

Humboldt County Board of Supervisors
Packet Cover Letter
August 20, 2019

Good day, my name is Patricia Rae. I am a volunteer in Southern Humboldt interested and committed to creating options and solutions for our houseless community. My role and mission today is to provide you information about the houseless situation in Southern Humboldt. Your packet has information that addresses the key concerns our community faces. Many in our community are fearful of the houseless and vigilante behavior has occurred in response to this fear.

In 2007-09 I became involved with local efforts to develop and implement a critical weather shelter at our local Veteran's Building. I learned about the needs and various responses of the houseless population in structured shelter and housing. The houseless population has grown considerably since then. As part of the Emergency Preparedness Team I am drawn back into the role of helping to find a solution for our houseless community. This is not only a health and safety concern, it is a Humanitarian Crisis.

Southern Humboldt Housing Opportunities is a committed community group that has been meeting for five years and recently formed as a non-profit 501c3. SHO provides critical weather shelter, meals, clothes and personal care items with creating a tiny home community as a long term goal. A safe camp model is a transition solution. Outreach efforts are ongoing in relationship to identifying and securing private or public property for long term and interim goals to address the homeless crisis in Southern Humboldt. We are working together for the higher good.

On the whole, the reception from the community regarding the letter (in your packet) I wrote has been positive. The letter was locally published and I use various social media to educate about the houseless. Outreach to local Law Enforcement, the Chamber of Commerce as well as face to face contact with many folks over the last few months allowed our community to be informed about a safe camp. 2nd District Supervisor, Estelle Fennell nominated me to the Housing Trust Fund and Homelessness Solution Committee. This appointment helps me stay abreast of and connected to county level discussions as we work together to find solutions, and currently, to expedite creating safe camps. Winter is soon upon us.

My group's goal is to assist campers to move from private property and other locations into a structured camp. Over the past few years, in-depth discussions with houseless people in Southern Humboldt revealed several priorities expressed by the folks living on the street. Access to showers and restroom facilities along with safer structured camping ranked highest. We also found in these discussions that many prefer to live in a tent rather than a shelter, even in winter conditions. The A Camp Constitution (in your packet), are rules that a few of our local campers collaborated on for camp guidelines. It would take little to help our camper community be more comfortable, safe and feel accepted. Communication and kindness will go a long way in creating this camp.

A safe camp provides our houseless community with options. There are some persons that will be unable to tolerate a group camp. Should someone decide against the camp, they can be assisted into relocating elsewhere with their belongings. Another option is a bus ticket to home or another locale. We have identified some state property that may be an option. My request today is to ask for the BOS support and assistance in acquiring state property that may be used in the interim if private or public property is not secured by mid November. Our goal is to secure a space large enough for 30 camp sites-60 residents. I appreciate your time today, and thank you in advance for any support and assistance that may be available to help us move towards our housing goals.

Let's Try Something Different

We, as a group of concerned community members, feel our camper situation is a moral, commerce, **public health and fire safety** concern. Over the past several years a community coalition has been building and meeting regularly to discuss and address local homeless and the resulting problems. Together, with input from local, long-term community campers, through mutual respect, we offer a possible solution - a safe camp. A safe camp establishes a place of respite for campers, an opportunity to determine needs and assist until client goal is reached. A safe camp provides Peace Officers and business owners, somewhere to direct campers on the street. This is a starting point to help those who are disadvantaged in our community. The ultimate goal being permanent housing.

Since 2007 we have watched our homeless population grow, bringing to our community people with mental illness and drug addiction. It (is) estimated that there are 220 (folks) without shelter in our communities of Benbow, Garberville and Redway. DHHS reports that typically 40% have substance abuse or mental illness or both. Based on a recent population census of 2,282 people, homelessness contributes to 10% of our population from Redway to Benbow, (does not include outlying communities).

The definition of insanity is when you continue to do the same thing over and over expecting different results. Clearing the camps sends campers deeper into the woods, into smaller camps, which contribute to more trash and fire hazards. Eventually, they move back into the larger camps until the next evacuation occurs. This is not working to make our community safe, clean and prosperous.

A safe camp provides a different approach. By triaging needs, this camp will help people who want to help themselves. We will identify local working homeless unable to afford or find a rental or other shelter and provide an opportunity to transition from tent living to housing. There are services available that can help with a triage process.

Humboldt County has declared a Housing Crisis. Our state has declared a WildFire Crisis. Funds are available to help find solutions for those less advantaged. Arcata just received a \$400,000. grant to create a tiny house village in a mobile home park. Those who are serious about wanting to improve their living situation will be given help. Studies on homelessness state the first thing you do is shelter people, so they can get rest and feel safe. Then you look at the mental illness and substance abuse, offering avenues to improve their wellbeing. Those sincere about wanting to help themselves will be supported to do so.

We believe a safe camp is a good starting point.

The moral test of any community is how it treats those that are in the dawn of life~the children, those that are in the twilight of life~the elderly; and those who are in the shadows of life~the sick, the needy and the handicapped.

Contact for further information:

Patte Rae, Chair

So. Humboldt Emergency Preparedness Team

707 223-1560

June 11, 2019

A Camp Constitution

A Camp, Garberville, California

We the People of Southern Humboldt County, in order to form a more perfect community, establish justice, ensure domestic tranquility, provide for the disenfranchised (those who are trying to help themselves), promote the general well-being, and secure the blessings of liberty, dignity, and security to ourselves and our posterity, do ordain and establish this Constitution of A Camp, Garberville, California.

