

COUNTY OF YOLO

OFFICE OF THE COUNTY ADMINISTRATOR

Chad Rinde, CPA
Interim County Administrator

625 Court Street, Room 202
Woodland, CA 95695
(530) 666-8055 FAX (530) 666-8049
www.yolocounty.org

Committee on Capital Investments

MEETING AGENDA

DATE: **Monday, February 28, 2022**

TIME: **11:00 a.m.**

LOCATION: **Virtual meeting**

Join Zoom Meeting by PC <https://yolocounty.zoom.us/j/88181988274>

Join by Phone: 408-638-0968

Meeting ID: 881 8198 8274 (Passcode: 846489)

1. CALL TO ORDER

2. APPROVAL OF AGENDA

3. PUBLIC COMMENTS

Opportunity for members of the public to address the subcommittee on subjects relating to subcommittee business.

4. REGULAR AGENDA

- a. Updated Yolo County Housing Yolano Donnelly proposal (Sigrist)
- b. Proposal to re-use the Probation Portable building at 2780 E. Gibson Rd and non-secure section of JDF for CrisisNow (Evans)
- c. Meadowlark House (sale or potential use for program site) (Evans)
- d. CHFFA Round 2 Grant (Evans)
- e. Solar panels at 292 W. Beamer Campus (Echiburú)
- f. Newt's Expressway R20A project (Echiburú)
- g. Staff Updates (Bryan)
 - i. Updated draft dedication plaque language for Yolo Branch Library
 - ii. Public Art Plan for Monroe (information only)
- h. Broadband and IT Projects Update (Gerney)

5. COMMITTEE MEMBER REQUESTS

NOTICE

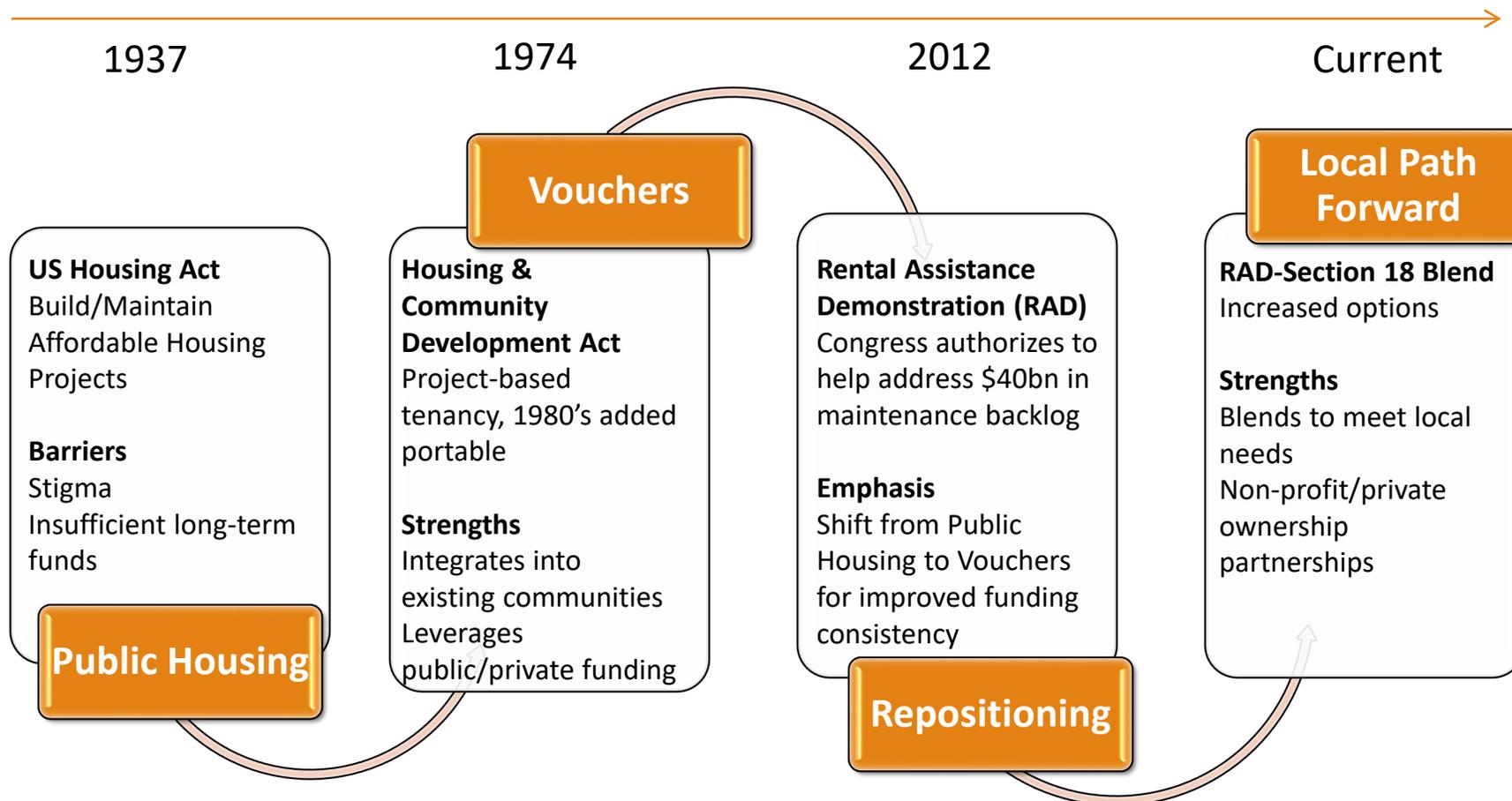
If requested, this agenda can be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 and the Federal Rules and Regulations adopted in implementation thereof. Persons seeking an alternative format should contact the County Administrator's Office at 530-666-8150 for further information.

