COUNTY OF MENDOCINO

ABBREVIATED CONSOLIDATED PLAN: CONTINUUM OF CARE FOR THE HOMELESS

November 1, 2011 – October 31, 2016

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COUNTY OF MENDOCINO

ABBREVIATED CONSOLIDATED PLAN (ACP)
CONTINUUM OF CARE FOR THE HOMELESS

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I. GENERAL

A. Executive Summary

Five Year Strategic Plan Executive Summary

The Mendocino County Abbreviated Consolidated Plan is a five-year plan covering FY 2011- FY 2016 and is required by the U.S. Department of Housing and Urban Development (HUD). The Mendocino County Abbreviated Consolidated Plan has been prepared to summarize and illustrate activities included in the County's Continuum of Care service and delivery system for the homeless and to ensure county government and other county entities are eligible to apply for Continuum of Care funding from the U.S. Department of Housing and Urban Development (HUD).

Mission:
Mendocino County's Continuum of Care mission is to create an effective continuum of housing and support services for the homeless of Mendocino County.

Continuum of Care goals are as follows:

- Assist homeless persons to obtain affordable housing;
- Integrate the county's providers of service to the homeless and link them with providers of housing, to create a comprehensive program to alleviate homelessness.
- Increase the number of emergency shelter beds, particularly in geographically remote areas of the county, and strengthen the emergency services system.
- Assist individuals and families facing eviction to retain housing.
- Strengthen the support services system for homeless families and individuals in transitional and permanent supportive housing.
- Increase the number of decent, safe, sanitary, and affordable subsidized permanent housing units, and decent, safe, sanitary, and affordable subsidized permanent units offering support services, for the disabled homeless and those disabled persons at-risk of homelessness without discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability.
- Preserve and retain the affordable housing stock.
- Increase the supply of supportive housing which includes structural features and services to enable persons with special needs (including persons with HIV/AIDS) to live in dignity and independence.

The Abbreviated Consolidated Plan serves the following functions:

- A planning document for the Mendocino County Continuum of Care (is consistent with jurisdictional planning documents such as the Housing Element);
- A strategy to be followed in carrying out HUD programs; and
- An action plan that provides a basis for assessing performance.

The Abbreviated Consolidated Plan is organized as follows;

- The Abbreviated Consolidated Plan is a strategic plan that includes six main sections: General, Description of Need, Homeless Assistance Needs and Strategy, Homeless Assistance Resources, Market Characteristics, and Strategic Goals.

The Abbreviated Consolidated Plan was developed by the Continuum of Care Lead Agency Mendocino County in consultation with the Homeless Service Planning Group (HSPG) consisting of public and private entities, including governmental and nonprofit organizations knowledgeable about the needs of the homeless residents of Mendocino County, and private citizens interested in, or affected by, the housing and community development activities discussed in the plan.

B. Background and Program Summary

The fundamental components of a Continuum of Care system are:

- Outreach and assessment to identify an individual's or family's needs and help them connect with facilities and services.
- Immediate emergency shelter and safe, decent alternatives to homelessness.
- Transitional housing with appropriate support services to help people reach and maintain independent living. Such services may include job training and placement, substance abuse treatment, mental health services, and independent living skills training.
- Permanent housing or permanent supportive housing facilities and services.

The Mendocino County Continuum of Care system is managed and coordinated by the Homeless Services Planning Group (HSPG) (Please see Figure 1, HSPG Membership on page 3). The HSPG represents a collaboration of thirty primary decision making organizations, 48 committee/sub committee participating member organizations and seven community organizations convened and facilitated by the Lead Agency Mendocino County Health and Human Services Agency (HHSA), Social Services Branch. The role and responsibility of the HSPG is to develop, plan, and coordinate resources and systems in order to reduce homelessness in Mendocino County and assist the county's homeless achieve residential stability. The primary organizations serve as the policy setting body for the Supportive Housing Program (SHP) and Shelter Plus Care (S+C) Program.

In the mid-eighties, the Mendocino County Housing Task Force was established as the first local body dedicated to the needs of the homeless. The Mendocino County Board of Supervisors assigned the Task Force to study the needs of homelessness in the county, assess conditions and challenges faced by the homeless and make recommendations for action. In 1993, many of those participating on the Housing Task Force convened as the Homeless Services Planning Group to respond to that year's HUD Notice of Funding Availability for McKinney funding for the homeless. As a result, the Seamless Transition Empowerment Program (STEP) was established which fixed the HSPG as the group responsible for county-wide planning and oversight of services and resources for the homeless.

The HSPG is the primary decision-making body of the Mendocino Continuum of Care (CoC). Convened by the Mendocino County HHSA, Social Services Branch, HSPG meets monthly and includes at least thirty organizations from across the County. The HSPG is led by a Core Team that makes many of the CoC's decisions. In 1993, the HSPG became the official homeless-coordinating body for the community, but the group tracks its lineage as far back as the mid-1980's when the Board of Supervisors first appointed the HSPG's predecessor, the Mendocino County Housing Task Force.

The CoC addresses the County's geographic division by hosting monthly HSPG meetings, meeting on the coast as needed. To keep the two groups aligned, a few people attend both meetings. This structure seems to be effective for the CoC and indicates flexibility and best use of scarce resources. North County is largely isolated from the rest of the County, and is not largely reflected in the CoC planning process, although there have been several efforts to increase homelessness planning in that area in the past. That part of the County is made up of mostly Indian Reservations, and generally there is a lack of interest or commitment in that area to increasing homeless services, due to the prevalence of other serious concerns.

The HSPG meetings cover a range of topics and community concerns, including program outcomes, referrals, data collections, and agency announcements. Of note, the groups discuss several types of funding (including several types of HUD funding, showing a large degree of coordination among different funding sources). The primary activities of the CoC are case conferencing, insuring a continuum of housing and services, meeting HUD obligations, and applying for HUD or other funding.

The CoC includes Case Conferencing groups both inland and on the coast. The groups are led by the two main homeless services non-profits, Hospitality House/Center and Ford Street Project. All CoC members sign a code of conduct and confidentiality/privacy statement, and the CoC developed steps to address any breaches of confidentiality.

Governance

The HSPG Core Group sets CoC policy, sets agendas for the full HSPG meetings, and determines project priorities. The group rates and assesses project performance through site visits, reviewing appropriate documentation (audits, leverage letters, APRs, etc.), and surveying clients. The group works both by consensus and by voting, with members abstaining if a conflict of interest exists.

Membership

Regarding CoC membership, the CoC has found success in a degree of informality. All agencies or organizations that serve homeless people in the County are encouraged to join the CoC. Membership includes a number of non-profits (77 percent of membership is private), including some focused on youth, and several county agencies. The County Veteran Services Officer also participates, and the new HUD-VASH vouchers are likely to increase veteran representation in CoC activities. The coastal group includes advocates and more faith-based participation, which members find useful and hope for similar participation at the inland group in the future. As a corollary, faith-based organizations are helpful on the coast with providing emergency housing and services. Members identified a need for additional participation by representatives from community health clinics, substance use services, vocational training programs, and the Native American population.

The CoC has detailed, written, formal Policies and Procedures which cover service rules for HUD-funded programs, CoC confidentiality, services provision and documentation, referral policies, CoC-wide case management plans, program rules, and definitions. This manual is an important first step in formalizing the CoC and unusual in a CoC of this size.

Figure 1, *HSPG Membership*

Organization Name	Organization Type	Organization Role
Legal Services of Northern California	Non-Profit	Primary Decision Making Group
Ukiah Community Center/Ford Street Project	Non-Profit	Primary Decision Making Group
Salvation Army	Non-Profit	Primary Decision Making Group
Mendocino County Aids Viral Hepatitis Network	Non-Profit	Primary Decision Making Group
Ukiah Police Department	Law Enforcement	Primary Decision Making Group
MCHHSA Mental Health	Local Government Agency	Primary Decision Making Group
City of Willits	Local Government Agency	Primary Decision Making Group
Community Development Commission	Public Housing Authority	Primary Decision Making Group
MCHHSA Social Services Branch	Local Government Agency	Primary Decision Making Group
MCHHSA Public Nursing Division	Local Government Agency	Primary Decision Making Group
Mendocino County Office of Education	School	Primary Decision Making Group
Project Sanctuary	Non-Profit	Primary Decision Making Group
Willits Community Services	Non-Profit	Primary Decision Making Group
Mendocino County Youth Project	Non-Profit	Primary Decision Making Group
Manzanita	Faith-Based Community	Primary Decision Making Group
St. Mary of the Angels Catholic Church, St. Vincent de Paul	Faith-Based Community	Primary Decision Making Group
Hospitality House	Non-Profit	Primary Decision Making Group
Plowshares	Non-Profit	Primary Decision Making Group
Love-in-Action	Faith-Based Community	Primary Decision Making Group
City of Fort Bragg	Local Government Agency	Primary Decision Making Group

Organization Name	Organization Type	Organization Role
St. Michaels's Episcopal Church	Faith-Based Community	Primary Decision Making Group
Lighthouse Foursquare Gospel Church	Faith-Based Community	Primary Decision Making Group
Northern Circle Indian Housing Authority	Non-Profit	Primary Decision Making Group
MCHHSA Alcohol and Other Drug Program	Local Government Agency	Primary Decision Making Group
John McCowen	Local Government Agency	Primary Decision Making Group
MCHHSA General Assistance	Local Government Agency	Primary Decision Making Group
Ukiah Valley Primary Care Medical Center	Hospital	Primary Decision Making Group
United Way of the Wine Country	Non-Profit	Primary Decision Making Group
MCHHSA SAMHSA AT HOME Program	Local Government Agency	Primary Decision Making Group
Hospitality Center	Non-Profit	Primary Decision Making Group
Mendocino Community Health Clinics, Inc.	Hospital	Committee/Sub-Committee
Mendocino County Sheriffs Department	Law Enforcement	Committee/Sub-Committee
Fort Bragg Police Department	Law Enforcement	Committee/Sub-Committee
Willits Police Department	Law Enforcement	Committee/Sub-Committee
Mendocino Coast Community Clinic, Inc.	Hospital	Committee/Sub-Committee
MCHHSA Veterans Service Unit	Non-Profit	Committee/Sub-Committee
Laytonville Healthy Start	Non-Profit	Committee/Sub-Committee
Nuestra Casa	Non-Profit	Committee/Sub-Committee
Mendocino Food and Nutrition	Non-Profit	Committee/Sub-Committee
Redwood Children Services	Non-Profit	Committee/Sub-Committee
Round Valley Indian Health Center	Hospital	Committee/Sub-Committee
Redwood Coast Regional Center	Non-Profit	Committee/Sub-Committee
Wagonsellers Neighborhood Association	Non-Profit	Committee/Sub-Committee
Noyo Food Forest	Non-Profit	Committee/Sub-Committee
Trinity Lutheran Church	Faith-Based Community	Committee/Sub-Committee
Big Brothers Big Sisters	Faith-Based Community	Committee/Sub-Committee
Safe Passage Family Resource Center	Non-Profit	Committee/Sub-Committee
Gleanings Soup Kitchen	Faith-Based Community	Committee/Sub-Committee
Fort Bragg Presbyterian Church	Faith-Based Community	Committee/Sub-Committee
Grace Community Church	Faith-Based Community	Committee/Sub-Committee
Mendocino Private Industry Council	Non-Profit	Committee/Sub-Committee
Mendocino Coast Volunteer Center	Non-Profit	Committee/Sub-Committee
Our Daily Bread	Non-Profit	Committee/Sub-Committee
Community Care	Non-Profit	Committee/Sub-Committee
Hospice of Ukiah	Non-Profit	Committee/Sub-Committee
Harbor House	Non-Profit	Committee/Sub-Committee
Kendall Smith	Local Government Agency	Committee/Sub-Committee
Primary Purpose	Non-Profit	Committee/Sub-Committee
North Coast Opportunities	Non-Profit	Committee/Sub-Committee
MCHHSA Job Alliance	Local Government Agency	Committee/Sub-Committee
Healthy Kids Mendocino	Non-Profit	Committee/Sub-Committee
Mendocino Coast Children's Fund	Funder	Committee/Sub-Committee

Organization Name	Organization Type	Organization Role
Tapestry Family Services	Non-Profit	Committee/Sub-Committee
Saint Anthony Catholic Church	Faith-Based Community	Committee/Sub-Committee
Redwood Coast Seniors	Non-Profit	Committee/Sub-Committee
Mendocino Presbyterian Church	Faith-Based Community	Committee/Sub-Committee
First Baptist Church of Fort Bragg	Faith-Based Community	Committee/Sub-Committee
Seventh Day Adventist Community Services	Faith-Based Community	Committee/Sub-Committee
United Methodist Church Fort Bragg	Faith-Based Community	Committee/Sub-Committee
Mendocino Coast Clinics Fort Bragg	Hospital	Committee/Sub-Committee
North Coast Clinics Fort Bragg	Hospital	Committee/Sub-Committee
Mendocino Coast District Hospital Hospice	Hospital	Committee/Sub-Committee
Coast Christian Center	Faith-Based Community	Committee/Sub-Committee
Mendocino Coast Jewish Community	Faith-Based Community	Committee/Sub-Committee
Ukiah Presbyterian Church	Faith-Based Community	Committee/Sub-Committee
Ukiah United Methodist Church	Faith-Based Community	Committee/Sub-Committee
Ukiah Veterans Affairs Outpatient Clinic (VAOPC)	Hospital	Committee/Sub-Committee
Tzu Chi Foundation	Faith-Based Community	None
Rural Communities Housing Development Corporation	Non-Profit	None
Consolidated Tribal Health Project, Inc.	Non-Profit	None
Pinoleville Pomo Nation Vocational Rehabilitation	Non-Profit	None
First 5 Mendocino County		None
Mendocino County Probation Department	Local Government Agency	None
Farmers Market Association	Non-Profit	None

The *Abbreviated Consolidated Plan* was developed with involvement of the HSPG, which includes county government, public agencies, private non-profits, and community groups. Ideas and subsequent goals have been developed at retreats, strategic planning sessions and regional sub-groups of the entire membership. Citizen participation was invited at three public hearings held in Ukiah, Fort Bragg and Willits.