All campers and guests must comply with the following:

- 1) NO campfires, uncovered candle flames, fireworks, unattended propane or butane heaters, or unmonitored electrical appliances will be tolerated. Propane cooking and/or heating devices must be in good working order and used appropriately. Cigarettes and/or any other smoking materials shall be fully extinguished in a safe manner and shall never be left smoldering. Violating ANY of these rules and restrictions may cause immediate removal from the camp.
- 2) All campers must keep their areas clean and all trash must be bagged and ready for pick-up by the Eel River Disposal crew every Tuesday and Friday.
- 3) No open use of drugs will be acceptable. Public intoxication will not be tolerated. Also any drug-related paraphernalia must be kept out of the camp or disposed of properly and in appropriate containers (i.e. sharps containers, etc). Though one or two warnings will usually be given, violations may lead to permanent removal from the camp.
- 4) Theft of any kind will NOT BE TOLERATED.
- 5) Loud noises must cease at 10 pm. Loud arguments or violent behavior will not be tolerated AT ANY TIME. Proper respect for fellow campers and especially for neighboring houses is a must.
- 6) Pets must be properly vaccinated and licensed, kept under control and treated humanely at all times. Pets that chase or attack other pets and/or people will be asked to leave, Also, no excessive barking (either by or at the pets) especially after 10pm will be accepted.
- 7) Respect your neighbors! Harassment of fellow campers will never be tolerated. Whether based on gender, race, ethnicity, religious beliefs, sexual orientation, or any other factor, any inappropriate treatment of others can and will lead to removal.
- 8) All campers will volunteer at least one hour of their time per week to maintain and/or clean up the camp and its surrounding area. See camp leaders, if necessary, for suggestions as to what tasks should be focused upon.
- 9) All campers will refrain from panhandling or other nuisance behavior in town or near local businesses. Remember, every camper is a representative of us all when in public.
- 10) All use of this camp and its surroundings is AT YOUR OWN RISK. The property owner, lease holders, and camp leaders are not responsible in any way for injuries or loss incurred by campers or guests in this camp.
- 11) All campers and any guests or visitors to this camp must agree to all of these rules and restrictions and sign a copy of this agreement which will be submitted to one of the camp leaders. Camp leaders are Delwin Cole, Gene Decker, and Leroy Ikerd. Leaders may change from time to time.

signature

date

witness

PATRICIA RAE

H: 1-707-223-1560 | patte_ca@hotmail.com

SUMMARY

Simply, I enjoy helping people. I have spent my life time volunteering and working in positions that support my love of community. This resume is a tired attempt of listing what work/service I have done.

I want to add that I worked in organizing and implementing EWES (Extreme Weather Emergency Shelter) with Patti Rose in January 2007-09. I am now involved with finding solutions for our community campers, supporting Peg Anderson's good work.

EXPERIENCE

06/2003 to Current

Chair

So. Humboldt Emergency Preparedness Team

Garberville, CA

Our mission is to educate, organize and support our communities and outlying rural areas of Southern Humboldt County about emergency preparedness and disaster coordination.

I am part of this Ad Hoc team. My duties are many. I am a liaison to various agencies, including, but not limited to: So. Hum. Fire Chief's Assoc., Red Cross, CERT Coalition, OES. Creating public service announcements for local paper, social media and KMUD radio station.

06/2004 to Current

Vice President

So. Humboldt Amateur Radio Club

Garberville, CA

Part of my duties included encouraging / recruiting people to take our local class to become a HAM tech. Our goal was to have operators in each of our 18 small community areas, mostly remote. We have well achieved that goal. This insures that in the event of a large disaster and communications go down, we have HAMS that can contact us at the command post for any of their communities needs, report damages and so forth.

01/1974 to 05/2011

Licensed Vocational Nurse

Various

Locally, I have worked at Jerold Phelps Hospital. My duties included emergency room, surgery, med/surg, During this time I also did ambulance transfers with patients. 1979-1989.

Redwoods Rural Health Center 1980-92, intermittent times to fill in when they were short staffed.

I worked for our School District in different capacities. Enjoyed role of working with youth in continuation high school. 1985-87 / 2003-04.

1989-1996 I worked for Kodiak Area Native Assoc. on Kodiak Is. I served in different

roles within this organization. I was the primary health care provider in the remote village of Larsen Bay. 1989-1991. I also was contracted to go to all six villages on the island to standardize their clinics. I trained health aides in clinical responsibilities and support. I helped create a program for Adolescent Health and Injury Prevention based on a modified AMSEA program.

1997-2002 I lived outside area in Delta area. Worked for VA hospital and registries.

2002-08 Active with Red Cross. DAT. Teaching First Aid/ CPR

2010-11 Heart of the Redwoods Hospice. Nurse manager.

Early retirement to work on health issues.

06/1996 to 06/2015

Medical Coordinator / Reggae on the River Festival

People Productions / Mateel Community Center

Redway, CA

I restructured Reggae Medical into a non-profit organization, JAHMED. Creating an on site emergency medical service for our patrons and staff.

Working with a highly professional group of medical people we offered Medical Responders (Paramedics/EMTs), self care area, full 24/7 hospital care with MDs / mid level Practitioners and Nurses along with support personnel.

I served on the Critical Incident Team, which dealt with any and all critical situations that occurred during the festival.

Kept operations running smoothly and solved diverse problems by coordinating with patrons, management and internal departments.

Kept our crew current on CPR, teaching on site class for those who needed it.

Interacted with local agencies to provide a safe environment at our festival.

2015- Retired from my position after I felt it was on good ground.

EDUCATION AND TRAINING

1973

Nursing

School of Vocational Nursing

Hanford, CA

1993

EMT: 1976 / 1981 / 1983 / 1990 / 1993 EMT Class updated.

Emergency Medical Tech training

various locations

SKILLS

Intravenous Therapy and Blood Withdrawal Certification

Enthusiastic caregiver

Staff training and development

Healthcare billing proficiency

Developing curriculum

Culturally sensitive

Team leader

Government relations knowledge

CPR and BLS certified

ELNEC training (End-Of-Life-Care)

Strong medical ethic

- Treatment of conditions
- Organization and planning
- Mentoring and coaching
- Practiced inpatient and outpatient caregiver
- Procedure standardization
- Psychiatric and mental health care
- Maintaining quality assurance standards

- Inpatient and outpatient care
- OR and ER experience
- Charting
- Sterilization techniques mastery
- Health and wellness expertise
- Recruiting and training

J2

Date: August 17, 2019

To: Humboldt County Board of Supervisors

Cc: Michelle Nielsen, County Planning Building Department
Humboldt Housing and Homeless Coalition
Housing Trust Fund and Homelessness Solutions Committee
Department of Housing and Community Development

From: Janelle Egger
Fortuna, CA

Re: Humboldt County Housing Element Update

Attached: County Planning and Building Department July 23, 2019 MEMO re
Response to Janelle Egger's comment letter dated July 7, 2019,
with Exhibits A, B

Dear Board of Supervisors,

It was helpful to receive a copy of the Planning Department's July 23, 2019 memo to the Department of Housing and Community Development. I hope that you will give serious consideration to the proposed language below.