Public Housing Repositioning

Sandra Sigrist, Interim Executive Director
Yolo County Housing Authority

FEBRUARY 28, 2022

History of Federal role in Low Income Housing

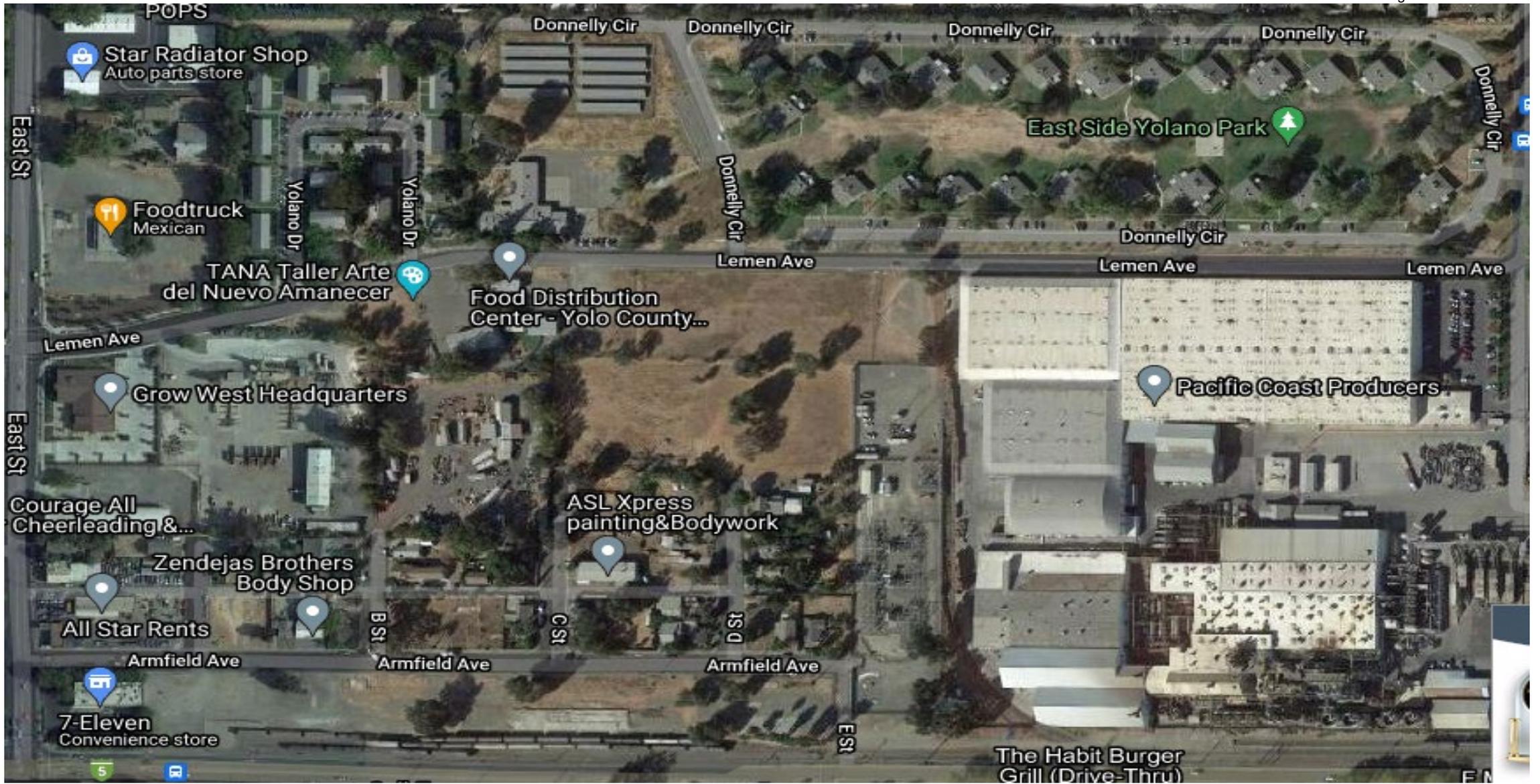


Repositioning in Woodland

Yolano Donnelly



- 20-acre property allows for new building in phases; other jurisdiction property repositioning planning to follow
- Early YC plans are underway
 - SACOG grant providing Base Mapping and Community Survey Work in the YD and Armfield neighborhoods
- Proposal is to increase overall YD area density from current 132 units to 400 units, including:
 - Population-dedicated units (e.g., senior, agricultural families)
 - Local services/businesses on the property
- May involve buying and selling parcels in partnership with other entities to facilitate the project in total



Repositioning Requirements



- All of Yolo County's Public Housing developments are in "Minority Concentration" Census Tracts, triggering a Fair Housing & Equal Opportunity (FHEO) approval for new construction
- Housing Authority can apply for FHEO approval under the criteria for a "Revitalizing Neighborhood"
- Criteria
 - Demonstrate past 10 years of community investment *and* investment forward
 - Housing Authority
 - 20 existing acres, estimated value \$1m
 - Vouchers/HUD funding value \$3m annual x 20 years (an increase from current \$1.7m annual)
 - Local Request
 - County of Yolo/City of Woodland \$1m each or \$2m in total

Public Housing Repositioning

Questions?



YOLO COUNTY
HEALTH AND HUMAN SERVICES AGENCY

CAPITAL INVESTMENT PROPOSAL

Health and Human Services Agency

Ian Evans, HHSA Branch Director



CRISIS NOW

Four Core Elements for Transforming Crisis Services



HIGH TECH CRISIS CENTER

These programs use technology for real-time coordination across a system of care and leverage big data for performance improvement and accountability across systems. At the same time, they provide high-touch support to individuals and families in crisis.



24/7 MOBILE CRISIS

Mobile crisis offers outreach and support where people in crisis are. Programs should include contractually required response times and medical backup.



CRISIS STABILIZATION PROGRAMS

These programs offer short-term “sub-acute” care for individuals who need support and observation, but not ED holds or medical inpatient stay, at lower costs and without the overhead of hospital-based acute care.



ESSENTIAL PRINCIPLES AND PRACTICES

These must include a recovery orientation, trauma-informed care, significant use of peer staff, a commitment to Zero Suicide/Suicide Safer Care, strong commitments to safety for consumers and staff, and collaboration with law enforcement.