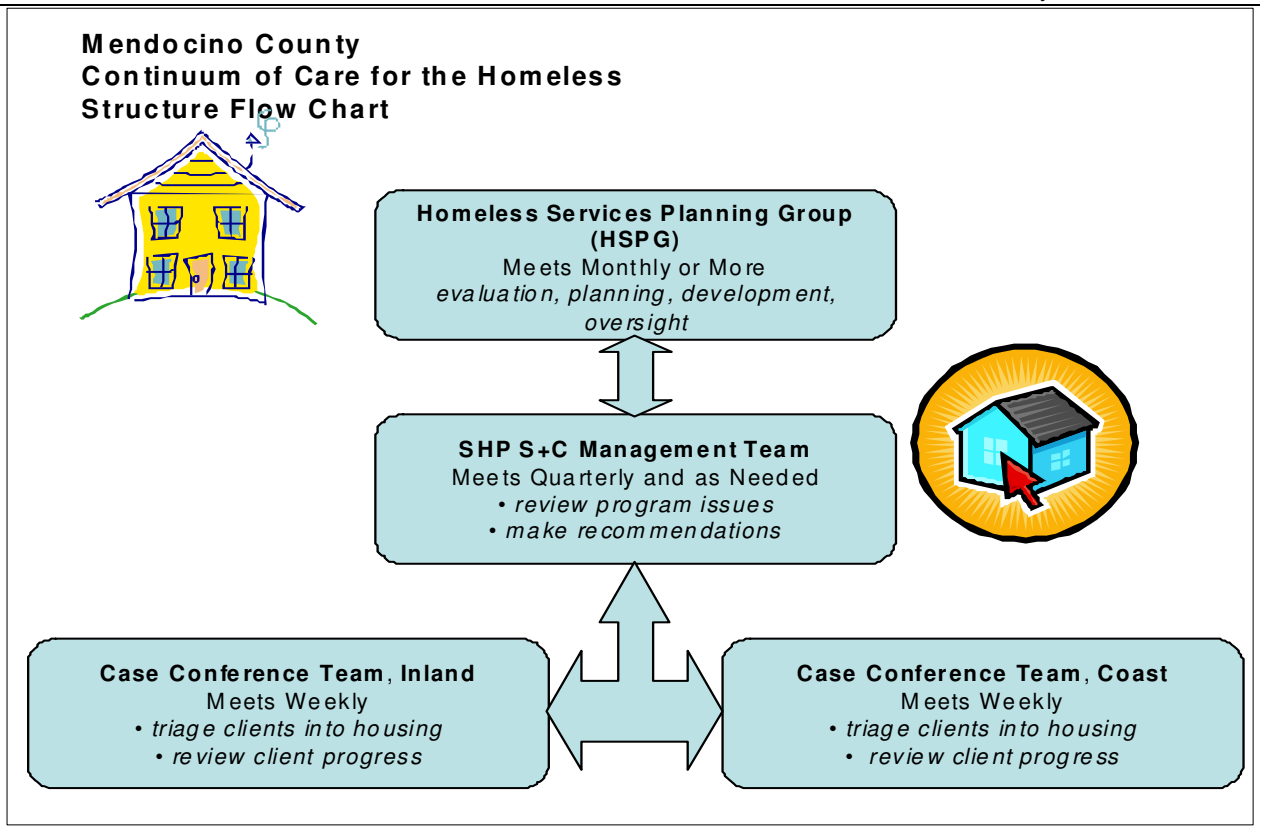


Figure 2 *Mendocino County Continuum of Care for the Homeless Structure Flow Chart*

II. DESCRIPTION OF NEED

A. Mendocino County Geographic and Economic Profile

Mendocino County is a rural area in the north coast region of California, approximately 100 miles north of the San Francisco Bay Area. The county comprises approximately 3,878 square miles of land making it the 14th largest county (out of 58) in California. In 2010 the persons per square mile is 25 compared to 238.9 persons per square mile in California.[1] The Coastal Mountain Range, a formidable geographic barrier, divides the coastal and interior regions of the county. On the eastern side of the range lies Mendocino County's interior which consists of a series of deep valleys running north and south. Fifty percent of Mendocino County's population of 87,841[2] lives in the interior region's greater Ukiah area. Ukiah, the county seat, is located on Highway 101, a major artery out of the San Francisco Bay Area. Twenty two percent of the population lives in the northern interior region, which includes Willits. The remaining 28 percent live in the coastal region. The city of Fort Bragg is the largest community and business center for the coastal area. Fort Bragg is a one-and-one-half-hour drive from Ukiah.

Mendocino County's economy is primarily service-based. The county is a chronically depressed rural area. Jobs are few, housing is scarce and expensive in comparison to wage levels, and the services that are available are limited. Mendocino County's rates of poverty and unemployment consistently run higher than rates for California as a whole. The 2009 median household income[3] of $41,488 was only 70 percent of the statewide average, ($58,925). The median household income in 2000 was $47,493 a 6.9 percent decrease. The 2009 poverty level for Mendocino County was 17.5 percent compared to a statewide poverty level of 14.2 percent. The unemployment rate for 2000 was 5.6 percent with the previous 12 month period of 11.0

[1] U.S. Census Bureau, "State and County QuickFacts," Mendocino County QuickFacts from the U.S. Census Bureau, last revised June 3, 2011, <http://quickfacts.census.gov/qfd/states/06/06045.html>
[2] Ibid.
[3] Ibid.

percent and the current 12 month period of 11.3 percent (from July 2011).[4] As of June 2011, Mendocino County had 4,660 unemployed people out of a work force of 42,820. The state's unemployment rate was 12.1 percent; the national rate for June 2011 was 9.2 percent with Mendocino County at 10.9 percent.

Current census estimates for 2009[5] indicate that 17.5 percent of all of the households in the county have incomes below poverty level; 24.6 percent of children age 0 – 17 are living in poverty. An estimated 8,260 (9.2 percent of the 2008 population) residents received public assistance which includes CalWorks, Foster Care, Welfare to Work and Calfresh (food stamps). Over 22 percent of county residents are Medi-Cal recipients, and almost 38 percent of the county's population is considered no longer in the labor force[6]. One indicator of the extent of the poverty in the geographical regions of the county is the number of households receiving Calfresh (food stamps) in each area (See Figure 3 following, data gathered 2010).

Figure 3 *Mendocino County Calfresh (Food Stamp Program) Geographic Distribution 2010*

Area of County	Total Cases	Percent of Total	
North County	1381	23%	North County: Willits Extreme North County: Laytonville, Branscomb, Leggett, Piercy, Covelo, Dos Rios, Longvale
Ukiah Area - South Inland	3049	51%	Ukiah Area – South Inland: Ukiah, Redwood Valley, Calpella, Potter Valley Anderson Valley Area: Boonville, Philo, Navarro, Yorkville
Coast	1466	24%	North Coast: Rockport, Westport, Cleone, Fort Bragg, Caspar, Mendocino, Little River, Albion, Elk, Comptche South Coast: Point Arena, Manchester, Anchor Bay, Gualala, Sea Ranch
COUNTY TOTALS	6035	100%	

B. Nature and Extent of Homeless Population

In May 2005 the County of Mendocino, with funding from the Cities of Ukiah, Willits and Fort Bragg, contracted with Applied Survey Research to organize and implement the first countywide survey of homeless people. A Point-in-Time (PIT) count survey of homeless persons has been conducted biennially since. The PIT is conducted during the last 10 days of January nationwide.

The 2011 Mendocino County Homeless Census and Survey identified a total count of 1,456 homeless people during the time period of the count. There were 1,314 persons, or nearly 90 percent counted in the point-in-time street census, and 142 persons, or over 9.7 percent, counted in the sheltered census.

The methodology used for the study has been cited as a recommended approach by the U.S. Department of Housing and Urban Development (HUD). The first component of this methodology was a peer-oriented, point-in-time count of street and sheltered homeless people conducted on January 27, 2011. The street count included a systematic canvassing of Mendocino County. This enumeration was performed between 5 a.m. and 9 a.m., with afternoon and evening enumeration conducted for special groups. The shelter count

[4] "HUD office of Policy and Research; Market at a Glance," July 20, 2011

[5] U.S. Census Bureau; "Small Area Income & Poverty Estimates, Estimates for California counties, 2009," Final release date for these estimates: December 2010, <http://www.census.gov/cgi-bin/saipe/saipe.cgi>

[6] Mendocino County Community Health Status Report. 2010. Produced by the Mendocino County Department of Public Health.

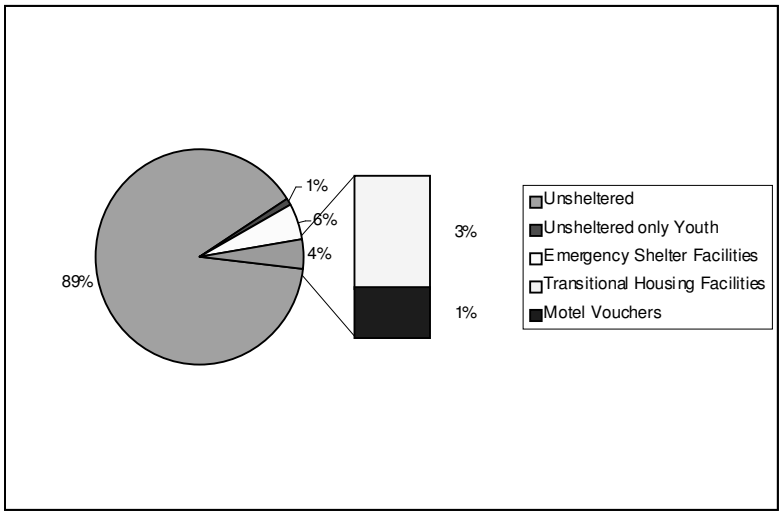
involved reporting occupancies for the night prior to the census date from emergency shelters, transitional housing programs, and hotels and motels that accept vouchers.

The second component of the project consisted of comprehensive one-on-one interviews conducted by trained homeless workers and service providers. The results of the survey were then collated to generate a profile of the County's homeless population.[7]

The following tables from the Census and Survey illustrate the total number of homeless by location:

Figure 4

Setting	Individuals	Persons in Families	Total Persons	Percent
Unsheltered	1241	60	1301	89.4%
Unsheltered Households with only Youth	13		13	.9%
In emergency shelter facilities	74	8	82	5.6%
In transitional housing facilities	22	20	42	2.9%
In voucher motels	2	16	18	1.2%
Totals	**1352**	**104**	**1456**	**---**
Percent of Totals	**92.8%**	**7.1%**	**---**	**100.0%**



Unsheltered (Street Count)	1,314
Sheltered (Emergency, Transitional Housing, Motel Vouchers and Domestic Violence facilities)	142
Total	1,456

Based on the 2010 census population from the State U. S. Census Bureau, the 2011 PIT homeless county represents almost two percent of Mendocino County's total population of 87,841.

The California Research Bureau estimates that approximately 361,000 people are homeless in California state at any one time (approximately one percent of the general population), and estimates the number of people who experience homelessness over the course of a year to be between one and two million people, or between three percent and four percent of the state's population.[8] The Urban Institute estimates the

[7] It should be noted that like almost all homeless surveys, the respondent sample was not truly random. The fact that over 43 percent of the observed homeless population was surveyed creates confidence in the findings.

[8] Foster, Lisa K. and Snowdon, Patricia, *Addressing Long-Term Homelessness: Permanent Supportive Housing,* California Research Bureau. August 2003.

number of people who experience homelessness over the course of a year in the United States to be approximately 3.5 million people, or about one percent of the United States' total population.[9]

Though the mean rate of homelessness is just under 23 persons per 10,000, there are a number of CoCs with very high rates—the ten highest have rates between 96 and 216 people per 10,000. While seven out of ten of the highest rates of homelessness are Urban, only three are big cities. Detroit, MI has the highest rate of homelessness in the United States, with over 216 people per 10,000. Mendocino County, CA, and Monroe County, FL, both Rural CoCs, follow at second and third with 161 people per 10,000 and 147 homeless people per 10,000 respectively. [10]

Homelessness is very much a local issue with 43.3 percent of the survey respondents to the 2011 PIT Homeless Survey indicating they had been living in Mendocino County at the time they became homeless. The primary reasons given for becoming homeless were economic with slightly more than 25 percent of survey respondents indicating the loss of a job or inability to pay rent or mortgage as the primary event or condition that led to their current episode of homelessness. Fifty-two percent of respondents indicated this is the first time they have become homeless. Thirty-one percent have been homeless for less than six months with 26 percent homeless from six months to a year. Twenty-one percent of respondents indicated either mental health issues, or alcohol/drug abuse as the primary precipitator of homelessness. Many of these individuals and families are in a cycle of crisis and recurring homelessness, needing economic stability, treatment and primary health care.

Description of Homeless:

1. *An individual who lacks a fixed, regular and adequate nighttime residence,* ***and***
2. *An individual who has a primary resident that is:*
    a. *A supervised publicly or privately operated shelter designed to provide temporary living accommodation (including welfare hotels, congregate shelters and transitional housing for the mentally ill), or*
    b. *An institution that provides a temporary residence for individuals intended to be institutionalized, or*
    c. *A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.*

Chronically Homeless Person or Family:

An unaccompanied homeless individual (18 or older) with a disabling condition or a family with at least one adult member (18 or older) who has a disabling condition who has either been continuously homeless for a year or more OR has had at least four (4) episodes of homelessness in the past three (3) years.[11]

For the purposes of the 2011 Mendocino County Homeless Census and Survey, a "disabling condition" is defined as a physical or mental disability (including depression), alcohol or drug addiction, HIV/AIDS, or chronic health conditions. Based on the 559 homeless persons interviewed for the survey, 260 chronically homeless individuals and 52 chronically homeless families were counted using the above criteria.

The chronically homeless survey results were then used to project approximately how many people experience chronic homelessness in Mendocino County at a given point in time. It is estimated that on any given night Mendocino County has a chronically homeless population of approximately 684. It should be

[9] National Coalition for the Homeless, *How Many People Experience Homelessness?*, NHC Fact Sheet #2, National Coalition for the Homeless, September 2002.

[10] Henry, Megan and Sermons, M William, *Geography of Homelessness,* National Alliance to End Homelessness, March 2010

[11] Description of homeless and chronically homeless person or family is prior to the HEARTH Act signed into law, May 2009

noted that the chronically homeless percentage is applied only to the census population that may be considered chronically homeless by the guidelines listed previously. This figure is high in comparison to a common estimate that the chronically homeless represent ten percent of the homeless population.[12] However, a recent study in Pasadena, CA reported approximately 50 percent of their homeless population to be defined as chronically homeless,[13] and a similar study in Portland, OR estimates 40 percent of their homeless population as chronically homeless.[14]

Ukiah and Inland Mendocino County. Until the 1970's, one of California's largest mental hospitals was located in Ukiah. When the State closed the hospital, scores of patients were released into the community without adequate provision for their housing or care. Many of these still live in the area, forming the core of the seriously mentally ill (SMI) homeless population in the area.

The northern portion of the county extends to the Round Valley/Covelo area, with a large Native American population, and increasing lack of accessibility to resources the farther north one travels. The effects of poverty are perhaps most severe in this isolated region where the poorest county residents and the homeless do not have ready access to resources.

Mendocino County Coast. The coastal area of Mendocino County (which includes ten communities scattered along a 90 mile stretch of remote coastal highway), like the county as a whole, is economically depressed. The decline of the timber and fishing industries has exacerbated poor economic conditions, and as a result, there are increasing numbers of families and individuals becoming homeless and in need of assistance. Like the inland areas of the county, the Mendocino County coast attracts homeless people from urban areas because of the beaches and campgrounds that are available during the relatively moderate year-round climate.

Finally, through anecdotal evidence provided by General Assistance, Adult Protective Services and Children's Protective Services case workers, it is clear the farther from the main population areas one travels to the remote areas of the county, the more severe the hardship faced by homeless residents becomes, due to lack of access to housing and support services.

III. HOMELESS ASSISTANCE NEEDS AND STRATEGY

A. Background

Until the collapse of the mortgage industry, Mendocino County experienced a major influx of middle and upper-middle class people migrating from urban areas, thereby creating a serious housing shortage**.** As a result, housing costs skyrocketed. The demand for housing created a landlord's market, in which people compete for rental units as they become available. Given the local housing shortage and escalating housing costs, those who lose their housing as a result of a personal economic crisis have a difficult time competing in the housing market with people who can provide strong references and an eviction-free record. The mortgage industry collapse has caused homeowners to foreclose and enter into the rental market. Those who have a long history of homelessness and those who have become involved in the cycle of recurring homelessness have almost no chance. Many have bad credit ratings, have been evicted in the past, or simply have no way to raise the first and last months rent and security deposit most landlords require.

[12] National Association of County Officials' Resolution Supporting Administration's Ten-Year Plan to End Chronic Homelessness. Milwaukee, WI. July 15, 2003.
[13] Colletti, Joe and Hodge, Dan, *The City of Pasadena 2005 Homeless Count: Final Report*, Institute for Urban Research and Development, March 3, 2005.
[14] Commissioner Erik Stern, Media Release: *Plan to End Homelessness Unveiled*, City of Portland, Oregon, December 20, 2004.

B. Vacancy Rate

Despite the growth in the number of rental units in the unincorporated area, the vacancy rate declined significantly between 1990 and 2000. On the other hand, the vacancy rate for ownership units increased slightly (**Table 2-23**). Vacancy rates for both renter and homeowner units are lower in the cities and higher in the unincorporated areas according to the 2000 Census. The California Department of Finance (DOF) utilizes a different methodology for calculating vacancy rates and consequently, reports a different vacancy rate. Since 2000, vacancy rates in the unincorporated county remained strikingly consistent at 12.5 percent for the entire time period. According to the DOF, nearly 3,500 units of all types across unincorporated Mendocino County were vacant. Given the range of time between 2000 and present and the events that transpired over the past decade (a building boom followed by a foreclosure surge), the vacancy rate is almost certainly higher than the 1.4 percent identified above.

Vacancy Rate- Housing Element March 2010		
Table 2-23 Vacancy Rates Unincorporated Mendocino County		
Housing Tenure	1990	2000
Homeowner Vacancy Rate	1.2%	1.4%
Rental Vacancy Rate	7.2%	3.3%

Among the most troubling challenges facing Mendocino County is how to stabilize and house chronically homeless people who struggle with disabilities such as severe mental illness, chronic substance abuse and health problems including HIV infection and AIDS. Many of these repeatedly cycle between the streets, emergency shelters, jails, and hospital emergency rooms, often receiving costly but ultimately ineffective crisis intervention and rarely accessing the intensive community services they need to end recurrent episodes of homelessness and effectively treat their chronic health problems.