My comments are in no way intended to speak ill of the Humboldt Planning Department, the Humboldt Housing and Homeless Coalition ("HHHC"), the HHHC's Ten-Year Plan to End Homelessness, or County staff.

I ask that Standard H-S7 and Implementation Measure H-IM11 be amended as below and the Use of Shelter Crisis Declaration section be added as a policy or implementation measure prior to adoption of the draft Housing Element.

Regarding Standard H-S7:

I would like to see this language replace that in the County's DRAFT 2019 Housing Element:

H-S7. Resolution 16-30, the Joint Resolution of the City Council of the City of Eureka and the County of Humboldt to Collaborate on Reducing Homelessness. The County's adopted Resolution 16-30 shall guide the County's efforts to address the housing and service needs of the homeless, and "at risk of homelessness" populations. County staff shall continue to work collaboratively with the community to create a sustainable strategy and human infrastructure to implement the Housing First Approach. [See Exhibit A to see as edits to HE.]

Explanation:

This reflects language in adopted Board Resolution 16-30:



NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Eureka and the Board of Supervisors of Humboldt County, adopt the Homeless Strategy and Implementation Plan phase 1 and the model of Housing First as the policy for reducing homelessness throughout Humboldt County and the City of Eureka.

BE IT FURTHER RESOLVED that the County, Department of Health and Human Services and the City shall work collaboratively with the community to create a sustainable strategy and human infrastructure to implement the Housing First Approach.

The proposed language provides a more accurate statement.

The current language indicates the “County’s adopted Ten-Year Plan to End Homelessness will guide the County’s efforts.” The Planning Department July 23 memo indicates the Ten-Year Plan was adopted by the HHC, which “is not a County commission, committee, or board”. The Board adopted Resolution 16-30 states the policy is Housing First, to be implemented through the Implementation Plan phase 1. The July 23rd memo notes that the Policy H-P45 in the Draft Housing Element directs that the County shall continue to use the Housing First approach to address homelessness.

Re concerns in Planning and Building Department July 23 memo.

Concern that the HHC be referenced is based on it being the federally designated Continuum of Care, and “references to the HHC signals to State and Federal agencies that the HHC has the support of the County.” County support for and the important role of the HHC are explicitly addressed in H-IM12. Homeless Humboldt Housing and Homeless Coalition.

Regarding Implementation Measure H-IM11:

I would like to this language replace that in the County’s DRAFT 2019 Housing Element:

H-IM11. The Homeless Strategy and Implementation Plan phase 1.

- A. The Planning and Building Department shall collaborate with the Humboldt Housing and Homeless Coalition (HHC) and the Department of Health and Human Services to facilitate a review of the HHC Ten-Year Plan to End Homelessness and to complete an update of the Board adopted Homeless Strategy and Implementation Plan phase 1. The process shall invite and include input from other relevant local agencies and the community. The process may include, but is not limited to:
 - a.) Review current practices and assess conformity to Housing First approach.
 - b.) As separation of housing and services is a key component of the Housing First approach, consider focusing Housing Trust Fund Homelessness Solutions Committee on housing development/management and focusing Humboldt Housing & Homeless Coalition on supportive services.
 - c.) Consider master leasing for scattered site rental housing with offsite supportive services.
 - d.) Review of the collaboration between on-site supportive services in existing facilities and the County, Eureka, other community supportive services to identify possible service overlap or weaknesses, and the potential for increased collaboration.

Responsible Agency: Humboldt Housing and Homeless Coalition, Planning and Building Department and Department of Health and Human Services. Timeframe: by June 1, 2020

- B. The County shall actively support the implementation of the Housing First Approach guided by the Homeless Strategy and Implementation Plan and future updates. The Planning and Building Department shall collaborate with the Department of Health and Human Services, the Humboldt Housing and Homeless Coalition (HHHC), and the community to facilitate implementation of the strategies specified in the plan for increasing short term and long term access to stable and affordable housing for people experiencing homeless or most at risk of homelessness. Responsible Agency: Humboldt Housing and Homeless Coalition, Planning and Building Department and Department of Health and Human Services. Timeframe: Ongoing.

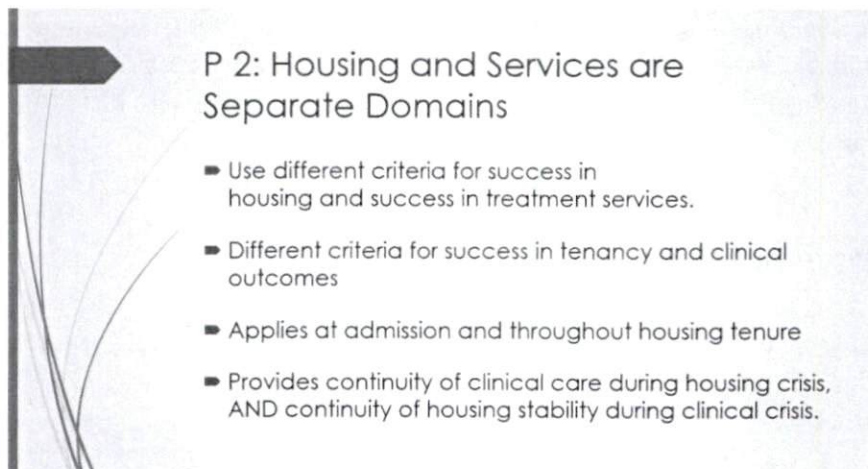
Explanation:

The Board adopted plan needs to be updated.

The Homeless Strategy and Implementation Plan phase 1 adopted by Board Resolution 16-30 needs to be updated and the HHHC Ten-Year Plan adopted by the HHHC publicly vetted. It may well be that after review the more current Ten-Year Plan will subsume, possibly supplant Implementation Plan phase 1. The proposed process includes ideas from Housing First information, including the selected slides in Exhibit B. These are ideas the review and update process *may* include, though assessing conformity/fidelity to the Housing First approach is important. Higher program fidelity is associated with increased stability, increased quality of life, decreased drug/alcohol care and/or emergency services. Please see pages 8 to 11 of Exhibit B.

