

**Regular Meeting of the  
Housing Trust Fund and Homelessness Solutions Committee  
(HTFHSC) Thursday, August 11, 2022, 1:30 p.m.  
Teleconference**

**AGENDA**

**In accordance with Executive Order N-29-20 the HTFHSC meetings will be held virtually until further notice. You may access the meeting by phone by calling 1 (669) 254-5252. Meeting ID: 161 9351 4378, or online:  
<https://www.zoomgov.com/j/16193514378>**

**The Chair will give the public opportunities to comment on each agenda item over the phone.**

**If you are a person with a disability, and you need disability-related modifications or accommodations to participate in this meeting, please contact the Clerk of the Board at (707) 476-2384, or (707) 445-7299 (fax). Requests for such modifications or accommodations must be made at least three full business days before the start of the meeting.**

I. Call to Order
II. Roll Call
III. Agenda Modifications
IV. Public Comment on Non-Agenda Items
V. Proposed Letter Regarding the Effects of Short-Term Rentals on the Housing Market and in Support of Applying the Transient Occupancy Tax to These Properties- Sally Hewitt
VI. Consider a Proposed Motion: The HTFHSC finds the proposed day center project not consistent with the County's adopted Housing First Policy and that the Homelessness Action Plan be amended to use HHAP funding for a coordinated countywide Emergency Housing Program using campgrounds operated under Shelter Crisis declarations, California Residential and Building Code Appendices O and X, Housing First principles including separation of tenancy and services, and an appointed oversight committee.- Janelle Egger
VIII. HTFHSC Legitimacy and Moving our Formation Paperwork Forward to the Board of Supervisors- Nezzie Wade
IX. Announcements
X. Agenda Items for Next Meeting
XI. Adjourn

Attachments:

- V. Proposed Letter Regarding the Effects of Short-Term Rentals (Hewitt)
- VI. Emergency Housing using campgrounds (Egger)

## **DRAFT LETTER RE: VACATION RENTALS, HOUSING TRUST FUND and TOT**

The Housing Trust Fund and Homelessness Solutions Committee (HTFHSC) continues to seek a permanent source of funding to support the development of affordable housing in the County of Humboldt. One possible source is Transient Occupancy Tax (TOT). TOT is assessed on visitors to Humboldt County when they stay in motels, hotels, bed and breakfast businesses and in some cases short-term rentals. Short-term rentals (STR) include those that are also owner-occupied or have owner on the premises in separate dwelling. STR may be stand-alone dwellings that are available to rent for periods of less than 30 days and be managed by individuals or corporations such as VRBO or AirBNB. Some short-term rentals pay TOT, but others do not. In general, those that exist in cities are more likely to be subject to TOT than those in unincorporated areas. Most STR are vacant (unless currently rented to visitors) and not available for occupancy by county residents under lease or rental agreement for periods greater than 30 days.

Humboldt County has a housing shortage and a high number of residents without housing of any kind. In the last Point-in-Time (PIT) conducted in January 2022, at least 1,309 persons experiencing homelessness were unsheltered in Humboldt County. When considered on a per capita basis, this is one the highest rates of homelessness in the United States. Converting homes that house families on a long-term rental basis into short-term rentals that are vacant much of the time likely contributes to our lack of affordable housing. Other effects on neighborhoods should be examined: increase in noise, traffic; loss of neighborhood cohesion; safety and security concerns for residents and visitors;

increase in calls to first responders; and damage to recreational areas by misuse, overuse are some examples. TOT could help to mitigate some of these problems and should be applied to all short-term rentals regardless of location or type. The HTSHSC encourages the Board of Supervisors to examine these issues and consider solutions such as increase to TOT with a portion designated for a local HTF, and regulation of existing and future short-term rentals particularly in unincorporated areas of Humboldt County.

DRAFT

## Regarding Humboldt County's approach to addressing homelessness

Janelle Egger, HTFHSC At-large Member, July 30, 2022

The question is can we use the County's Shelter Crisis Declaration, adopted Housing First approach, California Government Code CHAPTER 7.8. Shelter Crisis (8698 - 8698.4), Building/Residential Code Appendices re emergency housing, and state funding to provide campgrounds so that people have a place to live while the housing crisis is addressed?