To break the cycle of recurring homelessness, families and individuals need crisis intervention, shelter and support services buttressed by the security of transitional housing, and the opportunity to develop skills leading to independent living and permanent housing. The disabled, and very low income families with children, need access to subsidized permanent housing like S+C and Section 8. The HSPG has constructed a coordinated system of supportive services to address both the immediate needs and the underlying issues related to homelessness to improve residential stability, increase skill levels and income, and provide greater self-determination for homeless families and disabled individuals. The SHP program "structure" has a foundation and a framework.

C. Homeless Assistance Needs

Since the implementation of the STEP program in 1995, case loads have consistently been larger than originally anticipated. The capacity rates are over the proposed numbers in the SHP-STEP Grant Applications.

Project Capacity

STEP Grant	2007/2008	Capacity Rates	2008/2009	Capacity Rates
Families- 75	88	109%	78	104%
Adults in Families- 90	127		108	
Children in Families-135	144		133	
Individuals- 90	155	172%	125	139%

The Homeless Management Information System (HMIS) data collection requirements changed in March 2010.The Annual Performance Report (APR) format changed for the 2009/2010 reporting year based on the new HMIS data standards and persons served is calculated over the entire grant year.

Number of persons served during the operating year

	Total	Without Children (Individuals)	With Children and Adults (Families)
Adults	547	451	96
Children	141		141
Total	688	451	237

Since 1998, SHP-funded case management has been severely under-funded. The original SHP STEP grant funded in 1995 was written with the case management portion to be implemented by the staff of the resource centers, focused specifically on moving clients through the County Continuum of Care for shelter and housing. In 1998, funding suffered a 55 percent cut. The effect of this decrease in funding was to entirely eliminate SHP-funded case management and require community mainstream providers of supportive and treatment services to pick up all case management activities.

Implementation has been far from ideal. As has been shown in communities across the country, expecting case management to be provided by mainstream agencies does not result in focused attention on housing stability through the continuum of care. Case management is a concern not only for active SHP STEP participants, but also for those who move into permanent supportive housing in S+C. This issue continues to be one of the most challenging facing the Mendocino County Continuum of Care.

The Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act, signed into law on May 20, 2009 reauthorizes the McKinney-Vento Act to make some key changes. The first change is the definition of homelessness. The proposed regulation on HUD's new definition of homelessness included in the HEARTH Act has been released. This will have a broad impact on programs serving persons who are homeless. As the HEARTH Act is activated in communities, the hope is that these issues will be addressed. At this time, only the definition of homeless has changed.

The proposed regulation provides guidance to determine whether a person is homeless under four categories.

1. People who are living in a place not meant for human habitation, in emergency shelter, in transitional housing, or are exiting an institution where they temporarily resided. The only significant change from existing practice is that people will be considered homeless if they are exiting an institution where they resided for up to 90 days (it was previously 30 days), and were homeless immediately prior to entering that institution.
2. People who are losing their primary nighttime residence, which may include a motel or hotel or a doubled up situation, in 14 days and lack resources or support networks to remain in housing. HUD had previously allowed people who were being displaced within 7 days to be considered homeless. The proposed regulation also describes specific documentation requirements for this category.
3. Families with children or unaccompanied youth who are unstably housed and likely to continue in that state. This is a new category of homelessness, and it applies to families with children and unaccompanied youth who have not had a lease or ownership interest in a housing unit in the last 91 or more days, have had three or more moves in the last 90 days, and who are likely to continue to be unstably housed because of disability or multiple barriers to employment.
4. People who are fleeing or attempting to flee domestic violence to obtain other permanent housing. This category is similar to the current practice regarding people who are fleeing domestic violence.

The HEARTH ACT overview of future changes:

- What is now the "Continuum of Care" (CoC) with a few more responsibilities will become "Collaborative Applicant" (CA)
- CA can receive some funds to do the work it is required to do (up to 3 percent of CoC grant)
- CA can take on more responsibilities (key tasks related to grants management and oversight) and receive even more funding (up to 6 percent). If it does, it will be called a "United Funding Agency" (UFA)

D. Other gaps in the Mendocino County Continuum of Care for the homeless include:

Housing/Shelter

- Emergency shelter beds for those homeless residing in the North County;
- Battered women's shelter on the Mendocino Coast;
- Adequate transitional housing for individuals moving from shelter, but not yet prepared for permanent housing;
- Affordable permanent housing countywide.

Support Services

- Adequate treatment options for homeless persons with a dual diagnosis of serious mental illness and substance abuse;
- Adequate substance abuse treatment for Medi-Cal recipients and other low-income homeless residents;
- Adequate staffing and resources at the Resource Centers for the homeless, countywide;
- Job training and placement tailored to address the special needs of the chronically homeless;

E. Homeless Assistance Strategy

Development of a Continuum of Care system for the homeless in Mendocino County is difficult because of the County's large size and remote areas. The Continuum of Care strategy developed by the HSPG to address homelessness, the SHP STEP program, attempts to respond to geographic isolation through the placement of resource centers on the coast, north county and inland. The STEP resource centers serve as primary points of entry into the SHP STEP program, provide emergency services, and refer the homeless to treatment programs to address underlying causes of homelessness. STEP resource centers are located inland and on the coast. North County has the Willits Community Service that operates as a food bank and a resource center for emergency and referral needs of the north county homeless.

Specialized Funding For the County Continuum of Care:

The Mendocino County Continuum of Care for the Homeless is based on the following HUD-financed programs:

- The S+C Program was funded for five years in 1995, in the amount of $1,800,000. The program is administered by the Community Development Commission (CDC). Subsequently they were awarded an additional three-year grant and now operate on one year funding renewals. The fiscal year 2011/2012 allocation is $1,380,192 for TRA and $46,512 for SRA.
- The SHP Supportive Opportunities for Permanent Housing (SOPH) Program was awarded to Ford Street Project for 2 units with 6 beds. The units are the first HUD funded beds in the North County. The fiscal year 2011/2012 allocation is $73,816.
- The SHP STEP Program was funded for three years in 1994, through HUD's SHP Rural Homeless Initiative Program in the amount of $1,317,459, and renewed for three more years in 1998, in the amount of $600,000. Fiscal year 2005/2006 funding allocations were $200,077 for SHP STEP. The SHP STEP Program fiscal year 2011/2012 allocation is $200,412.
- The SHP Transitional Housing (TH) Expansion Program was funded in 1996, for three years, in the amount of $400,000. Fiscal year 2005/2006 funding allocations were $ 128,052 for SHP Transitional Housing. The SHP Transitional Housing fiscal year 2011/2012 allocation is $130,736.

The SHP STEP and TH programs are administered by the Mendocino County Health and Human Services Agency, Social Services Branch. Since no one agency, program, or grant has the ability to alleviate a county's homelessness, the continuum of care system is dependent upon the leveraged resources and integrated goals and objectives of all agencies and programs providing services to poor and disabled homeless clients.

Shelter Plus Care:
S+C is a program designed to provide housing and supportive services for homeless persons with disabilities (primarily persons with serious mental illness, chronic problems with alcohol and other drugs, or AIDS and related diseases) and their families. In Mendocino County the S+C grant is used to pay for 130 tenant-based rental subsidies (TRA's), and four sponsor-based (SRA's) family units at Ford Street Project in Ukiah.

Mendocino County has provided a S+C program since 1995. Grant funding is currently on one-year renewal cycles. Those residing in S+C TRA's are comprised of the following sub-populations: 19 percent are persons with AIDS, 45 percent are persons with mental illness, 15 percent are substance abusers, 15 percent have co-occurring disorders, and 6 percent have other disabling conditions. Geographically, 40 percent of the TRA's are allocated to the coast, and 60 percent inland**.** S+C TRA's and SRA's are provided to the disabled homeless by the inter-agency case conference teams operating out of the coast and inland resource centers.

Resource Centers for Homeless Families and Individuals
In 1995, SHP STEP established two resource centers for the homeless; one in Fort Bragg, and one in Ukiah, which serve as hubs for homeless services in these two distinct regions of the county. Resource center staff assess homeless applicants for eligibility[15], and provide a variety of support services (assistance with emergency food, clothing, and shelter; life skills training; substance abuse treatment; dual diagnosis groups; and credit clean-up assistance). In addition, case conference groups at the regional resource centers refer SHP STEP participants to transitional housing and S+C housing.

The Resource Center STEP program is made up of three program phases:

Step 1: The first, or intake level of service, is available to any homeless person, regardless of their eligibility for SHP. Step 1 involves outreach, intake and assessment of needs, assistance in securing emergency shelter, and information and referral to community resources.

Step 2: The second, more intensive level of service begins when clients make a commitment to participate in a program designed to address the underlying causes of homelessness. This commitment includes participating in services designed to address barriers to residential stability, such as substance abuse treatment, mental health treatment, life skills classes, Tenants Rights and Responsibilities classes, credit counseling, and participation in job servuces or other employment training programs. The array of supportive services that are available to Step 2 participants are linked to transitional housing options (a stable living situation is a critical component for progress through Step 2). All participants entering Step 2 are eligible for the limited existing transitional housing available. In addition, they are placed on the appropriate S+C, public housing, Mental Health services, or Rural Communities Housing Development Corporation (RCHDC), waiting lists for subsidized permanent housing.

Step 3: Step 3 is the transition from transitional housing and participation in STEP supportive services to permanent housing with decreasing access to SHP-funded services. This transition

[15] SHP eligibility: homeless families with children, and homeless disabled individuals including those with temporary disabilities like substance abuse.

entails full integration of the participant into community life and independent living to the greatest extent possible.

SHP-funded resource center staff perform front-line crisis intervention and brokering of emergency services and shelter for the newly homeless. They also coordinate and integrate support services designed to promote residential stability and independent living for SHP caseloads within the homeless Continuum of Care system. The nexus of this system is the weekly case conference meetings held in regional jurisdictions. The case conference groups are multi-disciplinary teams working to provide an intensive array of services that engage and empower clients. These services, linked with emergency shelter, transitional housing, and S+C housing, are geared to reduce the cycle of recurring homelessness and assist clients to stabilize their lives and attain long-term residential stability.

The primary obstacle to successfully implementing this strategy is the reduction of funding for support services. Case management from mainstream providers is inconsistent in relation to the housing goals and outcomes of the Continuum of Care. The very nature of rural counties, the high number of cases juggled by case managers, the remote areas where clients reside and subsequent difficulty in reaching human service workers, constitute significant challenges in implementing a cohesive policy of supportive services for the homeless through the Continuum of Care.

F. American Recovery and Reinvestment Act of 2009 (ARRA), Homeless Prevention and Rapid Re-Housing Program (HPRP)

In June 2009 the Homeless Prevention and Rapid Re-Housing Program (HPRP), under Title X11 of Division A of the American Recovery and Reinvestment Act of 2009 Notification of Funding Award (NOFA) was released. A multi-agency application with community partner agencies was approved for $1,600,000 over a three year grant period beginning 10/1/2009. The partner agencies are Willits Community Services in North County, Ford Street Project and Ukiah Community Center Inland, Coast Community Center and Safe Passage Resource Center on the Coast, and Legal Services of Northern California.

HPRP is designed to provide financial assistance to clients who are literally homeless (Homeless Assistance) and to clients who are at risk of losing their housing (Homeless Prevention). The first APR from 10/1/2009 to 9/30/2010 shows that 256 households have received assistance. Homeless Assistance financial assistance was provided to 288 persons and Homeless Prevention financial assistance was provided to 331 persons. These are 256 households that have either been prevented from homelessness or rapidly re-housed from homelessness.

G. SHP Permanent Supportive Housing Bonus

In 2011, a two-year SHP Permanent Supportive Housing Bonus of $28,008 was awarded to Mendocino County. The Supportive Housing Program Permanent Housing project will provide a two bedroom unit to share for two chronically homeless individuals. These individuals will be provided specialized case management services for the chronically homeless, dually diagnosed. This project will serve the chronically homeless, as further identified by the local Chronic Users System of Care (CUSOC) a group collaborating to provide specialized and intensive treatment for a population of high users of medical and criminal justice systems. This is the only housing within Mendocino County targeted to serve this specific population.

H. Additional Work Groups:

Chronic User System of Care (CUSOC)

In 2010, The Chronic User System of Care (CUSOC) was established with a grant awarded to the lead agency Ukiah Valley Medical Center (UVMC). This project is designed to serve a target population which includes County Medical Services Program (CMSP) beneficiaries or likely CMSP beneficiaries in inland Mendocino County who have either complex health conditions (and are receiving inpatient hospital care or have been recently discharged from inpatient hospital care) or who have housing or transportation

challenges that impede their ability to obtain medical care. The CUSOC program will serve a specific sub-set of adults with chronic substance abuse, mental health diagnoses or complex medical conditions, who frequently utilize the Emergency Department and the Jail system. Project goals include the provision of primary care, care coordination and intensive case management services for up to 50 clients in year one and for up to 200 clients in year two.

HUD Veterans Affairs Supportive Housing (HUD-VASH)
In June of 2010 the U. S. Department of Veterans Affairs (VA) released a Strategic Plan that identified thirteen major initiatives, one of which is the Elimination of Veteran Homelessness. HUD-VA Supportive Housing (HUD-VASH) will provide housing vouchers and Supportive Services for Veteran Families (SSVF) will provide homelessness prevention and rapid rehousing services. At this time, the Public Housing Authority is administering 60 VASH vouchers.

Supplemental Security Income (SSI) and Social Security Disability Insurance (SSDI) Outreach, Access and Recovery (SOAR) Program
SSI and SSDI are disability income benefits administered by the Security Administration (SSA) that also provide Medicaid and/or Medicare health insurance to individuals who are eligible. For people who are homeless or who are returning to the community from institutions (jails, prisons or hospitals), access to these programs can be extremely challenging. For those who have a mental illness, substance use issues, or co-occurring disorders that impair cognition, the application process is even more difficult.

Mendocino County HHSA has received a grant for SOAR technical assistance activities to train two individuals to increase to SS!/SSDI for homeless individuals. The SOAR training will provide the trainers the teaching and training skills they will need to extend this training to HHSA partners in the HSPG.

Mental Health Services Act
Proposition 63, the Mental Health Services Act (MHSA) was passed by California voters in November 2004. Passage of this act funds California counties to expand mental health services to those who are unserved or underserved. To this end, Mendocino County developed an initial three year Community Services and Supports plan, submitted to the State of California in January 2006. Of the original work groups in the required community planning process, one was devoted to Housing and Homelessness. A total of 22 participants attended three meetings to plan for the needs of housing for the homeless mentally ill currently unserved or underserved. Once the original plan was submitted, additional work began through a collaborative process between the California Institute for Mental Health (CIMH) and the Corporation for Supportive Housing (CSH). Eight individuals representing a cross section of Mental Health, Social Services, Community-Based Organizations, housing developers, and the Public Housing Authority attended a training, *Building a Collaborative for Successful Housing* in March 2006. Continuance of this effort is assured through the commitment of the newly forming combined county departments of Public Health, Mental Health and Social Services, as well as that of the Public Housing Authority.

Substance Abuse and Mental Health Services Administration (SAMHSA):

- **Access to Treatment and Housing Opportunities in the Mendocino Environment (AT-HOME)** Mendocino County Health and Human Services Agency (HHSA) collaborates with local partners to implement the Access to Treatment and Housing Opportunities in the Mendocino Environment (AT HOME) Project to fill long-standing gaps in the county's Continuum of Care for the Homeless. Adults who are homeless and have both substance abuse and mental health disorders will for the first time have access to integrated treatment, primary health care, wraparound support, and linkage to housing. AT HOME focuses on persons in the following target groups who have co-occurring substance abuse disorders and mental illnesses:
  - General Assistance (GA) clients, and people eligible for but not participating in GA, who are homeless and have co-occurring substance abuse disorders and mental illnesses.
  - Homeless people participating in the county's Supportive Housing Program (SHP), and people eligible for but not participating in SSHP, with co-occurring disorders.