Re concerns in Planning and Building Department July 23 memo.

Re item b): Separation of housing and services is one of five principals of Housing First, please see page 6 of Exhibit B. Certainly the protections Mr. Ward described on page 2 of the Planning Department's July 23 memo could be included, but the principle is broader: housing and services are two separate spheres of activity, knowledge, expectations and rights. I hope that this slide, which I failed to select and include with those in Exhibit B, provides further explanation and clarification:



As part of a collaborative process of reviewing the HHHC's Ten-Year Plan and updating the Board adopted Homeless Strategy and Implementation Plan, Item b) merely suggests *considering* focusing the Housing Trust Fund and Homelessness Solutions Committee on housing development/management and

focusing HHC on supportive services. I assure you the idea is not for the HHC or its work to be subsumed. Having attended many of the Housing Trust Fund and Homelessness Solutions Committee meetings, the intent is to possibly increase the time the Trust Fund Committee spends on housing development and reduce the time spent on matters better left to the HHC.

Regarding H-___. Use of Shelter Crisis Declaration:

Whether as a policy or implementation measure, I would like to see this language added to the County's Housing Element:

H-___. Use of Shelter Crisis Declaration. In Resolution 18-15 the Board of Supervisors declared pursuant to Government Code section 8698 through 8698.2 that a shelter crisis exists in the unincorporated areas of Humboldt County, and shall continue until terminated by the Board. The County shall use the temporary immunity from liability for ordinary negligence and the temporary suspension of standards of housing, health, or safety while ensuring minimal public health and safety under the Government Code to provide emergency housing alternatives. Housing alternatives shall operate under the Housing First approach adopted by Board of Supervisors Resolution 16-30.

Explanation:

This is simply too important to be left out of the Housing Element.

The shelter crisis continues and will continue until the housing crisis is addressed. The Housing Element is the County's plan to meet the housing needs of everyone in the community. The shortage of housing is perceived as a barrier to implementation of Housing First. At the Housing First Summit Mr. Tsemberis told us of the genesis of the approach: When most people were asked what they needed the reply was, "a place to live." This an important tool to meet that need for a place to live as policies to address the housing crisis are implemented.

Re concerns in Planning and Building Department July 23 memo.

The in the July 23 memo is correct; the Board will need to amend its shelter crisis to designate building/land that is publicly owned/leased if it is to provide emergency housing or alternative housing such as a camp with basic health and safety measures and managed under Housing First principals, including tenancy. The adopted Shelter Crisis Declaration is an important tool for providing a place to live. Not including it in the Housing Element leaves this tool in limbo and probably unutilized.

Thank you for your consideration of these amendments

I ask that Standard H-S7 and Implementation Measure H-IM11 be amended as above, and that the Use of Shelter Crisis Declaration be added as a policy or implementation measure prior to adoption of the draft Housing Element.



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT

3015 H Street • Eureka CA 95501
Phone: (707) 445-7541 • Fax: (707) 268-3792

MEMO

DATE: July 23, 2019

TO: Department of Housing and Community Development
Attn.: Fidel Herrera (sent via email at fidel.Herrera@hcd.ca.gov)

FROM: Michelle Nielsen, Senior Planner *Michelle Nielsen*

RE: Response to Janelle Egger's comment letter dated July 7, 2019

We appreciate Ms. Egger's input as she earlier highlighted the need for the Housing Element amendments to include Housing First as the County's adopted policy, and to expand relevant measures to incorporate Homeless Strategy and Implementation Plan – Phase 1. These suggestions are reflected in the July 11, 2019 Planning Commission recommended Housing Element amendments.

Janelle Egger's comment letter dated July 7, 2019, contained suggested revisions to the standards and implementation measures, specifically H-S7 and H-IM11, along with a recommendation to add a policy regarding the declared shelter crisis. The indicated letter was provided to the Planning Commission and the public as "Supplemental Information No. 4" on July 11, 2019. Supplemental Information No. 4 was provided at the July 11, 2019 public hearing. The slide deck transmitted by Ms. Egger was included in Supplemental Information No. 1, and was also provided to the Planning Commission and the public in a similar manner as Supplemental Information No. 4. The July 7th letter and slide deck are attached as Exhibit A and Exhibit B, respectively.

Exhibit A, Standard H-S7: As part of the August 20, 2019 Board of Supervisors staff report, staff will include Ms. Egger's comments for the Board's consideration. The Board may consider amending the Planning Commission's recommended language to be inclusive of the Homeless Strategy and Implementation Plan – Phase 1 and Resolution 16-30 as is suggested in Ms. Egger's July 7th letter.

However, staff does not recommend deleting the language pertaining to the Ten-Year Plan to End Homelessness. The Ten-Year Plan to End Homelessness is the plan prepared and adopted by the Humboldt Housing and Homeless Coalition ("HHHC"). While this consortium is not a County commission, committee, or board, it is an independent group that enjoys a close working relationship with the County and community-based organizations. The Executive Committee of the HHHC guides the efforts of the group, not the Board of Supervisors or the County's Housing Trust Fund and Homelessness Solutions Committee. Moreover, the HHHC is the federally designated Continuum of Care (CoC CA-522) for the Humboldt county region. There are state and federal funding programs that are only accessible to CoCs. Including references to the HHHC signals to State and Federal agencies that the HHHC has the support of the County.

Exhibit A, Implementation Measure H-IM11: In Humboldt County the Department of Health and Human Services ("DHHS") is the County's lead agency for the implementation of social service policy, working with the community members and organizations who serve individuals experiencing homelessness. DHHS will continue to be the lead agency for the implementation of

social service policies, including updates to the Homeless Strategy and Implementation Plan - Phase 1.

Planning staff sought input from DHHS on the Exhibit A letter. Specific input was given by DHHS staff regarding the below item:

...

- b.) As separation of housing and services is a key component of the Housing First approach, consider focusing Housing Trust Fund Homelessness Solutions Committee on housing development/management and focusing Humboldt Housing & Homeless Coalition on supportive services.