### ***Using Housing First:***

*The Welfare and Institutions Code Chapter 6.5. Housing First and Coordinating Council*  
WIC sec. 8255 refers to "tenants" and "tenancy" [bold font added]:

(b) "Core components of Housing First" means all of the following<sup>1</sup>:

(1) **Tenant screening** and selection practices that promote accepting applicants regardless of their sobriety of use of substances, completion of treatment, or participation in services.

(2) **Applicants are not rejected** on the basis of poor credit or financial history, poor or lack of rental history, criminal **convictions unrelated to tenancy**, or behaviors that indicate a lack of "housing readiness."

(3) Acceptance of referrals directly from shelters, street outreach, drop-in centers, and other parts of crisis response systems frequented by vulnerable people experiencing homelessness.

...

(5) **Participation in services or program compliance is not a condition of permanent housing tenancy.**

(6) **Tenants have a lease and all the rights and responsibilities of tenancy**, as outlined in California's Civil, Health and Safety, and Government codes.

(7) The use of alcohol or drugs in and of itself, without other lease violations, is not a reason for eviction.

...

(11) The project and specific apartment may include special physical features that accommodate disabilities, reduce harm, and **promote health and community and independence among tenants.**

And provides this definition:

(d)(1) **"Housing First"** means the evidence-based model that **uses housing as a tool, rather than a reward, for recovery** and that centers on providing or connecting homeless people to permanent housing as quickly as possible. Housing First providers offer services as needed and requested on a voluntary basis **and that do not make housing contingent on participation in services.**

(2) (A) "Housing First" includes time-limited rental or services assistance, so long as the housing and service provider assists the recipient in accessing permanent housing ...

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<sup>1</sup> California definition includes navigation centers and supportive housing with onsite supportive services. The highly successful Pathways Housing First approach was developed working with people who were homeless and suffering with mental health and/or addiction issues. It provided housing in the community with visits by program staff for client directed problem solving conversations. As this proposal is based on the Pathways model to provide emergency housing, code subsections related to supportive housing or social services are mostly omitted.

### **Emergency housing proposal:**

The *Welfare and Institutions Code* Core Components of Housing First refers to “permanent housing”. As rental housing is as permanent as many will have these days, let’s provide emergency housing in campgrounds as we work to increase the County’s housing stock.

Housing to address homelessness has largely been funded by Federal monies, which require housing standards a campground cannot meet. State funding is now available, also from WIC section 8255:

(e) “State programs” means any programs a California state agency or department funds, implements, or administers for the purpose of providing housing or housing-based services to people experiencing homelessness or at risk of homelessness, with the exception of federally funded programs with requirements inconsistent with this chapter.

*(Amended by Stats. 2021, Ch. 398, Sec. 3. (AB 1220) Effective January 1, 2022.)*

One state program is the *Homeless Housing, Assistance and Prevention* (HHAP) Grant Program. From ***Putting the Funding Pieces Together: Guide to Strategic Uses of New and Recent State and Federal Funds to Prevent and End Homelessness, Updated November 2021<sup>2</sup>***; at pdf page 16:

#### **HOMELESS HOUSING, ASSISTANCE AND PREVENTION PROGRAM (HHAP) – via Homeless Coordinating and Financing Council (HCFC)**

##### **Funding Amounts and Time Constraints:**

“The State budget includes an additional \$1 billion annually in General Funds for the HHAP program for each of the next 2 years, to be administered by HCFC, with funds to be allocated to CoCs, counties, and large cities. ... Grantees will have 5 years to spend down funds, and some funds will be released first, with balance of allocations to be released following applications which will require settings performance measure goals.”

