolidate and match local inclusionary, in-lieu fees, and other grant funds with available Housing Trust Funds established with passage of Proposition One.
- Need for a local process to hire limited term employees in grant programs consistent with current California law
  - Hire sufficient limited term supportive services staff in Whole Person Care Program
    - Need for 3 FTE limited term social workers for to support intensive services through June 2021.
  - Applying for and hire limited term staffing for HEAP program
    - Seek \$700,000 in HEAP funds to finance four multidisciplinary staff for two year coordinated homeless outreach team upon award of grant.
    - Seek \$1.16 M in expansion of current program activities to support shelter operations, day services for homeless and migrant camp winter family shelter program.

In the remainder of 2018 and through the January , 2019 Board of Supervisors meeting we will be focused on the application process for the 2018 CDBG funding, securing HEAP funding and collaborating with non-profit developers to create project based applications in order to access our share of Proposition One funds.

The San Benito County jurisdictions need to continue to move forward collaboratively and proactively on such funding opportunities. Thank you for your attention and support.