DHHS staff disagreed with the modifications suggested by Ms. Egger. Robert Ward, DHHS Housing and Assistance Coordinator, commented that the separation of housing and services in Housing First programs means the people who deliver the case management services should never be empowered to decide whether a client's tenancy should be terminated, and the case manager should never be allowed to tattle on a client to the property manager for bad behavior. Separate does not pertain to separating the functions of the County's housing trust fund and the HHHC. Further, Sally Hewitt, DHHS Senior Program Manager, commented that subsuming the work of the HHHC to either the Board of Supervisors or the County housing trust fund, as is suggested, will effectively end the ability of the HHHC to respond timely to community issues and notices of funding for permanent supportive housing and other tenant based rental assistance. Based on this information staff recommends the Planning Commission's recommended language for implementation measure H-IM11 be retained.

Exhibit A, Use of the Shelter Crisis Declaration: The Board of Supervisors has a standing shelter crisis declaration, Resolution 18-15, that remains in place. Mr. Ward has advised that the Board of Supervisors can now use the Shelter Crisis Declaration to act without adding language to the Housing Element. Should the Board take action, it will have to either designate a public facility for use as a shelter in a resolution, or delegate the power to designate a public facility for use as a shelter to County staff such as the CAO or a department head. If the Board wants to do that, they can do this at any time.

Exhibit B, Housing First Slide Deck: This informative slide deck provides an overview of Housing First and a report on outcomes where it has been implemented. As recommended, Policy H-P46 directs that County shall continue to follow to use the Housing First approach to address homelessness.

Exhibit A

Dear Planning Commission,

I write in regards to the County's 2019 Housing Element. It was a pleasure to see the County's continued commitment to the Housing First approach in this policy:

H-P46. Housing First. The County shall continue to support the Housing First approach for reducing homelessness as adopted by Board of Supervisors Resolution 16-30 on March 31, 2016.

Resolution 16-30 also adopted the *Homeless Strategy and Implementation Plan phase 1* and "FURTHER RESOLVED that the County, Department of Health and Human Services and the City shall work collaboratively with the community to create a sustainable strategy and human infrastructure to implement the Housing First Approach."

The draft 2019 Housing Element refers to the "County's adopted Ten-Year Plan to End Homelessness." While the 2014 Housing Element indicates a Ten-Year Plan to End Homelessness was adopted in 2009, a County website search did not find the 2009 or a more recent Ten-Year Plan. The website search found the Grand Jury Report, *Homelessness in Humboldt County*, which states the development of the Ten Year Plan to End Homelessness is an accomplishment of the Humboldt County Housing and Homeless Coalition (HHHC). The HHHC is not a Humboldt County commission, committee, or board. It is a very hard working, useful community organization.

With this information in mind I request the following two changes:

I ask that Standard H-S7 be amended to reflect that the Board adopted plan is the *Homeless Strategy and Implementation Plan phase 1* and amended to include Board adopted language:

H-S7. Ten-Year Plan to END Homelessness Resolution 16-30, the Joint Resolution of the City Council of the City of Eureka and the County of Humboldt to Collaborate on Reducing Homelessness. The County's adopted ~~Ten-Year Plan to End Homelessness Resolution 16-30~~ will shall guide the County's efforts to address the housing and service needs of the homeless, and "at risk of homelessness" populations. County staff shall continue to work collaboratively with the community to create a sustainable strategy and human infrastructure to implement the Housing First Approach.

Next, to (A) reflect the need for update of the Board adopted plan and (B) continue implementation of the Housing First approach, I ask that Implementation Measure H-IM11 be amended per this proposed H-IM11. To see as edits to the staff proposed language, see Edits to H-IM11 attached to this letter.

H-IM11. The Homeless Strategy and Implementation Plan phase 1.

- A. The Planning and Building Department shall collaborate with the Humboldt Housing and Homeless Coalition (HHHC) and the Department of Health and Human Services to facilitate a review of the HHHC Ten-Year Plan to End Homelessness and to complete an update of the Board adopted *Homeless Strategy and Implementation Plan phase 1*. The process shall invite and include input from other relevant local groups and members of the community. The process may include, but is not limited to:
 - a.) Review current practices and assess conformity to Housing First approach.
 - b.) As separation of housing and services is a key component of the Housing First approach, consider focusing Housing Trust Fund Homelessness Solutions Committee

on housing development/management and focusing Humboldt Housing & Homeless Coalition on supportive services.

c.) Consider master leasing for scattered site rental housing with offsite supportive services.

d.) Review of the collaboration between on-site supportive services in existing facilities and the County, Eureka, other community supportive services to identify possible service overlap or weaknesses, and the potential for increased collaboration.

Responsible Agency: Humboldt Housing and Homeless Coalition, Planning and Building Department and Department of Health and Human Services. Timeframe: by June 1, 2020

- B. The County shall actively support the implementation of the Housing First Approach guided by the Homeless Strategy and Implementation Plan and future updates. The Planning and Building Department shall collaborate with the Department of Health and Human Services, the Humboldt Housing and Homeless Coalition (HHHC), and the community to facilitate implementation of the strategies specified in the plan for increasing short term and long term access to stable and affordable housing for people experiencing homeless or most at risk of homelessness. Responsible Agency: Humboldt Housing and Homeless Coalition, Planning and Building Department and Department of Health and Human Services. Timeframe: Ongoing.

In 2018 the Board of Supervisors passed Resolution 18-15, a Resolution of the County of Humboldt Declaring the Existence of a Shelter Crisis in Accordance with Government Code Sections 8698-8698. In the Resolution the Board declared “that a shelter crisis exists in the unincorporated areas of Humboldt County, and shall continue until terminated by the Board.” It was adopted on February 27, 2018.

I suggest and request that a Policy be added to address the immediate need for places to live, for example:

H-__. **Use of Shelter Crisis Declaration.** In Resolution 18-15 the Board of Supervisors declared pursuant to Government Code section 8698 through 8698.2 that a shelter crisis exists in the unincorporated areas of Humboldt County, and shall continue until terminated by the Board. The County shall use the temporary immunity from liability for ordinary negligence and the temporary suspension of standards of housing, health, or safety while ensuring minimal public health and safety under the Government Code to provide emergency housing alternatives. Housing alternatives shall operate under the Housing First approach adopted by Board of Supervisors Resolution 16-30.

In conclusion I wish to express my appreciation to staff, the Planning Commission and other members of the community for their on this Housing Element.

