



Affordable & Supportive Housing Development Update

Lassen County Health and Social Services

March 14, 2023



Purpose of the Meeting

- Provide Update on Housing Need and Public Concerns
- Receive Community Input
- Receive Direction from Board of Supervisors



Outline

- Need for Affordable Housing
- Housing Solutions
- Proposed Project Description
- Community Concerns



Lassen County Homeless Count

Point in Time Count

Homeless

- **2022:** 102 (31 unsheltered, 71 sheltered)
- **2023:** 108 (38 unsheltered, 70 sheltered)

Housing and Grants Intake Data

- **2022:** 191 individuals
- **Current List:** 179

- Our data doesn't include people who aren't literally homeless or at imminent risk (such as doubled-up households or couch surfing)
- An April 21, 2022, a California Department of Education report documented 74 children are experiencing homelessness in Lassen County



Individuals Housed in Local Motels

- On the night of January 24, 2023, the County provide emergency shelter for **37** individuals (13 Households) at local motels.
- Lassen County HSS spends approx. \$39,000/month to house people in motels.
- Even more people stay in local motel rooms, paid for by themselves or family, because they are unable to secure housing. *This population does not fall under our definition of homelessness and are often not eligible for services.*



Current Rental Inventory

March 13, 2023

Current Rental Market*

- 3 bed, 1 bath – 15 available (\$1,300 - \$1,800/month)
- 2 bed, 1 bath – 5 available (\$825 - \$1,700/month)
- 1 bed, 1 bath – 3 available (\$600-\$900/month)

Some landlords require that applicants demonstrate that they have income that is three times the rent.

* Based on published rental units

Local Wait Lists *

March 3, 2023



Citrus Manor Apartments

- 6 Month Wait
- 45 People on the List

Eskaton Lassen Manor

- 6-12 Month Wait
- 40 People on the list

Meadowbrook Apartments

- 10-12 Month Wait
- 47 on the list for a 1 bedroom
- 36 on the list for a 2 bedroom

Millview Apartments

- 2 Bedroom - 6 Month wait
- 1 bedroom – Years wait
- 60+ on list for 1 bedroom
- 15 on list for 2 bedroom

Parkview Apartments

- 10-12 month wait
- 58 on list for 1 bedroom
- 48 on list for 2 bedroom

* May include duplicate counts if an individual is on more than one waiting list



Who Experiences Homelessness and Housing Instability?

- Families with children
- Seniors
- High School and College students
- Veterans
- Single individuals
- Unaccompanied youth
- People who are employed
- People who have disabilities
- Victims of domestic violence
- Multiple families sharing single family units



The Need is Local

- Data shows that people experience homelessness in the same communities where they were once housed.
- Point in Time Data consistently shows that the majority of people experiencing homelessness in Lassen County have strong connections here. They are our family members, friends, coworkers, and neighbors.
- People experiencing homelessness want the same things that housed people do: to live in the communities where they have family, job opportunities, and social connections.



Conclusion: Need

There is a need for affordable housing in Lassen County



Housing Solutions

Short term solutions

- Housing Outreach
- Housing navigation and housing case management
- Rental and Move-In Assistance
- Temporary housing (i.e., motel rooms)

Long term solutions

- Increase affordable housing rental inventory



Affordable Housing: *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 housing instability.
- Voluntary supportive services on site
 - Employment Services
 - Health Care
 - Independent Living Skills
 - Tenancy Skills
- 24-hour on-site security



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.
- 40 units: 20 general affordable and 20 permanent supportive
- On-site security and supportive services provided by the developer and the County.



How is a property chosen?

Considerations:

- Location, size, physical features, and zoning.
- Site development feasibility - design and construction
- Cost of constructing on the site – environmental or terrain mitigation
- Who owns the property and are they motivated to sell or lease the property?
- What is the cost of securing the property?
- Access to services
- funding for development, including private sources (debt and equity) and public sources (federal and state programs)



Housing Feasibility Study

- New Construction, 4 or more Acres, near services health care, school, grocery store, pharmacy, bus line, etc.)
- 2018 Housing Site Feasibility Study listed 21 sites in ranking order. However, based on current housing need, building feasibility, and funding sources, we have narrowed the original list to the 4 sites below:
 - Corner of Skyline and 139 – 5.2 acres, City owned
 - North Mesa – 6.4 acres, County owned
 - Fair Drive – 3.89 acres, Private owned
 - Riverside, on south bank of Susan River – 7 acres Private owned

Question: Any other site options sites that meet criteria?