- **Projects for Assistance in Transition for Homelessness (PATH)**
  The PATH Program is a formula grant program to support service delivery to individuals with serious mental illnesses, as well as individuals with co-occurring substance use disorders, who are homeless or at risk of becoming homeless. Local PATH supported organizations provide a wide range of services to people who are homeless. Among the services eligible for funding under PATH are:
  - outreach service,
  - screening and diagnostic services,
  - habilitation and rehabilitation services,
  - community mental health services, alcohol or drug treatment services (for people with mental illnesses and co-occurring substance use disorders),
  - case management services,
  - and supervisory services in residential settings and a limited set of housing services and services to help clients access housing resources.

I. Continuum of Care Strategy and Action Steps

The primary objective of the Mendocino County HSPG and the Continuum of Care system is for homeless people from all areas of the county to have access to housing and the services they need to acquire and sustain affordable permanent housing, improve their health and well being, and become economically self-sufficient. The Continuum of Care mission is: "To create an effective continuum of housing and support services for the homeless of Mendocino County."

SHP STEP and TH client service goals are: to increase residential stability, to increase skills or income, and to promote greater self-determination.

STEP Annual Performance Report Results 2009-2010

1. Persons age 18 through 61 who exited to Permanent Housing (subsidized or unsubsidized) during the operating year.
   - Goal: 20%
   - Actual: 38%
2. Persons age 18 through 61 who maintained or increased their total income (from all sources) at program exit.
   - Goal: 25%
   - Actual: 53%
3. Persons age 18 through 61 who maintained or increased their earned income at program exit.
   - Goal: 19%
   - Actual: 7%
4. Persons age 18 through 61 exiting the program will improve tenant skills by attending life skills classes prior to program exit. (This is a new measurement that will be more complete the next reporting period)
   - Goal: 50%
   - Actual: 20%
5. Persons age 18 through 61 who exited to Transitional Housing at program exit.
   - Goal: 5%
   - Actual: 15%

TH Annual Performance Report Results 2009-2010

1. Persons (total persons) exiting to permanent housing (subsidized or unsubsidized) during the operating year:
   - Goal: 50%
   - Actual: 57%
2. Persons age 18 and older who maintained or increased their total income (from all sources) as of the end of the operating year or program exit.

- Goal: 37%
- Actual: 64%

3. Persons age 18 through 61 who maintained or increased their earned income at program exit.
    - Goal: 37%
    - Actual: 50%
4. Persons age 18 through 61 whose reason for leaving due to program completion.
    - Goal: 50%
    - Actual: 55%

The Data Source for capturing all the goals is data entry at program entry and exit by case managers into the Homeless Management Information System (HMIS) with ClientTrack software. The APR, Income at Entry/Exit and Employment at Entry/Exit Reports were used.

In June 2010 the U. S. Interagency Council on Homelessness (USICH) released a new federal strategic plan geared toward preventing and ending homelessness. The Secretaries of the Departments of Housing and Urban Development, Health and Human Services, Labor, and Veterans Affairs unveiled Opening Doors: The Federal Strategic Plan to Prevent and End Homelessness together at a White House ceremony on June 22, 2010. The Plan, the first comprehensive federal plan developed to prevent and end homelessness, borrows heavily from the principles used in many community plans with similar goals. The Plan is focused on four key goals:

- Finish the job of ending chronic homelessness in five years;
- Prevent and end homelessness among Veterans in five years;
- Prevent and end homelessness for families, youth, and children in ten years; and
- Set a path to ending all types of homelessness

IV. HOMELESS ASSISTANCE RESOURCES

A. All County, Ukiah, North County, Coast

HOMELESS ASSISTANCE

Agency/Program	Service
BUDDY ELLER CENTER	Emergency Shelter Recovery meetings, dual diagnosis on site Referrals, counseling, crisis intervention, health care screening Assistance in obtaining housing Job training and employment services
COMMUNITY DEVELOPMENT COMMISSION	S+C rental subsidies HUD-VASH subsidies Section 8 rental subsidies Public housing
LEGAL SERVICES OF NORTHERN CALIFORNIA	Housing rights and public benefits issues
MENDOCINO COMMUNITY HEALTH CLINIC (A FEDERALLY QUALIFIED COMMUNITY AND HOMELESS HEALTH CENTER) 2 Sites: Ukiah, Willits	Medical services Women's health Dental care Mental health care Substance abuse/opiate treatment services, and transportation services for the homeless in Ukiah
CONSOLIDATED TRIBAL HEALTH	Medical services
MENDOCINO COUNTY AIDS HEPITITIS C VOLUNTEER NETWORK (MCAVHN) Drop-in center in Ukiah	Case Management Client advocacy Client loans and grants Client social and informational events Food vouchers Harm reduction information and products HCV psycho social case management Hepatitis C support groups HIV/HCV counseling and testing Housing assistance for rent, mortgage and utilities Overdose death prevention Referrals to S+C Program Syringe exchange Transportation assistance
MENDOCINO COUNTY HEALTH AND HUMAN SERVICES,SOCIAL SERVICES BRANCH	Public benefits, including general assistance, County Medical Services Program, Housing assistance, Calfresh (food stamps) Employment Services and SSI Advocacy CalWorks (AFDC/TANF) homeless assistance program
MENDOCINO COUNTY HEALTH AND HUMAN SERVICES, MENTAL HEALTH BRANCH	Long-term case management Day treatment Outreach to SMI'S at resource centers Transitional housing Permanent supportive housing

Agency/Program	Service
	Training and support to SHP staff
MENDOCINO COUNTY HEALTH AND HUMAN SERVICES, PUBLIC HEALTH BRANCH	HIV/HCV testing, education, and counseling TB testing WIC clinic and immunizations
MENDOCINO COUNTY HEALTH AND HUMAN SERVICES, PUBLIC HEALTH BRANCH DIVISION OF ALCOHOL AND OTHER DRUG PROGRAMS (AODP)	Substance abuse prevention, intervention, and treatment Prenatal treatment Drug court services Jail diversion work Methamphetamine specific treatment Gambling addiction services
MENDOCINO COUNTY YOUTH PROJECT (MCYP)	Mental health services for children/youth age 0-21 years old and their families Street outreach Crisis intervention Respite homes for homeless youth under 18 Transitional housing for homeless youth ages 18-21 years old
PROJECT SANCTUARY Ukiah, Willits and Fort Bragg	Battered women's shelter (shelter provided to non-battered homeless women and children if space is available) Support groups and One-to-one counseling Para-legal assistance Violence prevention education for all ages Self-defense classes Motel vouchers (available to men on a limited basis) Transitional housing
RURAL COMMUNITIES HOUSING DEVELOPMENT CORPORATION	Sweat-equity housing for families Subsidized housing for seniors and families Permanent housing with support for SMI'S
HOMELESS ASSISTANCE - UKIAH	
UKIAH COMMUNITY CENTER (UCC)	SHP STEP (referral to transitional and S+C housing) Emergency shelter motel vouchers Crisis Line Ukiah Food Bank Homeless prevention loan program
FORD STREET PROJECT	Emergency shelter (Buddy Eller Center) Transitional housing Permanent supportive housing Detoxification services Substance abuse education and treatment Dual diagnosis services Case management Permanent supportive housing (garden court) Caltrans jobs and training program
PLOWSHARES	Hot lunches Mail, phone messages, and information & referral services

Agency/Program	Service
	Laundry, and haircuts
HOMELESS ASSISTANCE – NORTH COUNTY	
WILLITS COMMUNITY SERVICES	Emergency food and shelter Motel vouchers to families and individuals in North County Food bank: • Twice a month supplemental groceries Information and referrals Client telephone access Local transportation assistance Referral to other homeless services Utility Assistance
BROWN BAG LUNCH PROGRAM – Willits City Park	Saturday Lunch
HARVEST TABLE – Assembly Of God, Laytonville	Thursday Dinner
WILLITS DAILY BREAD	Hot meal four afternoons per week
COVELO FOOD PANTRY – Round Valley Library Commons	Once a month supplemental groceries
LEGGETT FOOD BANK -	Once a month supplemental groceries
HOMELESS ASSISTANCE - COAST	
HOSPITALITY CENTER	Gateway to Homeless Services, SHP step program (Referral to the S+C Program) SHP transitional housing Case management Client mail & telephone service Information and referrals Emergency shelter referrals
MENDOCINO COAST CLINIC	Primary and mental health care
HOSPITALITY HOUSE	Emergency Shelter Referrals to homeless services Breakfast, Dinner Daily Laundry and showers available to non-residents
GLEANINGS AT OUR LADY OF GOOD COUNSEL CHURCH	Monday and Wednesday lunch
FIRST BAPTIST CHURCH	Friday Lunch
FORT BRAGG FOOD BANK (MENDOCINO FOOD AND NUTRITION)	Assistance with food Monday, Wednesday & Fridays Emergency food
LIGHTHOUSE FOURSQUARE GOSPEL CHURCH	Sunday Lunch Tuesday and Thursday Lunch
PRIMARY PURPOSE (ALBION)	Inpatient substance abuse treatment
MENDOCINO PRESBYTERIAN CHURCH	Tuesday Brunch Tuesday Shower Program Dinner last Wednesday of Month
SAFE PASSAGE FAMILY RESOURCE CENTER	Family services Housing referral

B. McKinney or HUD Grants Received by HSPG Agencies

COMMUNITY DEVELOPMENT COMMISSION OF MENDOCINO COUNTY

Date	Funding Agency	Program	Amount
1975	HUD	Housing Rehabilitation	600,000
1976	HUD	Housing Rehabilitation	454,000
1977	HUD	Housing Rehabilitation	150,000
1978	HUD	Housing Rehabilitation	55,000
1979	HUD	Housing Rehabilitation	389,000
1979	HUD	Housing Rehabilitation	125,000
1980	HUD	Housing Rehabilitation	440,200
1983	State HCD	Housing Rehabilitation	232,775
1983	State HCD	Public Works	523,483
1987	State HCD	Federal Emergency Shelter Grant (FESG)	247,000
1987	State HCD	Housing Rehabilitation	582,519
1988	HUD	CIAP	60,000
1988	HUD	Public Housing	2,659,200
1988	State HCD	Public Works	600,000
1988	State HCD	Water System Improvements	250,000
1989	State HCD	Federal Emergency Shelter Grant (FESG)	127,849
1989	State HCD	Housing Rehabilitation	401,984
1990	HUD	CIAP	53,000
1991	HUD	CIAP	12,000
1991	State HCD	Housing Rehabilitation	452,004
1991	HUD	Public Housing	1,998,150
1991	HUD	Public Housing	2,378,750
1992	HUD	CIAP	13,000
1992	State HCD	Housing Rehabilitation	477,900
1994	HUD	CIPP	319,440
1994	HUD	S+C	1,699,260
1995	HUD	CIPP	455,000
1995	State HCD	Housing Rehabilitation	498,015
1996	HUD	CIPP	255,000
1997	HUD	CIPP	600,000
1999	HUD	Comprehensive Improvement	280,640
1999	State HCD	Housing Rehab/DAP	312,500
1999	HUD	Public Housing	178,109
1999	HUD	Section 8 Certificate	3,135,570
1999	HUD	Section 8 Moderate Rehab	490,943
1999	HUD	Section 8 Voucher	536,410
1999	HUD	S+C	366,098
2000	HUD	Comprehensive Improvement	705,034
2000	HUD	PH Comprehensive Grant	20,540
2000	HUD	Public Housing	149,585
2000	HUD	Section 8 Certificate	825,169
2000	HUD	Section 8 Moderate Rehab	354,192
2000	HUD	Section 8 Voucher	2,923,881
2000	HUD	S+C	397,021
2001	State HCD	Housing Rehab/DAP	125,500
2001	State HCD	Housing Rehab/DAP	125,500

Date	Funding Agency	Program	Amount
2001	State HCD	Housing Rehab/DAP	417,500
2001	State HCD	Housing Rehab/DAP	417,500
2001	HUD	Public Housing	283,000
2001	HUD	Section 8 Certificates	4,700,000
2002	State HCD	Housing Rehab/DAP	373,929
2002	State HCD	Housing Rehab/DAP	373,929
2002	HUD	Public Housing	286,000
2002	HUD	Section 8 Vouchers	4,800,000
2003	State HCD	Housing Rehab/DAP	4,510
2003	State HCD	Housing Rehab/DAP	20,285
2003	State HCD	Housing Rehab/DAP	20,587
2003	State HCD	Housing Rehab/DAP	21,305
2003	State HCD	Housing Rehab/DAP	33,849
2003	State HCD	Housing Rehab/DAP	45,451
2003	HUD	Housing Rehab/DAP	564,487
2003	HUD	Section 8 Vouchers	4,800,000
2004	HUD	Capital Fund 03	245,000
2004	HUD	Capital Fund 03 Set Aside	45,000
2004	HUD	Capital Fund Programs	294,058
2004	HUD	Housing Rehab	1,000,000
2004	State HCD	Housing Rehab/DAP	19,884
2004	State HCD	Housing Rehab/DAP	255
2004	State HCD	Housing Rehab/DAP	13,141
2004	State HCD	Housing Rehab/DAP	19,884
2004	State HCD	Housing Rehab/DAP	15,945
2004	State HCD	Housing Rehab/DAP	79,895
2004	HUD	Public Housing	312,500
2004	HUD	Public Housing	216,763
2004	HUD	Section 8 Moderate Rehab	97,462
2004	HUD	Section 8 Voucher	4,697,178
2004	HUD	S+C	735,383
2005	HUD	Capital Fund 04	278,000
2005	HUD	Capital Fund Programs	81,178
2005	HUD	Public Housing	1,005,264
2005	HUD	Section 8 Certificate	4,697,178
2005	HUD	S+C	33,504
2005	HUD	S+C	1,005,264
2006	HUD	Capital Fund 05	240,000
2006	HUD	Capital Fund 05	240,000
2006	HUD	Capital Fund Programs	229,391
2006	HUD	Public Housing	1,088,412
2006	HUD	Section 8 Vouchers	4,697,178
2006	HUD	S+C	33,504
2006	HUD	S+C	1,088,412
2007	HUD	Public Housing Operating Subsidy	217,763
2007	HUD	Public Housing Cap Fund	222,374
2007	HUD	Section 8 Vouchers	4,252,805
2007	HUD	Shelter Plus Care (TRA)	1,105,440

Date	Funding Agency	Program	Amount
2007	HUD	Shelter Plus Care (SRA)	23,952
2008	HUD	Public Housing Operating Subsidy	262,597
2008	HUD	Public Housing Cap Fund	228,843
2008	HUD	Section 8 Voucher	4,269,935
2008	HUD	Shelter Plus Care (TRA)	1,215,540
2009	HUD	Public Housing Operating Subsidy	281,194
2009	HUD	Public Housing Cap Fund	219,857
2009	HUD	Section 8 Voucher	4,699,029
2009	HUD	Shelter Plus Care (TRA)	1,334,520
2009	HUD	Shelter Plus Care (SRA)	45,120
2009	HUD	ARRA CAP Fund	184,849
2009	STATE	Tenant Based Rental Assistance (HOME Funded) 2 year program	800,000
2009	HUD	Veterans Affairs Supportive Housing (VASH) Vouchers	170,628
2010	HUD	Public Housing Operating Subsidy	396,143
2010	HUD	Section 8 Vouchers	5,371,463
2010	HUD	Shelter Plus Care (TRA)	1,375,792,
2010	HUD	Shelter Plus Care (SRA)	46,512
2010	HUD	Veterans Affairs Supportive Housing (VASH) Vouchers	159,168
2011	HUD	Section 8 Vouchers	4,638,060
2011	HUD	Shelter Plus Care (TRA)	1,264,809
2011	HUD	Shelter Plus Care (SRA)	46,512
FORD STREET PROJECT			
1987	HUD	Supplemental Assistance for Facilities that Assist Homeless (SAFAH) (Rehabilitation of FSP to add 4 transitional housing units for families & a day care center)	423,000
1988	HUD	Transitional Housing (Lease of 6 apartments & provision of supportive services for CMI homeless)	155,000
1992	HUD	Transitional Housing (Renewal)	155,000
1996	State HCD	H.O.M.E. Grant for Development of Permanent Housing	553,000
2005	HUD	SOPH	
2008	State HCD	FESG (BEC)	200,000
		Current Funding Information was unavailable.	
UKIAH/COAST COMMUNITY CENTER			
2008	State HCD	FESG (CCC)	184,105
2008	State HCD	FESG (UCC)	188,334
		Current Funding Information was unavailable.	
MENDOCINO AIDS VOLUNTEER NETWORK (MCAVN)			
2000	State HCD	Housing Opportunities for People With AIDS (HOPWA)	27,721
2001	State HCD	Housing Opportunities for People With AIDS (HOPWA)	29,518
2002	State HCD	Housing Opportunities for People With AIDS (HOPWA)	31,536