Sincerely,

Janelle Egger
Fortuna resident

Edits to H-IM11.

To (A) reflect the need for update of the Board adopted plan and (B) continue implementation of the Housing First approach, I ask that Implementation Measure H-IM11 be amended as follows.

Blue font indicates jae edits to DRAFT 2019 Housing Element

H-IM11. The Ten-Year Plan to End Homelessness and the Homeless Strategy and Implementation Plan phase 1.

- A. The County shall actively support the implementation measures outlined in the Ten Year Plan to End Homelessness and plan updates. The County shall actively support the implementation of the Ten Year Plan to End Homelessness and the Homeless Strategy and Implementation Plan, and adopted updates to those plans. The Planning and Building Department shall collaborate with the Humboldt Housing and Homeless Coalition (HHHC) and the Department of Health and Human Services to facilitate a review of the HHHC Ten-Year Plan to End Homelessness and an update of the Board adopted Homeless Strategy and Implementation Plan phase 1. The process shall invite and include other relevant local agencies and the community. The process may include: implementation of the strategies specified in both plans for increasing access to stable and affordable housing for people experiencing homeless or most at risk of
- a.) Review current practices and assess conformity to Housing First approach.
 - b.) As separation of housing and services is a key component of the Housing First approach, consider focusing Housing Trust Fund Homelessness Solutions Committee on housing development/management and focusing Humboldt Housing & Homeless Coalition on supportive services.
 - c.) Consider master leasing for scattered site rental housing with offsite supportive services.
 - d.) Review of the collaboration between on-site supportive services in existing facilities and the County, Eureka, other community supportive services to identify possible service overlap or weaknesses, and the potential for increased collaboration.
 - e.) Establish timeframe for future review and update.

Responsible Agency: Humboldt Housing and Homeless Coalition, Planning and Building Department and Department of Health and Human Services. Timeframe: by June 1, 2020

- B. The County shall actively support the implementation of the Housing First Approach guided by the Homeless Strategy and Implementation Plan and future updates. The Planning and Building Department shall collaborate with the Department of Health and Human Services, the Humboldt Housing and Homeless Coalition (HHHC), and the community to facilitate implementation of strategies specified in the plan for increasing short term and long term access to stable and affordable housing for people experiencing homeless or most at risk of homelessness. **Responsible Agency: Humboldt Housing and Homeless Coalition, Planning and Building Department and Department of Health and Human Services. Timeframe: Ongoing.**

Exhibit B

Pathways Housing First: A person-centered approach

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Matt Kaegel
Pathways to Housing Vermont

I) Housing First: Distinguishing between HF models

▶ **PATHWAYS SCATTER SITE MODEL**

- ▶ Roots in psych rehab
- ▶ Consumer movement
- ▶ Social justice
- ▶ Services separate philosophically and physically
- ▶ Tenant based rents
- ▶ Location choices
- ▶ Point of Entry is case management

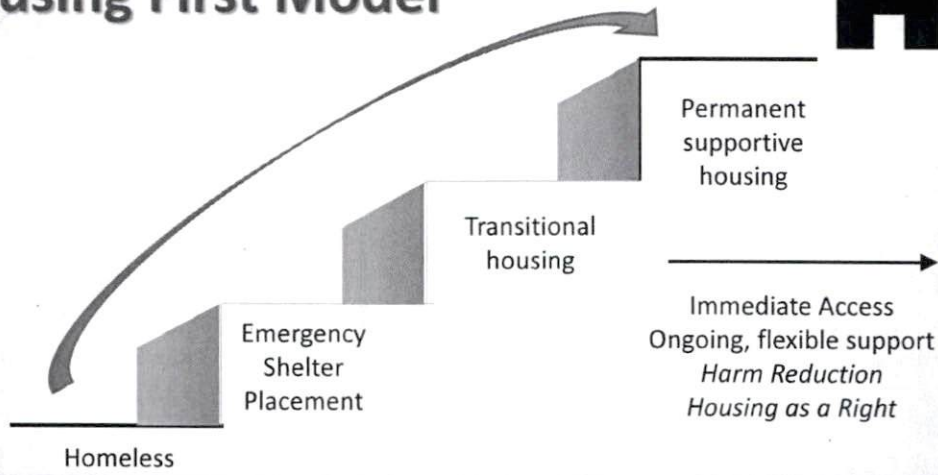
IN COMMON

Immediate access
Harm reduction
House most vulnerable
Separation H&S

▶ **SINGLE SITE MODELS**

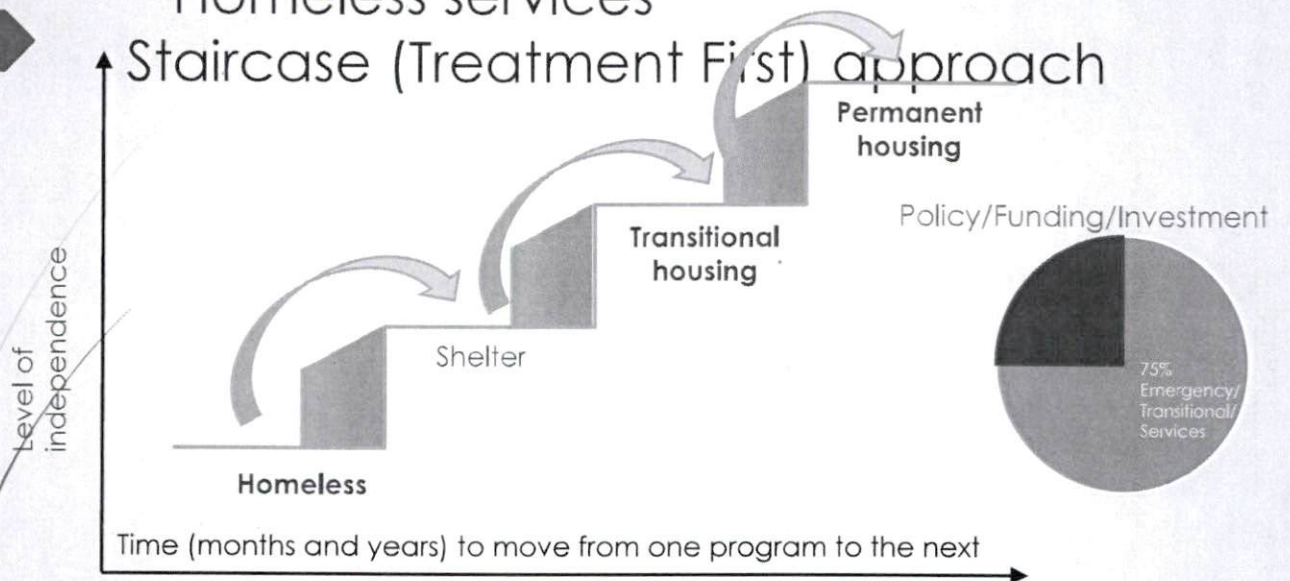
- ▶ Roots in housing development
- ▶ Advocacy for ending homelessness
- ▶ Services on site but separate domains
- ▶ Project based rents
- ▶ Point of Entry is housing