Community Concerns

- Will property values decrease?
- Will crime rates increase?
- Will sex offenders be able to rent at the site?
- Will the tenants get free housing?
- Can tenants be evicted?
- What if the developer abandons the project in years from now?



Supportive Housing – Impact on Crime

- There is no evidence that Supportive Housing increases crime rates.
- Multiple studies show that Supportive Housing reduces the use of publicly funded crisis services.
- For example, a recently released study (2021) at UCLA finds that targeted housing assistance to people experiencing homelessness reduces crime, increases employment, and improves health.



Conduct Criminal Background Checks

I/We certify the housing I/We will occupy at _____ Apartments will be my/our permanent residence and I/We will not maintain a separate rental unit in a different location. I/We authorize the owner to obtain a credit/criminal report and to contact current and previous landlords.

I/We also certify that the information given is accurate and complete and understand any misrepresentation will disqualify the application.

Signature: _____ Date: _____

Signature: _____ Date: _____

Signature: _____ Date: _____

It is your responsibility as the applicant to keep the Management notified of any changes in your application. This includes a change in household size, current address, income, or assets.

HOUSEHOLD COMPOSITION: *The following information is requested by the owner as required by the United States Government under conditions of the funding they made available for the property's development. This information is confidential and is only used for government reporting purposes to monitor compliance with equal opportunity laws. Please note that self-identification of race/ethnicity is voluntary.

Marital Status of Head of Household (check one):

- Married
 Separated
 Unmarried single divorced widowed

Disability Status (check one):

- Disabled
 Not Disabled

Race/National Origin of Head of Household (check all that apply):

- White
 Black/African American
 Asian
 Asian AND White
 American Indian or Alaskan Native
 Native Hawaiian or Other Pacific Islander
 Black/African American AND White
 American Indian or Alaskan Native AND White
 American Indian or Alaskan Native AND Black/African American

Ethnicity:

- Hispanic/Latino
 Mexican/Chicano
 Puerto Rican
 Cuban
 Non-Hispanic/Latino

How did you hear about this complex? Newspaper Ad Tenant Referral Internet Project Sign

Other: _____



Community Benefit

- Homelessness and housing instability already exist in our community
- Affordable housing development addresses that existing need
- Cost effective way of addressing housing instability
- Cost of “emergency/temporary” services and support will be reduced
- Having a safe, stable place to live allows people to pursue other goals and improves quality their quality of life and as a result in improvement of the community as a whole
- Improvements to the neighborhood: sidewalks, improved drainage, address any environmental findings, improved landscaping



California State Association of Counties (CSAC) AT HOME Plan

- CSAC developed a comprehensive plan to address homelessness in California.
- The plan identified homelessness as a humanitarian crisis in California and made recommendations that include the following:
 - All levels of government need to be held responsible for addressing homelessness.
 - Counties and Cities should come together with clear roles, responsibilities, and actions.
 - That state should provide more support and funding, including minimum amounts of funding for small counties.
 - In order to secure needed funding, counties and cities should agree to responsibilities, including providing permanent supportive housing.
 - Barriers to the development of affordable housing should be reduced (CEQA, Zoning, Construction Fees, etc.).
- At Home Plan will be made available on Housing and Grant's website



Next Steps

Lassen County Health and Social Services recommends:

- Update contracts with housing consultant and developer to update the 2018 Site Feasibility Assessment based on development criteria and to include any new inventory options, if any.
- Continued Community Engagement



Learn More about Affordable Housing Statewide

- California Housing Department website
<https://www.hcd.ca.gov/>
- Lassen County Housing website and Facebook



Questions?

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