Date	Funding Agency	Program	Amount
2003	State HCD	Housing Opportunities for People With AIDS (HOPWA)	31,535
2004	State HCD	Housing Opportunities for People With AIDS (HOPWA)	32,578
2005	State HCD	Housing Opportunities for People With AIDS (HOPWA)	31,552
2006	State HCD	Housing Opportunities for People With AIDS (HOPWA)	30,075
2007	State HCD	Housing Opportunities for People With AIDS (HOPWA)	32,308
2008	State HCD	Housing Opportunities for People With AIDS (HOPWA)	38,985
2009	State HCD	Housing Opportunities for People With AIDS (HOPWA)	43,025
2010	State HCD	Housing Opportunities for People With AIDS (HOPWA)	43,909
2011	State HCD	Housing Opportunities for People With AIDS (HOPWA)	43,909
COUNTY OF MENDOCINO			
2009	State HCD	CDBG	215,488
CITY OF UKIAH			
1992	State HCD	Federal Emergency Shelter Grant (FESG)	200,000
1994	State HCD	Federal Emergency Shelter Grant (FESG)	116,000
1997	State HCD	CDBG Planning & Technical Assistance	5,286
1998	State HCD	Federal Emergency Shelter Grant (FESG)	256,000
2001	State HCD	Federal Emergency Shelter Grant (FESG)	226,208
2003	State HCD	Federal Emergency Shelter Grant (FESG)	193,744
2009	State HCD	CDBG	400,000
CITY OF FORT BRAGG			
2009	State HCD	CDBG	70,000
UNITED NATIVE HOUSING DEVELOPMENT CORPORATION			
2009	State HCD	HOME	800,000
MENDOCINO COUNTY DEPARTMENT OF SOCIAL SERVICES			
1995	HUD	Supportive Housing Program	1,317,459
1996	HUD	Supportive Housing Program	400,000
1997	HUD	Supportive Housing Program	600,000
1999	HUD	Supportive Housing Program (SHP)	386,428
2000	HUD	Supportive Housing Program (STEP)	600,000
2002	HUD	Supportive Housing Program (SHP)	128,810
2003	HUD	Supportive Housing Program (SHP)	128,810
2003	HUD	Supportive Housing Program (STEP)	190,550
2004	HUD	Supportive Housing Program (SHP)	128,052
2004	HUD	Supportive Housing Program (STEP)	200,077
2005	HUD	Supportive Housing Program (SHP)	128,052
2005	HUD	Supportive Housing Program (STEP)	200,077
2006	HUD	Supportive Housing Program (TH)	128,052
2006	HUD	Supportive Housing Program (STEP)	200,077
2007	HUD	Supportive Housing Program (TH)	128,052
2007	HUD	Supportive Housing Program (STEP)	200,077
2008	HUD	Supportive Housing Program (TH)	128,052
2008	HUD	Supportive Housing Program (STEP)	200,077

Date	Funding Agency	Program	Amount
2009	HUD	Supportive Housing Program (TH)	130,676
2009	HUD	Supportive Housing Program (STEP)	200,412
2009	State HCD	CDBG	215,488
2010	HUD	Supportive Housing Program (TH)	130,736
2010	HUD	Supportive Housing Program (STEP)	200,412
Emergency Food and Shelter Program- 2006 Phase 24 Allocation			
2006	FEMA	Mendocino Food and Nutrition	6,224
2006	FEMA	Coast Community Center	1,687
2006	FEMA	Anderson Valley Food Bank	687
2006	FEMA	Ford Street Project	5,612
2006	FEMA	Ukiah Community Center	14,133
2006	FEMA	Willits Community Services	13,265
2006	FEMA	Northern Circle	2,041
Emergency Food and Shelter Program-2007 Phase 25 Allocation			
2007	FEMA	Mendocino Coast Hospitality House	3,061
2007	FEMA	Mendocino Food and Nutrition	6,224
2007	FEMA	Coast Community Center	1,687
2007	FEMA	Safe Passage Resource Center	1,735
2007	FEMA	Anderson Valley Food Bank	867
2007	FEMA	Ford Street Project	5,612
2007	FEMA	Plowshares	4,184
2007	FEMA	Ukiah Community Center	14,133
2007	FEMA	Northern Circle Indian Housing Authority	2,041
2007	FEMA	Willits Community Services	14,280
Emergency Food and Shelter Program- 2008 Phase 26 Allocation			
2008	FEMA	Mendocino Food and Nutrition	9,935
2008	FEMA	Coast Community Center	4,172
2008	FEMA	Safe Passage Family Resource Center	1,500
2008	FEMA	Anderson Valley Food Bank	2,000
2008	FEMA	Ford Street Project	6,416
2008	FEMA	Ukiah Community Center	15,858
2008	FEMA	Northern Circle Indian Housing Authority	3,425
2008	FEMA	Plowshares	5,725
2008	FEMA	Willits Community Services	17,129
Emergency Food and Shelter Program- 2009 Phase 27 Allocation			
2009	FEMA	Mendocino Food and Nutrition	3,328
2009	FEMA	Mendocino County AIDS Volunteer Network	1,800
2009	FEMA	Coast Community Center	1,000
2009	FEMA	Safe Passage Family Resource Center	1,000
2009	FEMA	Mendocino Coast Hospitality House	2,000
2009	FEMA	South Coast Seniors	700
2009	FEMA	Anderson Valley Food Bank	500
2009	FEMA	Ford Street Project	5,000
2009	FEMA	Ukiah Community Center	5,000
2009	FEMA	Plowshares	3,500
2009	FEMA	Project Sanctuary	2,162
2009	FEMA	Willits Daily Bread	2,300
2009	FEMA	Willits Community Services	13,808
2009	ARRA	Willits Community Services	5,073
Emergency Food and Shelter Program-2010 Phase 28 Allocation			
2010	FEMA	Mendocino Food and Nutrition	7,000

Date	Funding Agency	Program	Amount
2010	FEMA	Mendocino County AIDS Volunteer Network	5,500
2010	FEMA	Coast Community Center	1,550
2010	FEMA	Safe Passage Family Resource Center	1,500
2010	FEMA	Mendocino Coast Hospitality House	4,415
2010	FEMA	South Coast Seniors	1,000
2010	FEMA	Ford Street Project	11,000
2010	FEMA	Ukiah Community Center	10,000
2010	FEMA	Plowshares	3,500
2010	FEMA	Project Sanctuary	2,500
2010	FEMA	Willits Daily Bread	4,000
2010	FEMA	Willits Community Services	11,500
2010	FEMA	Northern Circle Indian Housing Authority	2,000
2010	FEMA	Mendocino County Youth Project	1,500

C. Housing Resources for the Homeless

*Please see **Figure 6** Continuum of Care Housing Inventory Chart 1/27/2011, on page 30.*

Homeless Youth: The SHP STEP program is not designed to serve single people under the age of 18. Most services to county youth are provided by Mendocino County Office of Education (MCOE), Mendocino County Youth Project (MCYP) and Redwood Children's Services (RCS). These agencies address the crisis and intervention needs of youth and their families:

- **Mendocino County Youth Project (MCYP)** Emergency services, (food, shelter, and respite care), are provided to approximately 500 runaway, at risk of runaway and/or homeless youth each year. MCYP staff estimate that of the 500 served, approximately 25 are placed in short-term respite-home shelters, which have a maximum allowable stay of two weeks. Three hundred are assisted in "kinship placements" (temporary or long term shelter) with friends and relatives. Eighty-five percent of youth served eventually return to their homes; ten percent to homes of other adults, with five percent continuing to couch surf or return to the streets.

- **Redwood Children's Services, Inc. (RCS)** RCS provides specialized care and supportive housing to foster youth, emancipated foster youth, and transition age with Full Service Partnerships through County Mental Health. Additional vocational services and resources are provided to the transitional age community and homeless youth through the Arbor on Main.

  Through a 2010 EHAP-CD housing project, RCS provides 11 beds with supportive housing in a two building complex and another 7 beds in scattered site housing for transition age youth who are homeless or at risk of homelessness. All housing is currently located in Ukiah. The maximum stay is up to 24 months although some case management services extend after housing is terminated. RCS assist youth with housing voucher applications, SSI and food stamps as needed. Mental health services are also available according to medical necessity and as directed by the youth's individual plan.

- **Mendocino County Office of Education (MCOE)** offers assistance for youth ages pre-K through 21 with educational and vocational opportunities. In addition to advocacy and referral services, clothing, hygiene and school supplies are available to those in needs. Using McKinney-Vento stimulus funding through the MCOE, DAY (Dogs and Youth) JOB is a vocational training program for homeless youth ages 16-21. Once a week the youth spend two hours at the County Animal Shelter to work with a dog-trainer and/or groomer. The objectives for the youth are multi-faceted.

Domestic Violence: Project Sanctuary provides crisis counseling and safe shelter for domestic violence and rape victims and their children, support groups, one-to-one counseling, paralegal assistance and court

accompaniment, prevention education, domestic violence, and self-defense classes. Offices are located in Ukiah and Fort Bragg. Project Sanctuary staff also travel regularly to Willits for outreach activities. The shelter houses only females and their children. Motel stays are available on a very limited basis for men. A transitional housing program is also offered.

Emergency Shelter: Ford Street Project, Project Sanctuary, and Hospitality House, are the county's primary providers of emergency shelter. There are 102 beds for families and individuals with 12 overflow beds for times of high demand. A Coast Winter Shelter was established in 2008 in Fort Bragg. Volunteer faith organizations rotate a 20 bed shelter for respite on the coldest nights from November until April. The Ukiah, Willits and Fort Bragg resource centers serve as gateways for clients requiring shelter. In addition to the shelters, a number of county agencies distribute motel vouchers to homeless families and individuals, including UCC, MCHHSA, Project Sanctuary, Safe Passage Family Resource Center, Round Valley Housing Authority and Willits Community Services.

Transitional Housing
Mendocino County has contracted with HUD to provide Transitional Housing for the homeless through various programs since 1998. Ford Street Project has been the primary provider of transitional housing throughout Mendocino County. Ford Street Project has operated non-HUD funded transitional housing, as well as 12 units of HUD funded transitional housing both on the Coast and in the Ukiah Valley.

In the 2008 CoC application, there was an administrative error, which resulted in the initial loss of the CoC transitional housing project. For the 2009 program year, it was unclear whether HUD would continue to fund the housing. During that tense year, transitional housing on the coast experienced the loss of HUD approved units. Given that it was uncertain whether HUD would continue to fund the program, no grant amendment was made. At the very last minute before the program year was complete, HUD agreed to renew the existing transitional housing program. The changes to the transitional housing units are still being negotiated between Ford Street Project, Mendocino County and the HUD SF Field office to determine the best avenue toward full implementation and funding of the transitional housing program in Mendocino County. In the meantime, Ford Street Project continues to operate five units of HUD funded transitional housing in Ukiah.

Fifteen beds on the Coast with eight bedrooms of transitional housing are being operated in a house owned via an Emergency Housing Assistance Program Capital Development (EHAPCD) by Ukiah Community Center in Fort Bragg, called Harrison Street House. Currently the project is being operated through program fees, with the hope that this housing will be funded through HUD's transitional housing for the homeless program. While Ukiah Community Center owns the housing, Hospitality Center is case managing the clients in the Harrison Street units in Fort Bragg.

Ford Street Project has an almost complete project, funded through the EHAPCD, called TOTIL. This housing consists of four housing "pods", with three bedrooms to a pod. The housing was intended for single individuals in shared housing. This project is anticipated to open for housing in 2011.

Project Sanctuary (PS) has two units of transitional housing in Ukiah with the capacity to house six to eight women and children referred from the battered women's shelter. PS provides counseling and intensive long-term case management on-site at the shelter and transitional units.

Permanent Housing
The Community Development Commission (CDC) is the designated Housing Authority of Mendocino County. CDC develops and administers several housing rental assistance programs county-wide. CDC's public housing properties were disposed of as public housing. The properties are subsidized by Project-Based Vouchers, allowing families to pay 30% of the adjusted income for rent. This formula was the same when the properties were public housing. The properties include: Baechtel Creek in Willits, a senior facility with 60 units; Marlene-Brookside in Ukiah, 13 three bedroom units; Seacliff in Fort Bragg, 19 three bedroom units; Sanderson Way in Fort Bragg, with nine three and four bedrooms units; Glass Beach

in Fort Bragg, 15 three bedroom houses; Ukiah-30, a scattered-site family program in Ukiah. CDC manages the Section 8 program which provides 700 rental subsidies to low income households throughout the county. College Court in Ukiah provides seven one and two bedroom apartments for Mendocino College students who are given a priority in leasing. The units may be rented at market rate or with a Voucher or S+C assistance. Holly Ranch Village in Fort Bragg was completed in 2007. The ten two bedroom units may be rented at market rent, or with the Voucher or S+C assistance. There are plans to develop the rest of the property with 15 two bedroom modular homes. CDC began administering the new HUD-VASH vouchers for chronically homeless veterans and their families in 2010. At this time there are 60 HUD-VASH vouchers available.

Permanent housing for the homeless includes the S+C program, administered by the Community Development Commission. S+C's 130 tenant based vouchers are available county-wide. Vouchers are allocated through the multi-agency case conference teams that meet weekly in Ukiah and Fort Bragg. Vouchers are provided through CDC to be used at private rentals through community landlords. This is considered a scattered site housing model.

All permanent housing is inspected by a CDC housing inspection specialist following the Housing Quality Standards (HQS) for compliance.

Rural Communities Housing Development Corporation (RCHDC), a non-profit community based corporation in Ukiah, develops, builds, and manages housing for low-income families, seniors, and the disabled, serving a multi-county area. RCHDC is perhaps best known for providing assistance to families building their own homes through "sweat-equity," as well as working with the county, cities, and private developers in other home ownership projects for low and moderate income families. In addition to the sweat-equity home ownership program, RCHDC is committed to developing more low and moderately priced multi-family rental housing units and supportive housing for seniors and the disabled. They currently manage 241 family units and 180 senior units in Mendocino County. The continuum looks to them to assist in the development of properties to house the homeless and disabled in the community. In the recent past they developed the Gibson Street project, consisting of twelve units of permanent supportive housing for the mentally ill in Ukiah. .

Garden Court (1175 S. State St.), consisting of three units (14 beds) with on-site services, owned and operated by Ford Street Project is for the seriously mentally ill (SMI) and individuals with co-occurring disorders. Garden Court is located in Ukiah.

The Holden Street apartment complex in Ukiah, offering subsidized supportive housing for the SMI's, is owned and managed by Rural Communities Housing Development Corporation (RCHDC) with support services and referrals provided by the county department of Mental Health Services. While Holden Street is not specifically set aside for the homeless, the majority of the individuals placed there come from in-patient psychiatric hospitals and meet the HUD definition of homelessness. The development and rehabilitation of housing units for use as subsidized permanent housing and permanent supportive housing, has a positive impact on the county's homeless population by generally increasing the stock of low and moderately priced rental housing, thus enhancing opportunities for the homeless and those at risk of homelessness to lease and maintain affordable permanent housing.

An on-going challenge in Mendocino County is to maintain the current affordable stock of housing despite the impending expiration of a number of HUD-financed low-interest loan contracts, putting the stock of subsidized rental housing at risk. When loan contracts expire, the rental units can be converted from 75 percent of the market rate to the market rate cost. (See Appendix B, Mendocino County Subsidized Housing List, on page 48).

State Department of Housing and Community Development (HCD) has five projects in Mendocino County, Boonville Apartments in Boonville, a group home for low and very low income with 12 units; Garden Court Apartments in Ukiah a rental rehab with ten units; Gibson Court in Ukiah, a rental new

construction with 12 units, Holly Heights I and II in Willits, low and very low rental complex for 26 and 32 units.