##### **Eligible Activities:**

###### **Broad range of potential uses including:**

- Rapid Rehousing
- Operating Subsidies and Reserves
- ...
- Services coordination
- Systems Support to create regional partnerships
- Delivery of Permanent Housing
- Innovative solutions including motel/hotel conversions  
*[editorial note: “including but not limited to”? Underline added]*
- ...
- Prevention and shelter diversion to permanent housing
- ...

##### **Strategic Guidance for Local Use of Funds:**

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<sup>2</sup> @ [https://bcsh.ca.gov/calich/documents/covid19\\_strategic\\_guide\\_new\\_funds.pdf](https://bcsh.ca.gov/calich/documents/covid19_strategic_guide_new_funds.pdf)

- **Focus on Exits to Permanent Housing:** While HHAP funds remain eligible for a variety of uses, grantees performance measures and outcome goals will emphasize increasing exits to permanent housing. ... [Underlining added.]

...

- **CAUTION:** HHAP funds used to support sheltering activities must be limited... to newly developed clinically-enhanced congregate shelters, new or existing non-congregate shelters, and operations of existing navigation centers and shelters based on demonstrated need as defined in AB 140 section 50220.7(e)(8).

Humboldt's *Local Action Plan* pdf page 8: "It is very difficult for individuals who have been in institutional settings to navigate the transition to permanent housing and independent living."

The founder of *Pathways Housing First*: "ending homelessness is the easiest part of the job. The real challenge is providing the support services to treat severe mental health and addiction problems. When a person is living at home, treatment has a much better chance of success."<sup>3</sup>

As "permanent housing" for many is tenancy, the issue is rights re habitability for emergency housing in a campground. This was addressed in CA Dept. of Housing and Community Dev. Div. of Codes and Standards' INFORMATION BULLETIN 2018-05 announcing "the permanent adoption of emergency building standards amending the 2016 Calif. Building Code (CBC) and the 2016 Calif. Residential Code (CRC), effective December 7, 2018." at page 2:

The regulations are now permanent voluntary appendices to the 2016 CBC and 2016 CRC that provide a consistent minimum standard by which local agencies may develop emergency housing or shelter ordinances.

How can Humboldt increase exits to permanent housing during the housing crisis?

**This proposal is for a countywide program of emergency interim housing using public facilities in the form of campgrounds as emergency housing with tenancy agreements.**

This can be done using California Code Building (CBC) Appendix O, and California Residential Code (CRC) Appendix X, the County's Shelter Crisis Declaration, Gov Codes 8698.1, 8698.2 and 8698.4(2), the Pathways Housing First approach of separation of housing and services, and California *Homeless Housing, Assistance and Prevention Program* (HHAP) funding.

With tenancy agreements, campground tenants will be better prepared as housing becomes available. A Countywide campground program will address the five (5) action areas in the ***Action Plan for Preventing and Ending Homelessness in California***, adopted in March 2021<sup>4</sup>:

1. Strengthening Our Systems to Better Prevent and End Homelessness in California
2. Equitably Addressing the Health, Safety, and Services Needs of Californians Experiencing Unsheltered Homelessness
3. Expanding Communities' Capacity to Provide Safe and Effective Sheltering and Interim Housing
4. Expanding and Ensuring Equitable Access to Permanent Housing in Our Communities
5. Preventing Californians from Experiencing the Crisis of Homelessness.

<sup>3</sup> @ <https://nassauda.org/DocumentCenter/View/664/Housing-First-an-Interview-with-Sam-Tsemberis-Dr-Sam-Tsemberis-Is-the-Founder-of-Pathways-to-Housing-Inc-PDF>

<sup>4</sup> @ [https://bcsh.ca.gov/calich/documents/action\\_plan.pdf](https://bcsh.ca.gov/calich/documents/action_plan.pdf)

May 26, 2022

To Whom it may Concern,

Hello, my name is Janelle Egger and I was recently appointed as the At Large Member of the Humboldt Housing Trust Fund and Homelessness Solutions Committee (HTFHSC). I write regarding California's Homeless Housing, Assistance and Prevention (HHAP) Grant Program funding and the County's proposed Safe Parking/Safe Shelter pilot program. The HTFHSC has only had time to briefly discuss what I am proposing.

