



# Affordable & Supportive Housing Development Update

Lassen County Health and Social Services

February 14, 2023



# Outline

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- IV. Activity History
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# Definitions

## Affordable Housing:

- The generally accepted measure for housing affordability is spending less than 30% of one's gross household income on housing costs (including utilities, rent or mortgage principal and interest).
- Affordable housing generally focuses on housing for extremely low-, very low-, low-, and moderate-income households. This type of housing generally receives subsidies, either during construction and/or during operations, in order to keep monthly rents and home prices at affordable levels.



# Definitions Continued

## Transitional Housing:

Transitional housing provides temporary housing with supportive services to individuals and families experiencing homelessness with the goal of interim stability and support to successfully move to and maintain permanent housing.

## Supportive Housing:

- Permanent housing in which wrap-around supportive services, such as case management, counseling, education and peer support are provided to tenants to support their self sufficiency.



# State and Local Guidance

- Action Plan for Preventing and Ending Homelessness in CA
- Lassen County Housing Site Feasibility Study (2018)
- Lassen County's Housing Element (2019-2024)
- Lassen County's Plan to Address Homelessness (2021)



# Housing Need

- There is a critical need for rental housing for all income levels.
- Low-income, seniors and people with disabilities are especially in need.
- There are waiting lists at local affordable housing complexes and for Section 8 vouchers.



# Activity History

- **2016:** Gables Project proposal was not approved by the Board
- **September 26, 2017:** Resolution authorizing the acceptance of No Place Like Home (NPLH) technical assistance grant funds.
- **March 28, 2018:** Lassen County Housing Site Feasibility Study completed by Housing Tools.
- **June 12, 2018:** Presentation to the Board on the Lassen County Housing Site Feasibility Study.
- **July 23, 2019:** Resolution authorizing the acceptance of the County noncompetitive allocation award under the NPLH Program.



# Activity History Continued

- **June 2019 – October 2019:** Housing Tools and Lassen County Housing Committee conducts meetings dedicated to developing Lassen County's 10-Year Plan to Address Homelessness.
- **November 12, 2019:** Community presentation by the County and Housing Tools on housing and homelessness in Lassen County.
- **February 22, 2021:** Lassen County issued an RFQ to solicit affordable housing developers interested in working with the County on a No Place Like Home (NPLH)-funded permanent supportive housing project.





# Activity History Continued

**April 13, 2021:** Lassen County formally selects Danco Communities to partner on an NPLH-funded project.

**April 27, 2021:** Board approval of Lassen County's 10-Year Plan to Address Homelessness.

**May 19, 2021:** County presentation on Permanent Supportive Housing (PSH) and NPLH with Danco at City Council Meeting.

**May 27, 2021:** Board approval of Predevelopment MOU with Danco.



# Activity History Continued

- **June 2021 – December 2021:** Danco attempts to purchase property in Susanville for NPLH project.
- **January 2022 Final Round of NPLH Funding:** Danco unable to apply for NPLH with County due to inability to enter into contract on a property.
- **January 2022 – Present:** County research into feasibility of county-owned properties.
- **October 11, 2022:** 1<sup>st</sup> Permanent Local Housing Allocation (PLHA) public hearing and approval of resolution authorizing the application and adopting the plan for the PLHA program.



# Activity History Continued

- **November 17, 2022:** 2<sup>nd</sup> Permanent Local Housing Allocation (PLHA) public hearing and approval of resolution authorizing the application and adopting the plan for the PLHA program. Funds to be used for a supportive services reserve for an affordable/supportive housing project.
- **December 20, 2022:** Resolution declaring county property (APNs 105-180-023 and 105-130-001) as Exempt Surplus Land.



# Proposed Project Description

- Affordable rental housing. Members of the local workforce, such as those who work in the service industry are typically income-eligible to live in these units.
- Some units will be Permanent Supportive Housing, designed for people with special needs.
- On-site security and supportive services provided by the developer and the County.
- 40% of the units will be restricted to households earning 60% of Area Median Income (AMI) or less.
- 20% of the units will be restricted to households earning 50% of the AMI or less.



# Lassen Area Median Income (AMI)

- For a family of four, the Lassen AMI is \$73,700.

Household Size	1	2	3	4	5
50% AMI	\$28,150	\$32,150	\$36,150	\$40,150	\$43,400



# Permanent Supportive Housing

- An evidence-based practice.
- Is *not* emergency shelter or transitional housing; tenants have a regular rental lease.
- Permanent housing for individuals and families experiencing homelessness.
- Voluntary supportive services on site
  - Employment Services
  - Health Care
  - Independent Living Skills
  - Tenancy Skills



# Affordable Housing Management

- Staffing
- Operating and Replacement Reserves
- Lender and Investor Oversight





## Example Developments

[Affordable Housing | The Danco  
Group \(danco-group.com\)](#)







# Example Developments

Affordable Housing | The Danco  
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# Next Steps

- Per State regulations, send Notice of Availability to affordable housing developers and sponsors for county property (APNs 105-180-023 and 105-130-001).
- Assess the property.
- Address zoning and CEQA.
- Execute a Deposition Development Agreement (DDA) with developer.



# Next Steps Continued

- Develop draft site plans.
- Present site plans to the Board of Supervisors and to the community.
- Apply for funding.
- Conduct regular community forums (starting in spring of 2023). Information to be made available on the Housing & Grants website and Facebook page.



# Questions?

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