Figure 6 *Continuum of Care Housing Inventory Chart 1/27/2011 includes beds that are specifically targeted to house those who are literally homeless*

CONTINUUM OF CARE HOUSING FOR THE HOMELESS		
HOUSING	**UNIT/SIZE**	**PARTICIPANTS**
Emergency Housing		
The Ford Street Project (FSP) – Buddy Eller Center, Ukiah	64 beds 8 Overflow beds	Homeless Individuals and families
Hospitality House, Fort Bragg	24 beds 4 Overflow beds	Homeless Individuals and families
Project Sanctuary Ukiah	14 beds	Battered women & children; homeless women (case by case)
Coast Winter Shelter	20 seasonal beds	Homeless Individuals
Various Programs/Agencies Distribution of Motel vouchers	Approximately 20 beds purchased per night	Women with children given priority
Transitional Housing		
Mendocino County Youth Project Transitional Housing	10 Beds	Homeless youth – 18 - 24
Ford Street Project (FSP)- 133 Ford St., Ukiah	14 beds	Homeless single males
FSP 200 Ford St, Ukiah	4 beds	Homeless single women
Project Sanctuary	2 family units, (6 beds) – Ukiah	Battered women and children
FSP 748 C Waugh Lane – Ukiah	4 beds	Homeless families and individual female
UCC SHP Transitional Housing, Coast	33 beds	Homeless families and individual female and male
FSP TOTIL Under Development	22 beds	Homeless single females and males
Permanent and Permanent Supportive Housing		
S+C SRA	4 Units for 16 beds	Homeless families
S+C Rental vouchers	130 TRA's, of 1,2 & 3 bedroom	Homeless, disabled individuals and families
FSP 1175 S. State St, Ukiah Garden Court	3 Units (14 beds)	Homeless families and individual females and male
FSP SOPH- Willits	4 Units (12 beds)	Homeless families and individual females and male
HUD-VASH	60 Vouchers	Homeless Veterans with families and individual female and male Veterans

V. MARKET CHARACTERISTICS

A. Housing Availability and Affordability

The availability and affordability of housing is one factor which influences homelessness in Mendocino County. Information related to housing affordability is provided in the Mendocino County General Plan Housing Element Appendix (Adopted by the Mendocino- County Board of Supervisors March, 2010.

The following sections of the Housing Element Technical Appendix are included in Appendix A on page 38:

2.2	Housing Characteristics
	Housing Development
	Household Type and Tenure
	Housing Type
	Tenure
	Vacancy Rate
	Housing Age and Condition
	Housing Costs and Affordability
	Housing Prices and Trends
	Mobile Home Sales and Rents
	Rental Rates
	Rental Affordability
2.5	At-Risk Housing Analysis
2.6	Housing Needs Assessment
	Existing Housing Needs
	Overcrowding
	Overpayment
	Substandard Housing

The data included in these sections of the *Housing Element Appendix* indicate there continue to be significant challenges to finding affordable housing for many residents of Mendocino County. This is only exacerbated by the additional challenges of homelessness.

In 2000 in Mendocino County there were a total of 36, 367 housing units, an increase of just 8 percent as compared to our neighbors. Humboldt increased by nine percent, Lake by 13 percent and Sonoma by 14 percent. Detached single family homes made up three-fourths of the housing stock, multi-family housing just six percent of the housing. Mobile homes were 16 percent of the housing stock, however this was a seven percent decline from 1990. Multi-family units and mobile homes make up the most affordable housing options for persons with limited incomes.

The vacancy rate for renters declined from 7.2 percent in 1990 to 3.3 percent in 2000. The *Appendix* indicates that housing values and rents continue to increase at a rapid pace. Rental rates increased by 27 percent between 1990 and 2000 – and continue to increase at an alarming rate. The Fair Market Rents, established by HUD, for a one bedroom unit was $533 in 2002, $620 in 2006 and the current average rent is $725. It further indicates that rents are generally only affordable to moderate-income households.

B. Future Housing Needs

The Housing Element must project future housing needs for all income levels. The Mendocino Council of Governments (MCOG) prepared the Mendocino County Housing Needs Plan for the period January 1, 2007 to July 1, 2014 as required by State law. The purpose of the plan is to examine housing needs

across jurisdictional boundaries and to allocate to each local government responsibility for planning to meet these needs.

The Housing Needs Plan determined the housing needs allocation based on population, household, employment growth, and vacant land projections, taking into account constraints described by each jurisdiction. The allocation is distributed among the four income categories based on current and future household projections for the years 20071-2014. **Table 1-1** (from The 2010 Housing Element) shows the regional housing needs allocation for the County by income group.

TABLE 1-1
REGIONAL HOUSING NEEDS ALLOCATION, 2007-2014
MENDOCINO COUNTY

Jurisdiction	Income Group				Total Units	Percent
	Very Low	Low	Moderate	Above Moderate		
Point Arena	5	3	4	7	**19**	**1%**
Fort Bragg	92	49	40	75	**256**	**7%**
Willits	54	40	38	77	**209**	**6%**
Ukiah	134	130	120	75	**459**	**13%**
Unincorporated County	513	366	460	1,213	**2,552**	**73%**
County Totals	**798**	**588**	**662**	**1,447**	**3,495**	**100%**

Source: Mendocino Council of Governments Regional Housing Needs Plan, August 2008..

Table 1-1 identifies the Regional Housing Needs Allocation (RHNA) for all cities in the County as well as the unincorporated area. According to MCOG, approximately 73 percent of the future housing need is expected to be in the unincorporated area. The unincorporated County's share of the regional housing need is 2,552 units. Of these units, 1,339 units must be affordable to very-low, low, and moderate-income households.

VI STRATEGIC GOALS

A. Objective 1: Create new permanent housing beds for chronically homeless persons.

The chronically homeless of Mendocino County have primarily utilized the emergency shelter system, as well as the supportive services only resource centers. The permanent scattered site supportive housing model in Mendocino County (clients are awarded housing vouchers but need a landlord who will rent to them) is the least conducive to serving the chronically homeless. However, while no beds or programs have exclusively served the chronically homeless, neither are programs excluding chronically homeless. All beds within the CoC are potentially available to any homeless person in Mendocino County. In 2009, Mendocino County received HUD VASH, designated for chronically homeless veterans. The housing is to be provided through vouchers and use local landlords (the same scattered site model). Case management is provided through the Ukiah Veterans Affairs Outpatient Clinic (VAOPC). The initial allocation of VASH vouchers for Mendocino County was 35, with an additional 25 later assigned.

The capacity is in place to provide up to 60 VASH vouchers to chronically homeless veterans in Mendocino County. There has never been such an ambitious program in place in the history of the county to house so many veterans, or chronically homeless clients. The case management provided by VAOPC is a mandatory component of the housing, and will provide assistance in obtaining and maintaining permanent housing. In addition to the VASH program, Mendocino County applied for and was awarded a permanent housing bonus project in the 2010 application for funding for a two bedroom apartment to be used for chronically homeless

clients who are not veterans. This project is the only housing available exclusively to the chronically homeless in Mendocino County other than VASH for veterans.

Current Permanent Housing beds for Chronically Homeless	60
In 12-months	62
In 5-years	65
In 10-years	75

B. Objective 2: Increase the percentage of participants remaining in CoC funded permanent housing projects for at least six months to 77 percent or more.

The percentage of participants remaining in permanent housing projects is already higher than 77 percent. Mendocino County plans for the short-term are to continue to ensure that clients receive adequate supportive services while in permanent supportive housing, and respond at the first signs participants may need additional services to stay in housing. The early response to signs of trouble has been helpful in maintaining positive results of participants staying in housing.

Long term plans to ensure participants remain in permanent housing projects at least six months include redoubled efforts to partner the housing program participants with long term mainstream benefits providers, such as Medicaid and Social Security as a basis for program participation. HUD has made more resources available for training and implementing these mainstream partner suggestions. Mendocino County intends to use the provided materials to initiate long term training and strategic revision of the permanent housing program.

Current Percent of Participants Remaining in CoC funded Permanent Housing project for at Least Six Months	89
In 12-months	80
In 5-years	81
In 10-years	82

C. Objective 3: Increase the percentage of participants in CoC funded transitional housing that move into permanent housing to 65 percent or more.

Short term plans to increase those that move from transitional to permanent housing include better discharge planning, reviewed case manager supervision and case manager training. Discharge planning for participants who move into transitional housing should begin from the day clients move in and be reviewed minimally on a monthly basis. Discharge planning specifically will address monetary needs for moving to permanent housing and what kind of permanent housing will be most appropriate for clients. In addition to supervision of case managers, case managers will be provided ongoing training for working with clients in transitional housing. Training efforts have not kept pace with staff turnover among transitional housing case managers.

To encourage more transitional housing clients to move to permanent housing the CoC wishes to create a local cultural change promoting and supporting work, whether it be work for income or work to help the community to the extent each individual is able. This culture of work is intended to become a part of each of the programs throughout the local CoC. To promote this concept increased leadership is necessary among organization leaders, with additional collaboration toward this goal. Leadership will promote targeted strategies to achieve long term outcomes of moving from transitional housing to permanent housing of the most appropriate type depending upon the client. Also in long term plans is a review of the

discharge planning procedure with transitional housing clients to assist in the cultural change. Leadership will pursue policies that will increase the stock of affordable housing for clients moving out of transitional housing.

Current Percent of Participants in CoC funded Transitional Housing projects will have moved to permanent housing	57
In 12-months	70
In 5-years	75
In 10-years	80

D. Objective 4: Increase percentage of participants in all CoC funded projects that are employed at program exit to 20 percent or more.

Short term efforts to increase participants employed at program exit are generally in place. One key component is all clients of the SHP are discussed in triage in case conference meetings attended weekly by members of nonprofit advocacy agencies, case managers and mainstream benefits providers. Not only does this weekly meeting allow for individual brainstorming regarding specific clients and services options, but it also provides an opportunity for ongoing training and information sharing among the people working most directly with clients. The CoC will provide additional training specifically regarding connection to employment opportunities. The CoC will explore partnerships with vocational programs to provide trainings to our clients. Life skills classes are currently being taught but the curriculum will be reviewed to focus more specifically on employment outcomes, what clients need to do and know to secure and maintain employment after being homeless.

Longer term efforts to increase participants employed at program exit will focus on the creation of training geared toward this outcome. In the long term the CoC desires to create a culture that promotes and supports employment/working. To this end, reviewing all components of the CoC are in order with the long term goal of building a program that engages program participants and tenants in developing stronger partnerships with vocational and employment agencies, and outcomes for clients is intended. Research into tools available for training and development of case manager training focused on employment outcomes is planned. Finally the creation of an internal vocational program within nonprofit agencies working with the homeless is a long term goal.

Current Percent of Participants Remaining in all CoC funded projects that are employed at program exit.	19
In 12-months	22
In 5-years	25
In 10-years	28

E. Objective 5: Decrease the number of homeless households with children.

The plan begins with prevention of families becoming homeless as both a short and long term strategy. Prevention activities for families include early identification of families at risk with help provided to keep families stable before loss of income and/or housing occurs. Additional strategies currently being implemented include providing pre-school literacy assistance for homeless moms. DAY (Dogs and Youth) JOB was developed as a vocational training program for homeless youth 16-21 to develop a worth ethic and skill set. There is a local focus on education and work programs to provide skills needed to improve work and income opportunities. A strong collaboration exists with Arbor on Main, the Youth Resource Center to work with teens and those in their early 20's with babies to stabilize and help young parents make long term realistic plans to ensure housing and income stability.

The most important long-term strategy to reduce the number of homeless households with children is ongoing prevention of families becoming homeless. The United States Interagency Council on Homelessness has made preventing and ending homelessness for families, youth and children in ten years a federal goal. Mendocino County will stay closely informed about strategies, training, and resources made available to local communities to partner in the effort to bring about this goal. Other strategies include lobbying for increased local affordable housing development, and policies to make that reality happen sooner at the City, County and State levels. We also hope to educate local government officials at City, County and State levels to the impacts of homelessness and lack of affordable housing on families, youth and children. This includes stronger partnerships with statewide youth organizations that have strong lobbying efforts already in place.

Current Percent of Homeless Households with Children, as Reported on the Most Recent Point-in-Time Count	78
In 12-months	75
In 5-years	70
In 10-years	65

F. Discharge Planning

1. Foster Care (Youth Aging Out)

The Children's System of Care has a long standing collaboration between key agencies in Mendocino County. Policies are in place to prevent youth from being discharged from foster care into homelessness and mainstream as well as nonprofit providers work diligently and collaboratively to ensure this does not happen. Foster youth may move into transitional youth services, a 24-month independent living skills program operated through Redwood Children's Services (RCS). RCS also provides transitional age youth housing for clients enrolled and working with Mental Health providers. Mendocino County Youth Project (MCYP), and Mendocino Coast Children's Fund are all organizations providing services to youth aging out of the foster care system and collaborate with county government organizing the foster care program. These private nonprofit agencies work in close collaboration with the Mendocino County Health and Human Services Agency Children's System of Care and the Mendocino County Office of Education Foster Youth Service Coordinator. Discharge planning from the foster care system is organized by the Independent Living Skills Program Coordinator, who says most foster youth create plans but some time later some plans are found to be inadequate, which is the primary local cause for foster youth becoming homeless.

2. Health Care

Discharge planning protocols by local hospitals have been developed through regional and local planning. Health care staff interview homeless clients to identify housing possibilities. Hospital staff contact family and friends of clients (with permission) identified as potential short and long term housing possibilities. Staff arrange for family and/or friends to pick clients up from the facility whenever possible. For clients without identified family and friends, complete information is provided about local resources which include services, programs and housing. Stakeholders who have signed the local policies include the main hospital in Mendocino County, Ukiah Valley Medical Center, Mendocino County Health and Human Services Agency and the Continuum of Care Homeless Services Planning Group Co-Chair.

3. Mental Health

The protocols developed by the Mental Health Branch identify discharge planning that addresses housing to take place beginning at the time of admission of a homeless mentally ill client. The protocols for discharge planning are detailed and progressive. Mental Health also has Memorandum of Understanding in place with two housing facilities for homeless and low income clients to be housed at the discretion of the local Mental Health Branch, There are crisis beds available for mentally ill clients who are homeless to be used at the discretion of Mental Health case workers. The collaborating

agencies include the Mendocino County Adult and Older Adult System of Care, Mental Health Branch, the Mendocino County Health and Human Services Agency Social services Branch, the Ukiah Community Center and Ford Street Project.

4. Corrections

When the Mendocino County jail incarcerates homeless people it is most often affiliated with substance abuse issues. In order to provide inmates access to substance abuse treatment, the jail facilities have enhanced the inmate phone system with a toll free number to the local state licensed alcohol drug program residential treatment program at Ford Street Project (FSP). FSP has set aside a limited number of free/sliding scale beds to assist the indigent population. Inmates can be released to this treatment program. A monthly Parole and Community Team seminar is held locally to provide parolees information about housing and service opportunities. The collaborating agencies include the Mendocino County Sheriff, the CA Department of Corrections and Rehabilitation, Department of Adult Parole Operations, Mendocino County Department of Social Services, Ukiah Community Center, and Ford Street Project.

VII. FAIR HOUSING

See APPENDIX, C. *Certifications Related to CoC Funding*, on page 49.

VIII. REPLACEMENT OF LOW INCOME HOUSING AND RELOCATION ASSISTANCE

The Community Development Commission of Mendocino County's (the Public Housing Authority for this jurisdiction). Residential Anti-displacement and Relocation Assistance Plan is located in IX. Appendix, D, on page 51 of this document.)

The County of Mendocino hereby certifies that all housing activities undertaken with the Community Development Commission or in any other capacity related to the *Abbreviated Consolidated Plan* will be in compliance with the CDC's residential anti-displacement and relocation assistance plan under section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d).

IX. AUTHORIZATION

COUNTY OF MENDOCINO HEALTH AND HUMAN SERVICES AGENCY	
By	Date:
Stacey Cryer, HHSA Director	
By signing above, signatory warrants and represents that he/she executed this in his/her authorized capacity and that by his/her signature on this Abbreviated Consolidated Plan, he/she or the entity upon behalf of which he/she acted, executed this plan	

APPENDIX A

Portions from Mendocino County Housing Element

2.2 HOUSING CHARACTERISTICS

This section describes the housing stock characteristics of Mendocino County, including housing stock growth, tenure, age, condition, costs, and affordability. The housing stock is as diverse as are the households that occupy it.