I am requesting your support for a homelessness system providing emergency housing in the form of campgrounds throughout the county operated under Shelter Crisis declarations and the Housing First principal of separation of housing and services. This is a recommitment and expansion of the Eureka/County Joint Resolution that adopted the Housing First approach and made a commitment to work together and with the community to address homelessness.

A system of Shelter Crisis/Housing First campgrounds operated as emergency housing would serve many purposes. It would create a low barrier pathway from streets and open spaces to emergency housing camp to conventional housing. It would provide stability through tenancy, facilitate the work of case managers/navigators, and improve the quality of the HMIS and Point-in-time count data. It would reserve space in the more costly supportive/transitional housing for those who need it. The Housing First approach of separation of housing and services has been successful where housing was available in the community. While sanctioned camps have been used to address homelessness, using camps as emergency housing with tenancy has not.

Health care, social services, mental health, emergency services, law enforcement, businesses and the community at large would all benefit by a system of camps where people had a legal residence with access to basic hygiene facilities. A system of emergency housing camps with tenancy could also clarify roles and strengthen partnerships with non-profit providers and private businesses and individuals. This would improve the outcomes of governmental and non-governmental programs and services, the quality of data collected, and build on the current coordination between public health, emergency services, direct services, and charitable actions. Most importantly, this would improve the quality of life for those now living without a place to call home.

Providing emergency housing in the form of Shelter Crisis/Housing First campgrounds is needed while the production of housing continues and is aligned with *the Homeless Housing, Assistance and Prevention Program* funding requirements. Please see the attached proposal.

Sincerely,

*janelle*

Janelle Egger

California Homeless Coordinating and Financing Council's  
***Action Plan for Preventing and Ending Homelessness***  
& Proposal for Shelter Crisis/Housing First Campgrounds

***Action Area 1. Strengthening Our Systems to Better Prevent and End Homelessness in California***

Activities focused on...; supporting interjurisdictional and regional planning; partnerships to strengthen outcomes related to education, employment, income, and assets; ...

Proposal: Regional planning, action and oversight is required as countywide there are people experiencing unsheltered homelessness, including people who also need services.

***Action Area 2. Equitably Addressing the Health, Safety, and Services Needs of Californians Experiencing Unsheltered Homelessness***

Activities focused on addressing health and safety needs and increasing access to State-supported services and programs for people who are experiencing unsheltered homelessness.

Proposal: Employ the County adopted Housing First approach to provide places to live as the housing crisis is addressed. Housing First has been shown to reduce health, safety, and services needs/costs, including among people suffering .

***Action Area 3. Expanding Communities' Capacity to Provide Safe and Effective Sheltering and Interim Housing***

Activities focused on expanding the supply of safe, housing-placement focused sheltering and interim housing models and addressing health and services needs of people staying within such programs.

Proposal: Use the County's Shelter Crisis Declaration and Housing First Resolution to establish Shelter Crisis/Housing First camps as emergency interim housing. (See Government Code Chapter 7.8. Shelter Crisis, Sections 8698.1 and 8698.2.) A campground can be emergency housing under California Residential Code Appendix X, and California Building Code Appendix O. Re Housing First and tenancy, see California Welfare and Institutions Code section 8255.

***Action Area 4. Expanding and Ensuring Equitable Access to Permanent Housing in Our Communities***

Activities focused on strengthening Housing First approaches and expanding permanent housing opportunities through development strategies, short- and long-term rental assistance, and other rehousing activities.

Proposal: As the housing crisis is addressed, use Shelter Crisis/Housing First camps as one of the community's "other rehousing activities."

***Action Area 5. Preventing Californians from Experiencing the Crisis of Homelessness***

Activities focused on reducing entries into homelessness as people exit and/or receive services through State funded programs and systems and enhancing communities' capacity to provide targeted homelessness prevention and diversion services and assistance.

Proposal: Shelter Crisis/Housing First campgrounds as emergency housing can provide a last resort form of homelessness prevention for those who lose housing and can facilitate diversion services and assistance.