JDF CONVERSION

High Tech Call
Center/Receiving Chairs

Non-Secure Area



HHSA proposes the non-secure portion of the JDF be used as a regional 24/7 clinically staffed hub/crisis call center that provides crisis intervention capabilities (telephonic, text, chat).

In addition, this area would offer 10 crisis receiving chairs for stabilization services up to 23 hours.



Probation Portables

24/7 Stabilization/Short-Term Bed Facility



HHSa proposes to convert existing portables to crisis stabilization facilities providing short-term observation and support in a home-like, non-hospital environment.

Portables would offer 16 short-term stabilization beds for those needing 24 hours to 4 days of crisis support.

THE FUTURE OF MEADOWLARK

In FY 06-07, Yolo County requested access to its remaining Special One-Time Funding, 25% of funding remaining from FY 05-06 in the amount of \$454,975, for the exclusive purpose of developing supportive housing opportunities for consumers.

Yolo County utilized this funding to purchase two houses in the community (one in Woodland, one in West Sacramento) for the express purpose of providing transitional shelter to Full Service Partnership (FSP) clients who were homeless and without benefits or awaiting awards.



MEADOWLARK CONT.

Meadowlark, the West Sacramento residence, has been vacant for an extended period pending significant repairs. Next steps for the future of the property must be determined in compliance with MHSA laws.



OPTION 1: UTILIZE AND MAINTAIN

Meadowlark was purchased to provide safe housing circumstances for FSP clients who have little or no income and need support before transitioning to stable, affordable housing. These clients still exist and the need for supportive housing has only increased.

Maintaining Meadowlark would also support the Board Strategic Plan objective to achieve "functional zero" homelessness with a demonstrated reduction in people experiencing homelessness countywide.

**655 total individuals
are experiencing
homelessness on
any given night
based on 2019 PIT
Count**

MEADOWLARK CONT.

OPTION 2: SALE OF PROPERTY AND FUNDS RETURNED TO CSS FUND

In order for Yolo County to keep their commitment to the State, Yolo County would need to comply with MHSA laws by returning proceeds derived from the sale of the property back to the CSS component to be used for the specified purposes, and ensure the County maintains records consistent with the sale and expenditure of these funds.

REQUIREMENTS FOR SALE



Develop a three-year program and expenditure plan/update consistent with Welfare and Institutions (W&I) Code 5848.

Ensure all funds derived from the sale of the property be returned to the CSS component and used either for the purchase of additional housing or for the “housing assistance” services identified in W&I Code 5892.5.

MEADOWLARK CONT.

OPTION 2: SALE OF PROPERTY AND FUNDS RETURNED TO CSS FUND

REQUIREMENTS FOR SALE



Consistent with W&I Code 5847, W&I Code 5891(d) and CCR 3650 if a specific use of the funds has been identified, such as the purchase of a house, the county should include this in their Three-Year Program and Expenditure Plan/update.

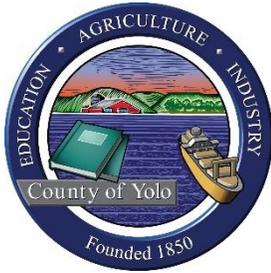
Report all proceeds from the sale of the property in the county's Annual MHSA Revenue and Expenditure Report.

Maintain records consistent with CCR 3420.45, including documents to support the purchase price of the house, records to support the sale of the property, transaction fees and net proceeds from the sale of the property.



Questions?

COUNTY OF YOLO
HEALTH & HUMAN SERVICES AGENC
GONZALES BUILDING



COUNTY OF YOLO

Health and Human Services Agency

Karen Larsen, LMFT
Director

Ian Evans, LMFT
Director, Adult & Aging Branch

MAILING ADDRESS
137 N. Cottonwood Street • Woodland, CA 95695
(530) 666-8516 • www.yolocounty.org

Dear CHFFA Board Members,

On December 2, 2021, Yolo County staff came before your Board to request a CURE period extension. Yolo County requested this extension through April 30th given the ongoing work needed to secure a property and meet the readiness review deadlines for the Ellen's House project. Your Board awarded that extension and staff continued their efforts to bring this project to fruition. Unfortunately, this letter comes to notify your Board that we are unable to make this April 30th deadline and must therefore forfeit this grant opportunity.