Pathways' Housing First Model



*Immediate Access to A Place of Your Own Support and treatment follows

Homeless services Staircase (Treatment First) approach



Homeless Services System is Built Upon :

- 1) assumptions about mental illness, addiction and functional ability, and
- 2) Social prejudice and bias concerning the motivation of the poor ("economic hazard ratios" and "brought it upon themselves")



III. PRINCIPLES AND MAJOR COMPONENTS

FIVE PROGRAM PRINCIPLES:

1. Consumer choice
2. Separation of housing and services
3. Services array to match needs
4. Recovery focused practice
5. Program operations

Working with Community Landlords

- 
- 1) Common Goal: Landlord, participant, and program all want decent, well-managed, affordable housing
 - 2) Benefits for landlords: guaranteed rent, no rent loss for vacancies
 - 3) Support staff responsive to landlords
 - 4) Master leasing allows sharing liability and creative solutions to housing barriers



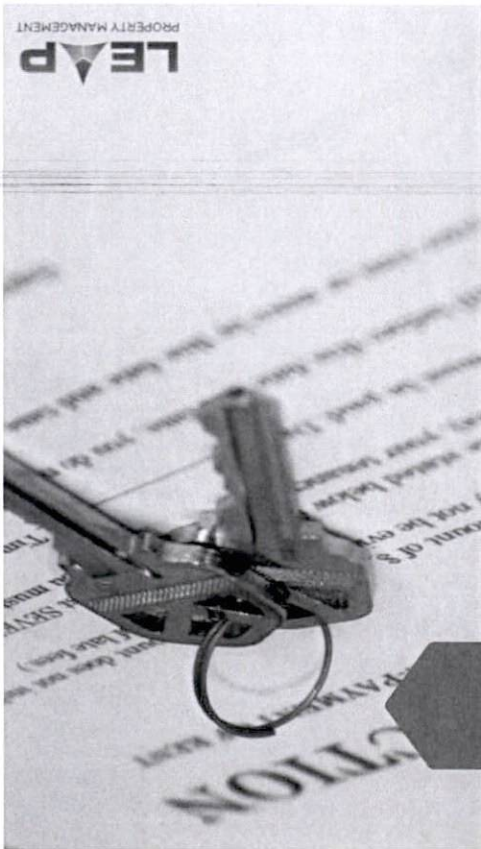
but don't leave them there.

Meet people where they are...

Housing First and Harm Reduction

Also refers to continuity
and coordination of
support through
disruptions in housing

P 2: Separation of Housing and Services



PROPERTY MANAGEMENT
LEAP

V. Research, Fidelity and Systems Change

How do we know this program is effective?

What is an evidence based model?

Why do we measure program fidelity?

How has Housing First created systems change?

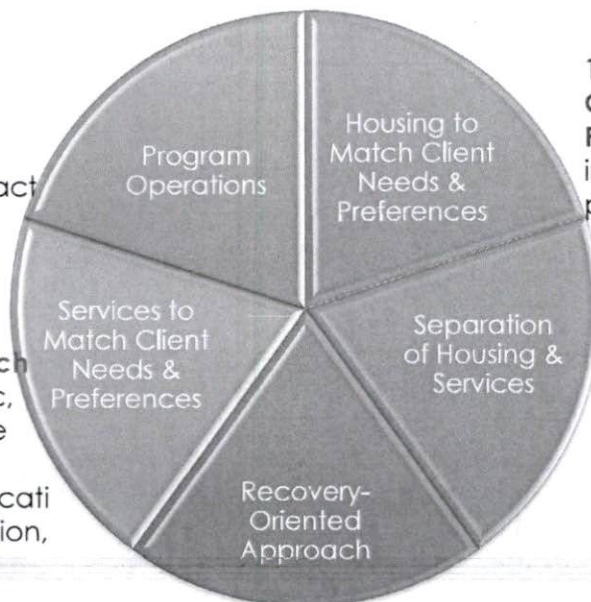
Research evidence

- See www.pathwayshousingfirst.org
- 1999 psych services concurrent longitudinal 5 year outcomes (Tsemberis)
- 2004 RCT N=225 in NYC (Tsemberis)
- 2006 long stay shelter users (Stefancic)
- 2006 HUD Study (5 cities) (Pearson)
- Denver Cost Study (Parvensky)
- 2008 Mixed methods RCT (Padgett)
- 2012 Chronic Inebriates (HUD) DESC, Pathways DC, UW cost study
- 2014 Canadian RCT (over 100 papers)
- EU Studies (Portugal, France RCT*)

Housing First Fidelity: 5 Domains

5. Program Operations: team structure, staff communication & organization, contact with participants

4. Services to Match Needs: psychiatric, nursing, substance use, employment/education, social integration, etc.



1. Housing to Match Clients Needs & Preferences: choice, integrated, affordable, permanent

2. Separation of Housing & Services: no housing readiness, standard rights & rules of tenancy

3. Recovery-Oriented Approach: choice, harm reduction, self-determination, recovery

2 Ways of Conducting Fidelity Assessments

External review by HF Experts

- ▶ Team of experts visits your program
- ▶ Conducts interviews reviews practices
- ▶ Provides feedback in an interactive process

Internal review or Self-Assessment

- ▶ Each team members rates HF practice
- ▶ Dialogue with entire team to develop a team consensus

HOUSING FIRST FIDELITY SELF-ASSESSMENT

Please select the answer choice that best describes the housing process and structure that this program offers its participants (Questions 1-7).

