
Session #2
May 13, 2020
6:00-8:00 pm

1. Homelessness is not a problem to be SOLVED, rather an issue that needs to be managed. Homelessness is not going away. The words we use have power. And to achieve ANYTHING in this county we have to show the community that managing homelessness will show a benenefit [sic] to the good ol boys.
Thank you for your comment.
2. What is the difference between AMI [Area Median Income] and average?
Area Median Income is the household income which is in the “middle” of all household incomes in the county. In other words, if you take the range of incomes in the county, from the lowest income to the highest income, the median would be that income which falls in the middle of the range. Average income would be derived by taking all household incomes and dividing that figure by the total number of households.
3. What is the projected increase in homelessness following Covid 19?
Other than to say we know there is likely going to be an increase, this is nearly impossible to project. It depends on many factors in each community, such as job loss and how many people were already at risk of homelessness.
4. What is the amount of housing stock in Amador including units that are NOT subsidized?
Housing Tools staff is working on a thorough analysis of the housing conditions in Amador County, and that study will be available in June. These figures will be included. The Study is scheduled to be presented to the Board of Supervisors on June 23, along with the Plan to Address Homelessness and a Site Feasibility Study.

5. Has this data been shared in a palatable way with the BOS [Board of Supervisors]? Likewise, do most people in Amador County have an idea of this gap in housing and income?

All of this data will be presented to the Board of Supervisors on June 23. There will be a complete presentation of the Plan to Address Homelessness, a Housing Needs Study and Site Feasibility Study at that time. Based upon input from the Homeless Taskforce, it seems likely that many people do not have an understanding of this gap in housing and income. The community information meetings, like this, are part of the effort to provide this information to the greater community.

6. How many people does the County need to hire to serve this No Place Like Home [Program]?

Because the exact housing model, with the size of the project and number of units to be constructed has not yet been determined, we cannot answer this question at this time. Once the number of units planned to house NPLH tenants is known, the County will be able to plan for the number of case managers that will be needed.

7. How many units are required to receive the \$500,000 of funding [from No Place Like Home]?

Project must include a minimum of 5 units to receive this funding.

8. What would be the ratio between case managers and clients?

Similar to the question asked earlier (#6), this will be determined once the number of NPLH units and tenants is known. Based upon the services plan that is developed, the County Behavioral Health staff will determine the appropriate ratio.

9. How much money is in the County's PLHA* [Permanent Local Housing Allocation] at this time?

The State Department of Housing & Community Development has published both the first year and five-year planning estimates for PLHA. These numbers are subject to change, as the amount of funding available to local jurisdictions is dependent upon how much money is taken in by the State via the real estate transaction recording fee established through SB2. The County's first year estimated allocation is \$134,185, and the five-year estimate is \$805,115. The following incorporated cities within Amador County are also currently eligible to receive PHLA allocations: Lone, Jackson, and Sutter Creek. Amador City does not currently have a compliant Housing Element and therefore does not meet the threshold requirements. The cities and the County can share and pool their funds for common projects, if they so desire, and can designate one entity to manage the funding on behalf of the others,

*definition of Permanent Local Housing Allocation (PLHA): The PLHA program was established by SB2, which was part of a 15-bill housing package adopted by the State legislature in 2017 to address the state's housing shortage and high housing costs. PLHA is intended to be a permanent source of funding intended to increase the affordable housing stock throughout the

state. The revenue will vary from year to year, as it is dependent on real estate transactions with fluctuating activity. PLHA uses 70% of this revenue to provide financial assistance to local governments for eligible housing related projects and programs to assist in addressing the unmet housing needs of their community.