Per your request, in our meeting with your staff on February 23rd, we have summarized our efforts to date below. Our team has learned a great deal throughout this process and our hope is that sharing these may help shape future legislation or grant opportunities of this kind.

Efforts to date:

- CHFFA and HHSA staff worked for more than 12 months to finalize terms of an agreement between CHFFA, Yolo County, and Yolo County Housing Authority
- Staff reviewed 12 properties for this project
 - o 6 were in dense residential neighbors, therefore not feasible for this program
 - o 2 were less than 2 blocks from an elementary school, therefore not feasible for this program
 - o 1 was a 31-acre property which was not feasible given State grant regulations
 - o 1 fell through during initial outreach due to public pushback
 - o 2 were located in a flood plain which was not feasible due to State grant regulations, FEMA requirements, lack of architectural/engineers, and timing of grant
- Developed a community engagement strategy to meet the needs of the Board of Supervisors on projects of this kind

Lessons learned/Barriers:

- Stigma remains for these types of programs.
- COVID had a significant impact mainly on staffing capacity/resources for this project.
- Significant staff resources needed for grant reporting, contract negotiation, property search/acquisition, community engagement supports.
- Challenging housing market made it difficult to find properties that remained on the market long enough to ensure it would meet State grant regulations, provide enough community outreach to meet the Board requirements, and engage neighbors.
- Acquisition and renovation helps speed up project timelines, but not allowing new construction limited the potential for this grant locally for a variety of reasons.

Davis

600 A Street
Davis, CA 95616
Mental Health (530) 757-5530

West Sacramento

500 Jefferson Boulevard
West Sacramento, CA 95605
Service Center (916) 375-6200
Mental Health (916) 375-6350
Public Health (916) 375-6380

Winters

111 East Grant Avenue
Winters, CA 95694
Service Center (530) 406-4444

Woodland

25 & 137 N. Cottonwood Street
Woodland, CA 95695
Service Center (530) 661-2750
Mental Health (530) 666-8630
Public Health (530) 666-8645

Yolo County is grateful to the CHFFA Board and your staff who have worked with us consistently for multiple years on this opportunity, and despite the best efforts of your team and our various teams here in Yolo we have not been successful.

Sincerely,



Ian Evans
Adult & Aging Branch Director
Yolo County Health and Human Services Agency

County of Yolo
Yolo County Library
Yolo Branch Library
xx/xx/2022

Yolo County Board of Supervisors

Oscar Villegas, District One

Don Saylor, District Two

Gary Sandy, District Three

Jim Provenza, District Four

Angel Barajas, District Five

Matt Rexroad, District Three (retired)

Duane Chamberlain, District Five (retired)

Patrick Blacklock
County Administrator

Mark Fink
County Librarian and Chief Archivist

Kevin Yarris
General Services Director

WMB Architects
Architect

Broward Builders, Inc.
General Contractor

*Constructed with generous assistance from the Friends of
the Yolo Branch Library, the Juarez family and local residents.*

From: [Mark Fink](#)
To: [Joanne VanHoosear](#)
Subject: Committee on Capital Investments Yolo Branch Library dedication plaque design attached
Date: Tuesday, February 22, 2022 11:43:22 AM
Attachments: [image001.png](#)
[Yolo plaque v2.pdf](#)

A diagram showing where the plaque would be mounted is provided below.

The dimensions of the plaque will be 19 inches wide x 21 inches high and mounted to the exterior of the building, to the left of the front entrance, unless the Committee requests something different.

###

The wall is approximately 5'-4" wide and 10'-7" tall. The 'placeholder plaque' we show on the drawings is 19" wide and 21" high.