1. How does the program determine the type of housing in which a participant will live?

Program assigns participant to the first available housing unit	Program conducts a clinical assessment and determines the most appropriate housing based on participant's clinical need/functioning	Program assigns housing based on a clinical assessment, but with input from the participant regarding their preference	Participant chooses the type of housing they want to live in OR. All participants have the option of a scatter-site apartment
1	2	3	4

2. How does the program determine the neighborhood in which a participant will live?

Program automatically assigns participant to the neighborhood with	Program conducts a clinical assessment and determines the most appropriate	Program assigns housing based on a clinical assessment, but with input from	Participant chooses the neighborhood they want to live in, given
--------------------------------------------------------------------	----------------------------------------------------------------------------	-----------------------------------------------------------------------------	------------------------------------------------------------------

4. To what extent does this program have ready access to affordable housing through the use of housing subsidies?

Program does not have access to housing subsidies or subsidized housing units, and does not provide support for participants to obtain them	Program does not have access to housing subsidies or subsidized housing units, but provides advocacy and support for participants to obtain housing subsidies or subsidized housing units	Program has direct access to housing subsidies and/or subsidized housing units, but there is a waiting period for participants	Program has ready direct access to housing subsidies and/or provides subsidized housing units for all participants
1	2	3	4

5. What percent of participants pay 30% or less of their income towards their rent (excluding costs for other services such as food, housekeeping, and nursing) in permanent supported housing?

0-14%	15-29%	31-45%	46-60%	60-84%	85-100%
1	1	1	2	3	4

6. On average, how long does it take participants to move from enrollment into permanent housing?

Within 6 months	Within 6 months	Within 3 months	Within 2 months	Within 1 month	Within 2 weeks
1	2	3	4	4	4

percent of participants live in the following housing types? (Fill in % for each)

a. Shelter-in-place, short-term, or transitional housing	b. Hotel	c. Congregate housing/Group Home	d. Housing with support services	e. Social housing with support services on-site	f. Social housing with support services off-site	g. Supportive housing (specialized housing for persons with psychiatric disabilities with support on-site)	h. Independent apartments rented from community landlords	i. Other housing type fill in:
___%	___%	___%	___%	___%	___%	___%	___%	___%

Pathways Housing First Fidelity Assessment Tool

Key Point

Fidelity is fundamental.

Higher fidelity to Housing First is associated with recovery-oriented practice and improved quality of life outcomes.

Fidelity & Outcomes

Higher program fidelity is associated with:

- Increased housing stability
- Increased quality of life
- Decreased drug/alcohol use
- Reduced use of acute care or emergency services (Goering et. al in Psych Services, 2015)

10-year outcomes for Ireland and Finland 2008-2018

FINLAND

- Adopted HF as National policy
- Converted shelters to permanent housing (national lottery)
- Invested in developing affordable housing (17,000 units)
- Rent subsidies for elderly, disabilities, single parents, students, widowed, etc.
- Shelter beds from 2100 to 50
- HOMELESS (RS) COUNT FROM 3100 TO ZERO
- Ref: **Y-Foundation**

IRELAND

- Addresses homelessness as an emergency or emergency accommodation
- Increased the investment in shelters and emergency accommodation
- Promised development of social housing
- Went from a low of 600 shelter beds to 2100
- HOMELESS (RS) COUNT FROM 1200 TO 5400



Lessons Learned from Finland

- ▶ National Housing First policy with sufficient funding
- ▶ Began to eliminate investment in transitional and shelter programs
- ▶ Converted existing building to PSH
- ▶ Acquired, built and rented a total of 17,000 mixed income units
- ▶ A financially sustainable non-profit landlord
- ▶ Services provided by referral agencies
- ▶ Rent supplements as prevention to 7 high risk groups currently housed
- ▶ Unified social and economic policy vision, social values of inclusion and assistance for those less fortunate



References

- ▶ Goering, P., et. al, (2014). Further Validation of the Pathways Housing First Fidelity Scale. *Psychiatric Services*, *Psychiatric Services*, 09/2015.
- ▶ Stefancic, A., Tsemberis, S., Messeri, P., Drake, R., and Goering, P. (2013). The pathways housing first fidelity scale for programs serving individuals with psychiatric disabilities. *American Journal of Psychiatric Rehabilitation*, *16*, 240-261.
- ▶ Tsemberis, S. (2015). *Housing First: The pathways model to end homelessness for people with mental illness and addiction*. Minneapolis, MN: Hazelden.

Upon declaring a shelter crisis

A political subdivision is immune from liability for ordinary negligence when **providing emergency housing**

No immunity for gross negligent, reckless, or intentional conduct which causes injury

Any regulatory statute, regulation, or ordinance prescribing standards of housing, health, or safety **is suspended**

if strict compliance would in any way prevent, hinder, or delay reducing the severity of the shelter crisis.

Political subdivisions **may enact health and safety standards** consistent with **ensuring minimal public health and safety**.

These only apply during the housing emergency and only to additional public facilities open to the homeless under CA Gov Codes 8698 – 8698.

Government Code - GOV

TITLE 2. GOVERNMENT OF THE STATE OF CALIFORNIA [8000 - 22980]

DIVISION 1. GENERAL [8000 - 8899.24]

CHAPTER 7.8. **Shelter Crisis** [8698 - 8698.3]

8698.1. Upon a declaration of a shelter crisis, the following provisions shall apply during the period of the emergency.

(a) The political subdivision shall be immune from liability for ordinary negligence **in the provision of emergency housing** pursuant to Section 8698.2. This limitation of liability shall apply only to conditions, acts, or omissions directly related to, and which would not occur but for, the provision of emergency housing. This section does not limit liability for grossly negligent, reckless, or intentional conduct which causes injury.

(b) The provisions of any state or local regulatory statute, regulation, or ordinance prescribing standards of housing, health, or safety shall be suspended to the extent that strict compliance [it] would in any way prevent, hinder, or delay the mitigation of the effects of the shelter crisis.

Political subdivisions may, in place of such standards, enact municipal health and safety standards to be operative during the housing emergency consistent with ensuring minimal public health and safety. The provisions of this section apply only to additional public facilities open to the homeless pursuant to this chapter.