HOUSING DEVELOPMENT

Mendocino County had 36,397 housing units in 2000, which increased by 9 percent to 39,563 units in 2008. During this period, the number of housing units in the unincorporated area grew by 9 percent. Approximately 70 percent or 27,725 units were located in the unincorporated area of the County in 2008. **Table 2-20** shows the number of housing units in 2000 and 2008 in Mendocino and the neighboring counties. At 9 percent, Mendocino County's percentage increase of housing units was greater than that of most neighboring counties, matched only by Lake County and exceeded by Tehama County.

TABLE 2-20
REGIONAL HOUSING GROWTH
MENDOCINO AND ADJOINING COUNTIES

County	2000	2008	Percent Change
Mendocino	36,397	39,563	9%
Unincorporated Area	25,517	27,725	9%
Glenn	9,982	10,804	8%
Humboldt	55,912	59,370	6%
Lake	32,528	35,348	9%
Sonoma	183,153	197,907	8%
Tehama	23,547	27,308	16%
Trinity	7,980	8,482	6%

Source: U.S. Census, 1990 and 2000.
Department of Finance, 2008

HOUSING TYPE AND TENURE

Housing type includes single-family and multi-family units and mobile homes. Tenure refers to whether a housing unit is owner or renter-occupied and is frequently associated with type of housing unit.

Housing Type

Table 2-21 identifies the type of housing units in the unincorporated area in 2000 and 2009. Detached single-family homes comprised almost three-fourths of the housing stock in 2009, an increase of more than 2,000 units since 2000. Single-family attached units represented only 2 percent of the housing stock, showing no growth in the segment since 2000. Multi-family housing, including apartments and condominiums, represented approximately 5.4 percent of the housing stock. Mobile homes constituted 17 percent of the housing stock in the unincorporated area, representing an 11 percent increase since 2000. Overall unit growth for unincorporated Mendocino County between 200 and 2009 was 9.2 percent, which is faster than the 6.5 percent growth in population during the same period.

TABLE 2-21
HOUSING UNITS BY TYPE, 2000 AND 2009
UNINCORPORATED MENDOCINO COUNTY

Housing Unit Type	2000		2009		Percent Change
	Units	Percent	Units	Percent	
Single-Family					
Detached	18,983	74%	21,132	75.9%	11.3%
Attached	535	2%	535	1.9%	0%
Total Single-Family	19,517	76%	21,547	77.3%	10.4%
Multi Family					
2 Units	695	2%	737	2.6%	6.0%
5+ Units	778	3%	778	2.8%	0%
Total Multi-Family	1,473	6%	1,515	5.4%	2.9%
Mobile Homes	4,184	16%	4,675	16.8%	11.7%
Other*	343	1%	--	--	--
Total Units	**25,517**	**100%**	**27,857**	**100%**	**9%**

Notes: *"Other" category in Census includes recreational vehicles, boats, caves, tents, railroad cars, and the like; counted if occupied as permanent residence. Estimate not available for 2009.

Source: U.S. Census 2000, California Department of Finance Table E-5, May 1 2009.

Tenure

According to the 2000 census, approximately 69 percent of the occupied housing units in the unincorporated area were ownership units. Rental units comprised 31 percent. Between 1990 and 2000, the number of both owner-occupied and renter-occupied units increased as shown in **Table 2-22**.

TABLE 2-22
HOUSING TENURE
UNINCORPORATED MENDOCINO COUNTY

Housing Tenure	1990		2000		(i) hange
	Units	Percent	Units	Percent	
Occupied housing units	20,168	88%	22,315	87%	11%
Owner-occupied	13,874	69%	15,297	69%	10%
Renter-occupied	6,294	31%	7,018	31%	12%

Source: U.S. Census, 1990 and 2000.

Vacancy Rate

Despite the growth in the number of rental units in the unincorporated area, the vacancy rate declined significantly between 1990 and 2000. On the other hand, the vacancy rate for ownership units increased slightly (**Table 2-23**). Vacancy rates for both renter and homeowner units are lower in the cities and higher in the unincorporated areas according to the 2000 Census.

TABLE 2-23 VACANCY RATES UNINCORPORATED MENDOCINO COUNTY		
Housing Tenure	**1990**	**2000**
Homeowner Vacancy Rate	1.2%	1.4%
Rental Vacancy Rate	7.2%	3.3%

Source: U.S. Census, 1990 and 2000.

HOUSING AGE AND CONDITION

Age is an important factor in the condition of a housing unit. Housing gradually deteriorates over time and, like other infrastructure, regular maintenance of the housing stock is necessary. Typically, after 30 years most housing shows signs of deterioration and needs reinvestment to maintain its condition. Without proper maintenance, housing that is over 50 years requires major reinvestment to maintain its quality and appearance. Homeowners with older units may require assistance to upgrade conditions or such units will become substandard for use by homeowners or renters and may eventually be unsuitable for occupancy.

Table 2-25 shows that housing in the unincorporated area is newer than housing in the County as a whole. Approximately 31 percent of total County's units compared to 35 percent of units in the unincorporated area are less than 20 years old. Roughly a quarter of all units are 20-30 years old, an age where housing begins to show more serious signs of decline. A substantial portion (27 percent) is more than 50 years old.

Another major concern in the County is substandard housing. There are a significant number of substandard apartments and motel conversions as well as housing with open septic systems, hazardous wiring, broken windows, and lack of working sanitary facilities. Many of these are occupied by minority households; however, few tenants file complaints. The substandard housing is not concentrated in one specific area, but is spread throughout the County.

Table 2-25 Age of Housing Stock MENDOCINO COUNTY				
Age	County		Unincorporated	
	Units	%	Units	%
<10 Years	4,921	13%	3,862	15%
10-20 Years	6,582	18%	4,981	20%
20-30 Years	8,733	24%	6,604	26%
30-40 Years	4,587	12%	3,161	12%
40-60 Years	7,786	21%	4,509	18%
60+ Years	4,328	12%	2,400	9%
Total	**36,937**	**100%**	**25,517**	**100%**

The *Housing Conditions Survey* prepared by the Community Development Commission of Mendocino County surveyed 8,859 housing units in the unincorporated County Census Tracts between August 2002 and January 2003. A point rating system prescribed by the California Department of Housing and Community Development was used. The study found that approximately 62.5 percent of the units surveyed require some form of rehabilitation according to the definitions in the study:

- 47 percent need minor repairs
- 12.8 percent need moderate repairs
- 0.6 percent need substantial repairs
- 2.1 percent are in dilapidated condition

The County's Code Enforcement Division employs three code enforcement officers as well as a staff assistant to address code violations. The Division handles approximately 500 complaints a year. The Division has about 1500 active cases and about half of those cases relate to housing issues. A breakdown of those cases is as follows: 20 percent illegal travel trailer occupancy; 20 percent substandard housing; 15 percent unpermitted construction; 15 percent unpermitted grading; 20 percent junkyard conditions, fencing, RV parking; and 10 percent setback and other issues.

According to code enforcement staff, there has been a marked increase in the number of cases involving illegal travel trailers, campers, and tents. The primary issues include illegal occupancy, a lack of or inadequate sewage disposal, and other health and safety violations. Many sites are located within or near communities or urban areas. In many cases, the occupants hold minimum wage jobs. These occupants are likely to have been priced out of the housing market. A smaller percentage of the cases are located in remote, rural areas.

HOUSING COSTS AND AFFORDABILITY

Housing costs have continued to rise in Mendocino County over the past 6 years. Both homeowners and renters have seen an increase in housing costs with homeowners experiencing a greater increase. (**Table 2-26**).

TABLE 2-26
MEDIAN VALUE/RENT 1990-2006
MENDOCINO COUNTY ACS 2006

Values	Year			Percent Change	
	1990	2000	2006	1990-2000	2000-2006
Median Monthly Ownership Costs	$758	$1,128	$1,700	38%	29%
Median Gross Rent	$471	$600	$859	18%	22%

Source: U.S. Census 1990, and 2000 and 2006 American Community Survey
*Percent change adjusted for inflation

Housing Prices and Trends

Home values in Mendocino County and the surrounding counties increased significantly between 2000 and 2006. The median home value in Mendocino County grew by 130 percent to $457,000 in 2006. Compared with neighboring counties, Mendocino had the second highest median home value, after Sonoma County, according to the 2000 Census (**Table 2-27**).

TABLE 2-27
REGIONAL MEDIAN HOME VALUES ACS

County	Median Value		Percent Change
	2000	2006	
Glenn	$94,900	Not Available	---
Humboldt	$133,500	$336,000	115%
Lake	$122,600	$317,800	121%
Mendocino	**$170,200**	**$457,000**	**130%**
Sonoma	$273,200	$618,500	93%
Tehama	$103,000	Not Available	---
Trinity	$112,000	Not Available	---

Source: U.S. Census, 2000 and 2006 American Community Survey

Although ACS data is not available for subsequent years, housing values have declined significantly. Data from local realtor sources in **Table 2-28**, which provides a more complete picture of home values in Mendocino County.

Table 2-28 shows median home sales prices for 2004, 2006, 2008 in various areas of the County. Housing prices in the County rose from 2004 to 2006 but then decreased by 2008 in most areas. The most expensive housing markets were located along the coast such as Point Arena and Gualala. The northern inland area of the county is generally less expensive than the rest of the County. Housing markets in the southern inland areas varied depending on the region. Redwood Valley and Anderson Valley are the most expensive housing markets in the inland areas, with a median home sales price of $455,000 in 2008, compared to the Willits or Talmage/Hopland areas at $305,000 and $288,500 respectively.

Table 2-28
MEDIAN SALES PRICES BY AREA

Area	2004	2006	2008
Anderson Valley	$436,250	$545,000	$455,000
Calpella/Redwood Valley	$379,000	$480,000	$460,000
Covelo	$230,000	$188,000	$250,000
Gualala	$436,250	$545,000	$455,000
Laytonville/Branscomb	$288,000	$381,950	$359,000
Point Arena/Manchester	$436,250	$545,000	$455,500
Potter Valley	$400,000	$392,500	$420,000
Talmage/Hopland	$512,000	$450,000	$288,500
Willits	$260,000	$370,000	$305,000
Countywide	$339,000	$430,000	$339,000

Source: C. Alfan0, Pacific Properties (Real Estate)

During the period from 2004 to 2007, housing price increases were driven by easy access to credit in combination with the overall attractiveness of the County as a place to live and retire. A lack of new housing construction versus demand and a conversion of homes along the coast to vacation home rentals have also been major factors affecting home prices. While most are conversions of existing housing, some may be new units or vacation home rentals that have changed ownership. The prices of homes began to decline 2007 when lending standards were significantly tightened and an increasing number of foreclosed properties entered the market. Job losses and the poor economy both regionally and nationwide have also limited the potential pool of homeowners to the point where the local supply of homes exceeds the demand.

Mobile Home Sales and Rents

Mobile homes offer a more affordable option for those interested in homeownership. Mobile homes range in price from approximately $35,000 to $80,000 depending on the size, amenities, and age. Overall, 4,184 mobile homes are located in the unincorporated area, according to the 2000 Census. There are 63 mobile home parks in the unincorporated area of the County with a total of 1,746 spaces. Most mobile home parks are located in the southern (1,097 spaces) and the coastal (515 spaces) regions, with fewer in the north (118 spaces).

In addition to the cost of a mobile home, owners must either purchase a residential site or rent a mobile home space. The cost of renting a space ranged from $270 to $640 per month (April 2009 phone survey). The rent typically included water, sewer, and garbage service. Most mobile home parks reported few vacancies and several in the coastal region reported waiting lists.

Rental Rates

Similar to housing sales prices, rents also increased between 2000 and 2005. According to the U. S. Census 2005 American Housing Survey, rents increased by 11 percent in Mendocino County during the ten-year period, as shown in **Table 2-31**.

TABLE 2-31
REGIONAL MEDIAN RENTS
MENDOCINO AND ADJOINING COUNTIES

County	Median Rent			Percent Change
	1990	2000	2005	
Glenn	$355	$458	$670	29%
Humboldt	$409	$537	n/a	--
Lake	$460	$567	$683	6%
Mendocino	**$471**	**$600**	**$757**	**11%**
Sonoma	$645	$864	$1,080	10%
Tehama	$366	$486	$663	20%
Trinity	$367	$487	n/a	--

Source: U.S. Census, 2000.

The unincorporated areas of the County had a range of rent levels. As with home prices, median rents in communities along the coast and in Redwood Valley were higher than for the County as a whole. Rents in the northern inland area were the least expensive. **Table 2-32** identifies the Fair Market Rent[16] for Mendocino County by bedroom size as determined by HUD based on typical local rent levels. The Fair Market Rent for a two-bedroom apartment was $940 in 2009, while a one-bedroom apartment was $774.

TABLE 2-32
FAIR MARKET RENT, 2002 AND 2009
MENDOCINO COUNTY

Bedroom Size	2002 Rents	2009 Rents
Studio	$442	$627
1-Bedroom	$533	$774
2-Bedroom	$653	$940
3-Bedroom	$910	$1,283
4-Bedroom	$916	$1,649

Source: HUD, January 2002 and January 2009

Rental Affordability

In evaluating the survey findings for affordability according to HCD affordability levels (**Table 2-34**), it becomes clear there is a definite need for housing and/or assistance programs in the low-income categories. Only a few in the Ukiah region were in the low-income range. For the three bedroom units several of the units were in the above moderate income range, with over half the units in the Coastal region in the above moderate income category. Similar to the affordability table for housing prices, Table **2-34** shows maximum rent affordable to extremely low, very low, low, and moderate-income household by household size.

[16] Fair Market Rent (FMR) is the rent established by HUD for units of varying sizes (by number of bedrooms). The level at which FMRs are set is based on the median rent distribution of standard quality rental housing units in the County. Adjustments are made to exclude public housing units, newly built units and substandard units.

TABLE 2-34 RENTAL AFFORDABILITY MENDOCINO COUNTY- 2008		
Income Group	**Annual Income**	**Maximum Affordable Payment**
Extremely Low		
One Person	$11,300	$283
Small Family	$14,550	$363
Median Family	$16,150	$404
Large Family	$17,450	$436
Very Low		
One Person	$18,850	$471
Small Family	$24,200	$605
Median Family	$26,900	$673
Large Family	$29,050	$726
Low		
One Person	$30,150	$566
Small Family	$38,750	$726
Median Family	$43,050	$807
Large Family	$46,500	$872
Moderate		
One Person	$45,200	$1,037
Small Family	$58,100	$1,331
Median Family	$64,600	$1,480
Large Family	$69,800	$1,598

Source: State Dept. of Housing and Community Development, *2008 Income Limits*,

Comparing housing affordability, shown in **Table 2-30**, with the cost of housing in Mendocino County, expressed in tables **Table 2-31, Median Rent Price** and **2-32 Fair Market Rents**, it becomes clear that housing is generally only affordable to moderate-income households and certain households in the lower income group as well. The extremely and very low-income households are primarily limited to Section 8 rental housing or other subsidized rental housing complexes. However, many households in the middle or lower end of the low-income category require some type or subsidized rental housing.

2.5 AT-RISK HOUSING ANALYSIS

At-risk housing refers to assisted housing with affordability restrictions that are set to expire during the ten-year period from 2003-2013. This housing is at risk of losing its affordability controls and converting to market rate housing. However, no public or assisted housing is located in the unincorporated County. All of the County's public and assisted housing is located in the cities of Ukiah, Fort Bragg, and Willits. Actions are being taken to preserve the affordability of some units in those cities. For example, the Rural Community Housing Development Corporation with assistance from CDC is secured financing from several sources and purchased and rehabilitated Orchard Manor (64 units) and Orchard Village (48 units) in Ukiah and River Gardens (48 units) in Ft. Bragg in 2003.

2.6 HOUSING NEEDS ASSESSMENT

This section discusses existing and projected housing needs for the unincorporated area of the County. Existing housing needs address issues such as income, overcrowding, overpayment, and substandard housing. Future projected needs are based on the Mendocino Council of Governments' (MCOG) Regional Housing Needs Plan allocating housing units from 2008 to 2014.

Existing Housing Needs

Previous sections of the Housing Element describe the population, employment trends, household, and housing stock characteristics of Mendocino County. Drawing on that information and additional data, this section discusses existing housing needs in the unincorporated County area including overcrowding, overpayment, and rehabilitation and replacement needs, as well as the needs of lower-income households and other special need populations.

