



CALAVERAS COUNTY BOARD OF SUPERVISORS AGENDA SUBMITTAL

Short Name/Subject Homeless Emergency Aid Program (HEAP) – Zoning Amendment Initiation	Board Meeting Date May 28, 2019	Agenda Number 34
Dept: Health and Human Services Agency Contact: Kristin Stranger Phone: (209) 754-6525	Supervisory District Number District 2	Regular Agenda
Published Notice Required? No Public Hearing Required? No		Estimated Time: 10 Minutes
Type of Document? Action Item PowerPoint Presentation Included? No Budget Transfer Included (Must be signed by Auditor)? No Complete Agreement Required? No Position Allocation Change? No		

RECOMMENDATION:

Pursuant to 17.86.020(B), direct staff to initiate a zoning amendment for Assessor’s Parcel Number (APN) 008-018-003, owned by the Blue Mountain Coalition for Youth and Families and located at 174 Spink Road in West Point, from U (Unclassified) to C-2 (General Commercial) to accommodate a County-sponsored emergency homeless shelter pilot project.

DISCUSSION/SUMMARY:

During the December 4, 2018, Board of Supervisors (Board) meeting, the Calaveras County Homeless Task Force (Task Force) presented an informational item to update the Board on the efforts to address the needs of those community members that lack stable housing. During the presentation, the Task Force shared that it was pursuing a number of State funding opportunities to address homelessness. This included the one-time Homeless Emergency Aid Program (HEAP) funding, in partnership with the four-county Central Sierra Continuum of Care (COC), to address the immediate emergency needs of homeless individuals and individuals at imminent risk of homelessness. The COC was successful in its joint application for approximately \$1.2 million dollars.

During the March 12, 2019, Board meeting, the Board approved a recommendation by the Health and Human Services Agency (HHSA) to: 1) Authorize the Board Chair to execute an Agreement with the Amador Tuolumne Community Action Agency and accept revenue in an amount not to exceed \$302,412; 2) Authorize the Director of the HHSA to make modifications to the Agreement so long as it does not affect the not to exceed amount; and 3) Approve a Budget Transfer requiring a 4/5 affirmative vote. The Agreement provides for the receipt of Calaveras’ portion of the HEAP funding to roll out the Task Force-developed scattered site emergency shelter project and other eligible resources/programs.

One of the identified sites for the scattered site emergency shelter project is located at 174 Spink Road, West Point, CA 95255, Assessor’s Parcel Number (APN) 008-018-003. The property is owned by the Blue Mountain Coalition for Youth and Families (BMCYF). BMCYF has been an active member of the Homeless Task Force and has agreed to be a pilot site for a few units for the scattered site emergency shelter project. In order to move forward, the property must be re-zoned from Unclassified (U) to General Commercial (C-2).

Section 17.86.020 requires either the property owner or the Planning Commission or Board of Supervisors to authorize *the initiation* of a zoning amendment on behalf of the County before taking the request through the Planning Department and Board for formal action. While BMCYF is offering its land as a site for the pilot project, this will be a County project and therefore requires pre-approval from the Planning Commission or Board to begin the hearing process for the zoning amendment. The Board is not being asked to approve a final zoning amendment on this date; it is being asked only to authorize staff to proceed with Planning Commission review and a hearing process for the necessary zoning amendment.

The U zone is considered an interim zone. The purpose statement indicates that it is intended to apply until more precise zoning can be adopted. Rezoning this parcel would serve the public interest by allowing uses within the core area of West Point that would provide housing or stimulate economic development, consistent with the current and proposed land use designation of the general plan. It is important to note that the property surrounding APN 008-01-800-3000 is zoned C-2.

FINANCING:

A zoning amendment application costs \$5,529, with money allocated to Planning, Public Works, and Environmental Health. The cost of processing this zoning amendment would be shifted to those departments through the General Fund. Several policies in the Housing Element of the general plan support providing assistance to the development of affordable and special needs housing and the use of this site for that purpose. These include distributing housing throughout the county (H 2.4), facilitating the construction of special needs housing (H 3.2), reducing fees (H-1B), providing financial assistance for affordable housing (H-2D and H-2E) and funding emergency shelters (H-3C).

ALTERNATIVES:

The Board may choose to do any of the following:

- a) Uphold the Departmental recommendation; or
- b) Continue the item to another date for further consideration. This option is not recommended unless the Board specifically requests additional information which cannot be obtained during this meeting;
- c) Recommend that HEAP funding be used for a different project or at a different location; this is not recommended because the concept for the scattered site emergency shelter project was developed by the diverse Homeless Task Force.
- d) Deny the request. This is not recommended given the funding associated with the scattered site emergency shelter project is one-time revenue from the State to add resources to the community.

APPROVED BY:

OTHER DEPARTMENT INVOLVEMENT:

Planning Department

OTHER AGENCY INVOLVEMENT:

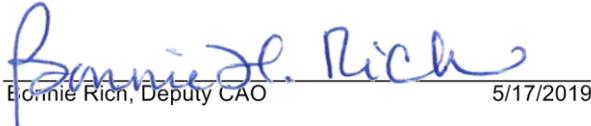
Homeless Emergency Aid Program (HEAP) – Zoning Amendment Initiation
May 28, 2019

Planning

APPROVED BY:


Kristin Stranger, Director of Health & Human Services 5/9/2019


Julie Moss Lewis, Deputy County Counsel 5/15/2019


Bonnie L. Rich, Deputy CAO 5/17/2019


Diane Severud, Deputy Clerk of the Board of Supervisors 5/17/2019