TABLE 2-33
LOWER-INCOME HOUSEHOLDS
MENDOCINO COUNTY

Household Type	Extremely Low (0-30% MFI)	Very Low (31-50% MFI)	Low (51-80% MFI)	Total Low
Renter Households	**24%**	**34%**	**42%**	**57%**
Elderly	15%	53%	31%	83%
Small Families	31%	27%	43%	51%
Large Families	19%	39%	42%	56%
Other Households	25%	26%	49%	53%
Owner Households	**17%**	**32%**	**51%**	**31%**
Elderly	13%	39%	48%	47%
Other Households	20%	26%	54%	23%

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 1993. 2000 Census data was not available in November 2002.

Overcrowding

The U.S. Bureau of the Census defines overcrowding as an average of more than one person per room in a housing unit (excluding kitchens, porches, and hallways). The percentage of overcrowded housing units is a general measure of the availability of housing units with adequate rooms for the households who occupy them. In 2000, the unincorporated and total County areas had similar proportions of overcrowding, at approximately 8 percent. The rate of overcrowding increased slightly in the unincorporated area, rising from 7.4 to 8 percent. This rate is nearly seven times the State average.

In 2000, there were 2,793 households living in overcrowded conditions in Mendocino County, 1,783 in the unincorporated area. As **Table 2-35** shows, overcrowding is a more serious problem for rental households. Severe overcrowding, which is defined as more than 1.5 persons per rooms, was especially high among renters. Of the 1,111 households that were overcrowded, over half were severely overcrowded.

The *Housing Conditions Survey* prepared by the Community Development Commission in 2002 noted that the County's high level (14.8 percent) of overcrowding in rental dwellings is nearly seven times the State average. Overcrowding can lead to serious health and safety issues and a more rapid deterioration of the units. The study recommended that the County aggressively pursue the creation of new rental housing stock to alleviate the overcrowding identified in the existing rental housing stock.

TABLE 2-35 OVERCROWDING BY HOUSEHOLDS UNINCORPORATED MENDOCINO COUNTY		
Overcrowding	**Households**	**Percent**
Owners		
Overcrowding	672	4%
Severe Overcrowding	253	38%
Renters		
Overcrowding	1,111	16%
Severe Overcrowding	613	55%
Total	1,783	8%

Source: U.S. Census, 2000.

Overpayment

Affordability problems occur when housing costs become so high in relation to income that households must pay an excessive proportion of their income for housing, or are unable to afford any housing and are homeless. A household is experiencing a housing cost burden if it is paying more than 30 percent of its gross income on housing.

According to the 2000 Census, 36 percent of renters and 25 percent of homeowners were paying more than 30 percent of their total income on housing. The incidence of overpaying for housing is much higher for renters than for owners and especially for households in the lowest income ranges (**Table 2-37**). For example, approximately 64 percent of renter households that earned less than $20,000 per year were overpaying and experienced a housing cost burden. For households earning less than $10,000, 70 percent overpaid for housing. Overall, renters also experienced a high level of severe housing cost burden. Of those paying 30 percent or more for housing, 42 percent spent over half of their income for shelter.

TABLE 2-37 OVERPAYMENT BY HOUSEHOLDS UNINCORPORATED MENDOCINO COUNTY		
Overpayment	**Households**	**Percent**
Owners		
>30% Household Income	2,349	25%
Renters		
>30% Household Income	2,178	36%
>50% Household Income[1]	919	42%

Note: 1. >50% is a subset of households paying >30% of income.
Source: U.S. Census, 2000.

Substandard Housing

Most of the housing in Mendocino County is in sound condition, but a portion is not. Housing conditions are important in terms of not only health and safety, but also in economic terms. If routine maintenance is not performed and deficiencies are not corrected, the economic life of a house will be threatened.

One measure of housing condition is the number of housing units lacking complete plumbing and kitchen facilities. The 2000 Census reported 595 occupied housing units lacking complete plumbing facilities and 347 housing units lacking complete kitchen facilities in the unincorporated area (**Table 2-38**). A slightly higher percentage of rental units lacked complete kitchen facilities than did owner-occupied units.

TABLE 2-38
SUBSTANDARD HOUSING UNITS
UNINCORPORATED MENDOCINO COUNTY

Substandard Housing	Households	Percent
Owner-occupied		
Lacking complete plumbing facilities	354	2%
Lacking complete kitchen facilities	219	1%
Renter-occupied		
Lacking complete plumbing facilities	241	2%
Lacking complete kitchen facilities	128	2%

Source: U.S. Census, 2000.

Another measure of housing condition is the physical inspection of housing units. The *Housing Condition Survey*, conducted in 2002, concluded that there is a serious need for the rehabilitation of a significant portion of the existing housing stock. The most needed repairs involve health and safety, federal housing quality standards, and compliance with State/local codes. Substandard housing has adverse social and economic implications and the private market, without pressure and incentives from the County, will not bring about change. Efforts to correct substandard housing and infrastructure issues should be an ongoing priority of the County.

The *Housing Condition Survey* recommended the following:

- The County should focus on a strong owner-occupied housing rehabilitation program. State CDBG and HOME programs are the most effective tools available to the County.
- A program to replace older mobile homes, especially those manufactured prior to 1976, to assist in removing these substandard units from the County housing stock.
- Code Enforcement and, to a lesser degree, Building Inspection staff should have a basic understanding of housing rehabilitation programs and be equipped to refer property owners to the housing authority for assistance.
- The County needs a supply of new market-rate housing and affordable rental units to meet the needs of low and moderate-income wage earners. This will encourage the demolition and/or rehabilitation of substandard units.
- The County should determine its multi-family zoning needs and establish priority areas to alleviate the saturated rental housing market.

APPENDIX B

Subsidized Housing List in Mendocino County

Family Projects			
Holly Ranch Village (15 future)	CDC	10	Fort Bragg
River Garden		48	Fort Bragg
Sanderson Way	CDC	9	Fort Bragg
Sea Cliff	CDC	19	Fort Bragg
Glass Beach	CDC	15	Fort Bragg
McCarty Manor		40	Ukiah
Marlene Brookside	CDC	17	Ukiah
Orchard Manor	RCHDC	63	Ukiah
Orchard Village	RCHDC	48	Ukiah
Ukiah Green		38	Ukiah
Ukiah Green South		40	Ukiah
Ukiah Terrace	Starr Ukiah Terrace	41	Ukiah
Ukiah-30 (family homes)	CDC	30	Ukiah
Holly Heights		26	Willits
Holly Heights II		32	Willits
Oak Creek		28	Willits
Garden Court	FSP	10	Ukiah
Gibson Court	RCHDC	12	Ukiah
Boonville Apartments		12	Ukiah
Total		537	
College Students			
College Court	CDC	7	Ukiah
Total		7	
Senior Citizen and Disabled Projects			
Cypress Ridge		40	Fort Bragg
Duncan Place		44	Fort Bragg
Walnut Apartment	RCHDC	56	Fort Bragg
Autumn Leaves		92	Ukiah
Creekside Village		40	Ukiah
Jack Simpson School View Apartments	RCHDC	30	Ukiah
North Pine Street		10	Ukiah
Walnut Village		48	Ukiah
Baechtel Creek	CDC	60	Willits
Lenore Street Apartments		12	Willits
Total		432	
City of Ukiah (Family)			
Summer Creek Village	City of Ukiah	64	Ukiah
Total		64	

APPENDIX C

Certifications Related to CoC Funding

Continuum of Care Applicant Certifications (These certified statements are required by law.)

Applicant: Mendocino County Health and Human Services Agency 14-

A. For the Supportive Housing (SHP), Shelter Plus Care (S+C), and Single Room Occupancy (SRO) programs:

1. Fair Housing and Equal Opportunity.

It will comply with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000(d)) and regulations pursuant thereto (Title 24 CFR part I), which state that no person in the United States shall, on the ground of race, color or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which the applicant receives Federal financial assistance, and will immediately take any measures necessary to effectuate this agreement. With reference to the real property and structure(s) thereon which are provided or improved with the aid of Federal financial assistance extended to the applicant, this assurance shall obligate the applicant, or in the case of any transfer, transferee, for the period during which the real property and structure(s) are used for a purpose for which the Federal financial assistance is extended or for another purpose involving the provision of similar services or benefits.

It will comply with the Fair Housing Act (42 U.S.C. 3601-19), as amended, and with implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion, sex, disability, familial status or national origin.

It will comply with Executive Order 11063 on Equal Opportunity in Housing and with implementing regulations at 24 CFR Part 107 which prohibit discrimination because of race, color, creed, sex or national origin in housing and related facilities provided with Federal financial assistance.

It will comply with Executive Order 11246 and all regulations pursuant thereto (41 CFR Chapter 60-1), which state that no person shall be discriminated against on the basis of race, color, religion, sex or national origin in all phases of employment during the performance of Federal contracts and shall take affirmative action to ensure equal employment opportunity. The applicant will incorporate, or cause to be incorporated, into any contract for construction work as defined in Section 130.5 of HUD regulations the equal opportunity clause required by Section 130.15(b) of the HUD regulations.

It will comply with Section 3 of the Housing and Urban Development Act of 1968, as amended (12 U.S.C. 1701(u)), and regulations pursuant thereto (24 CFR Part 135), which require that to the greatest extent feasible opportunities for training and employment be given to lower-income residents of the project and contracts for work in connection with the project be awarded in substantial part to persons residing in the area of the project.

It will comply with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and with implementing regulations at 24 CFR Part 8, which prohibit discrimination based on disability in Federally-assisted and conducted programs and activities.

It will comply with the Age Discrimination Act of 1975 (42 U.S.C. 6101-07), as amended, and implementing regulations at 24 CFR Part 146, which prohibit discrimination because of age in projects and activities receiving Federal financial assistance.

It will comply with Executive Orders 11625, 12432, and 12138, which state that program participants shall take affirmative action to encourage participation by businesses owned and operated by members of minority groups and women.

If persons of any particular race, color, religion, sex, age, national origin, familial status, or disability who may qualify for assistance are unlikely to be reached, it will establish additional procedures to ensure that interested persons can obtain information concerning the assistance.

It will comply with the reasonable modification and accommodation requirements and, as appropriate, the accessibility requirements of the Fair Housing Act and section 504 of the Rehabilitation Act of 1973, as amended.

Additional for S+C:

If applicant has established a preference for targeted populations of disabled persons pursuant to 24 CFR 582.330(a), it will comply with this section's

nondiscrimination requirements within the designated population.

B. For SHP Only.

20-Year Operation Rule.
For applicants receiving assistance for acquisition, rehabilitation or new construction: The project will be operated for no less than 20 years from the date of initial occupancy or the date of initial service provision for the purpose specified in the application.

1-Year Operation Rule.
For applicants receiving assistance for supportive services, leasing, or operating costs but not receiving assistance for acquisition, rehabilitation, or new construction: The project will be operated for the purpose specified in the application for any year for which such assistance is provided.

C. For S+C Only. Supportive Services.

It will make available supportive services appropriate to the needs of the population served and equal in value to the aggregate amount of rental assistance funded by HUD for the full term of the rental assistance.

D. Explanation

Where the applicant is unable to certify to any of the statements in this certification, such applicant shall attach an explanation behind this page.

Signature of Authorized Certifying Official:	**Date:**
Title: Adult and OA System of Care Branch Director	
Applicant Organization: Mendocino County Health and Human Services Agency	For PHA Applicants Only: (PHA Number)
I certify that I have been duly authorized by the applicant to submit this Applicant Certification and to ensure compliance. I am aware that any false, ficticious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U. S. Code, Title 218, Section 1001).	

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APPENDIX D

Certifications Related to Replacement of Low Income Housing and Relocation Assistance

RESIDENTIAL ANTIDISPLACEMENT AND RELOCATION ASSISTANCE
PLAN UNDER SECTION 104(d) OF THE HOUSING AND COMMUNITY
DEVELOPMENT ACT OF 1974, AS AMENDED

The County of Mendocino will replace any occupied and vacant occupiable Targeted Income Group dwelling units demolished or converted to a use other than as Targeted Income Group housing as a direct result of activities assisted with funds provided under the Housing and Community Development Act of 1974, as amended, as described in 24 CFR 570.496(a).

All replacement housing will be provided within three years of the commencement of the demolition or rehabilitation relating to conversion. Before obligating or expending funds that will directly result in such demolition or conversion, the jurisdiction will make public-and submit to the Department the following information in writing:

1. A description of the proposed assisted activity;
2. The general location on a map and approximate number of dwelling units by size (number of bedrooms) that will be demolished or converted to a use other than as Targeted Income Group dwelling units as a direct result of the assisted activity;
3. A time schedule for the commencement and completion of the demolition or conversion;
4. The general location on a map and approximate number of dwelling units by size (number of bedrooms) that will be provided as replacement dwelling units;
5. The source of funding and a time schedule for the provision of replacement dwelling units; and
6. The basis for concluding that each replacement dwelling unit will remain a Targeted Income Group dwelling unit for at least 10 years from the date of initial occupancy.

The County of Mendocino will provide relocation assistance to each Targeted Income Group household displaced by the demolition of housing or by the conversion of a Targeted Income Group dwelling to another use as a direct result of assisted activities.

Consistent with the goals and objectives of activities assisted under the Act, the County of Mendocino will take the following steps to minimize the displacement of persons from their homes:

1. Stage rehabilitation of assisted housing to allow tenants to remain during and after rehabilitation, working with empty buildings or groups of empty units first so they can be rehabilitated first and tenants moved in before rehab on occupied units or buildings is begun.
2. Establish temporary relocation facilities in order to house families whose displacement will be of short duration, so they can move back to their neighborhoods after rehabilitation or new construction.
3. Evaluate housing codes and rehabilitation standards in target areas to prevent their placing undue financial burden on long-established owners or on tenants of multi-family buildings.
4. Counsel homeowners and renters to understand the range of assistance that may be available to help them in staying in the target area.
5. Maintain a program of below market interest rate loans for rehabilitation or repairs to investor-owners who agree to limit rent increases for the term of the loan.

The Community Development Commission of Mendocino County will take the following actions to assist displaced persons.

1. Give priority in assisted housing units to households facing displacement.
2. Target Section 8 existing program certificates to households being displaced, and recruit area landlords to participate in the program.
3. Provide counseling and referral services to assist displacees find alternate housing in the area.

4. Work with area landlords and real estate brokers to locate vacancies for households facing displacement.

The Community Development Commission of Mendocino County will take the following actions to otherwise mitigate adverse effects of displacement.

1. Take various actions to assist in the provision of assisted housing for lower income persons, such as property acquisition, solicitation of developers, etc.
2. Use of public funds, such as CDBG funds, to pay moving costs and provide relocation payments, or require private developers to provide compensation to persons displaced by development activities.
3. Give displacees priority in obtaining subsidized housing units.
4. Provide counseling and referral services to assist displacees to locate elsewhere in the community.

Ref: jull6w2.0

APPENDIX E

Summary of Citizen Participation in the Development of the Abbreviated Consolidated Plan

The *Abbreviated Consolidated Plan* was developed with involvement of the HSPG, which includes county government, public agencies, private non-profits, and community groups. Ideas and subsequent goals have been developed at retreats, strategic planning sessions and regional sub-groups of the entire membership. The full HSPG has been apprised of all developments. Citizen participation was invited. The following is the **Citizen Participation Plan** utilized for this document:

1. Three public hearings were planned and notices were published in the *Ukiah Daily Journal*, *Willits News,* and the *Fort Bragg Advocate*, announcing public hearings in each of those locations. (Copies of those notices are attached).
2. The Draft Plan was distributed to members of the HSPG, posted to the Department of Social Services website http://www.co.mendocino.ca.us/hhsa/adult/coc.htm, and made available at the Public Hearings.
3. Public hearings were held in Ukiah, August 24, 2011 9:00 am; in Willits, August 25, 9:00 am; and in Fort Bragg, August 25, 2011 2:00 pm.
4. Draft Plans were made available at theUkiah, Fort Bragg, and Willits Department of Social Services, the office of the Community Development Commission, Buddy Eller Center and the Fort Bragg, Willits and Ukiah Resource Centers for the homeless from August 24, 2011 through September 24, 2011. Each copy contained multiple copies of instructions on how to submit comments. Public comments were solicited and accepted.

There were no citizen comments during the public comment period.