



**Plumas-Sierra Counties  
CoC Advisory Board Regular Meeting  
May 25, 2021  
10:00AM**

**Draft Meeting Minutes**

**1. Call to Order/Establish a Quorum/Introductions**

Meeting was called to order at: 10:00 am.

A quorum was established with the following members present: Tracey Ferguson, Aimee Heaney, Ann Henning, Cathy Rahmeyer, and Lea Salas

Participant Members present: Wendi James, Paula Johnston, and Denise Pyper

Lead Agency present: Hollie Zander

**2. Public Comments (limited to 3 mins. per comment)**

Public comment: Denise Pyper asked a question concerning Plumas District Hospital. Pyper's question relates to an agenda item (4D), therefore it was saved for subsequent agenda discussion.

**3. Approval of Meeting Minutes from April 27, 2021**

Board members reviewed for approval the meeting minutes from April 27, 2021.

There were no changes. Ann Henning moved to approve the minutes as submitted. Cathy Rahmeyer seconded, and the motion was unanimously passed.

**4. Discussion**

A. NorCal CoC Executive Board Meeting Updates - Tracey Ferguson

i. PIT Count on Non-HUD Required Years

Executive Board May 20, 2021, agenda; there was a lengthy discussion by the Executive Board on the PIT Committee recommendations. Non-HUD required years are even years. Traditionally the NorCal CoC has done a count every January. HUD only requires the odd year count; however, if you submit an even year count, they'll recognize it too just as they recognize the odd year

count. Executive Board took action to approve a 2022 even-year count. On January 25, 2022, NorCal CoC counties will conduct both sheltered and unsheltered counts. Of note, HUD has said that the 2021 sheltered-only count wouldn't have a negative impact on funding outcomes.

A summer count was discussed for August 15 through 19, 2021. There will be a meeting with CoC Technical Assistance consultants in Siskiyou County in early June concerning this summer count. Cathy Rahmeyer is happy with the dates for both winter 2022 and summer 2021 counts. Rahmeyer thinks it's a good idea to do a summer count in general and in 2021. Years ago, Rahmeyer was involved in completing a HUD-driven summer count and those numbers provided valuable data.

ii. Date for 2022 PIT Count – January 25, 2022

The Executive Board took action to designate January 25, 2022 (even non-HUD required year) PIT count date. All counties voted 'yes' with the exception of Lassen that "abstained." Lea Salas states there was a lot of discussion on the date and that Lassen needed time to discuss the date internally. Conversations occurred as to how other counties may be able to support Lassen and help them complete their count if they have capacity constraints.

iii. ESG CV 1 & CV 2 Funding Update

When the original NOFA went out, the allocation was undersubscribed. As a result, Lead Agency sent out a second NOFA. Of the four categories, two were oversubscribed and two were still undersubscribed. Lead Agency is asking the state (HCD) if reallocation to the undersubscribed categories is possible from the oversubscribed ones. Lead Agency is asking each applicant to revise their requests to make the allocations. PCIRC, as an applicant, is in this process and adjusting their requests. These adjustments, if agreeable to all applicants, will allow the process to move forward without rating and ranking.

iv. Final 2021 PIT Report

Hollie Zander shared that the final 2021 PIT data has been sent to HUD and the Report has been published on the NorCal CoC website. Both actions were completed by 4/30/2021. The Advisory Board reviewed the Plumas County PIT report data. Plumas had a final PIT total count of 34 sheltered. PCIRC went back to the raw data and resubmitted missing information. The previously incarcerated was a large majority of this total. Sierra County had no sheltered count, so their total was reflected as zero.

B. Clarify HHAP Round 1 or HEAP Additional Allocation of Funding – PCIRC Update

Hollie Zander clarifies the additional allocation of funding represents HHAP Round 1 unallocated funds. Executive Board made a motion to split the funding evenly among the 10 sub-recipients. Letters of interest for this purpose went out at an allocation of around \$11,000 each. One agency couldn't spend the funding by the June 30, 2021 deadline, so there was a little extra that was equally re-allocated to other agencies who submitted interest.

C. Coordinated Entry In-Person Training – Set Date

Paul Tunison, new Lead Agency Coordinated Entry (CE) Coordinator, is available to set a date for in-person training for Plumas-Sierra counties' agency staff. Tunison will send out an email to train on VI-SPDAT for HMIS and CE. The training will be at least 2-hours. The date is set for June 10<sup>th</sup> from 11:00am-1:00pm. Ferguson will secure a conference room venue. Staff from PCIRC, PCBH, PRS, Sierra County Behavioral Health, and the High Sierra Family Resource Center will attend. Ferguson will send out an announcement to stakeholders for this training to confirm attendance through RSVPs. Lunch to be provided by PCIRC.

D. No Place Like Home (NPLH) Project Site Control Update

Denise Pyper states that Plumas District Hospital (PDH) is considering using the property across from the hospital to build a skilled nursing facility, as stated in a recent article in Plumas News. PDH has an application in to County Planning. Darren Beatty of PDH, Tony Hobson, PCBH Director, and Tracey Ferguson have been in discussion about the PDH property adjacent to the future skilled nursing facility as potential for the NPLH affordable housing site. The parcel is zoned appropriately for higher density development or Multi-Family Residential (M-R). Darren Beatty has gone to the PDH Board concerning the approximately 1.2 acre parcel. The site may be able to accommodate the number of units desired with a density bonus.

RCHDC (NPLH Development Sponsor) is working on a conceptual site plan for this parcel to confirm if it is viable. Plumas County needs site control by fall 2021, in advance of submitting for the NPLH state competitive and non-competitive applications in early 2022. A portion of the planned 32 units will be reserved for Plumas and Sierra counties seriously mentally ill (SMI) clients (45% or 15 individuals). PCIRC wants to be included in this conversation, because they provide services to all individuals in need, including PCBH clients who don't qualify for the Department's housing programs. Sierra County is working on an MOU with Plumas County to be part of the project. RCHDC will be the owner of the property.

The Planning Department is also having conversations with Sierra Pacific Industries (SPI), as they've communicated it's been difficult to recruit and retain employees due to the lack of affordable housing in the County. It's

stated that most hiring sectors in the County are dealing with the housing shortage and being able to find employee housing.

The Planning Department is conducting a land inventory of parcels to determine where there are higher density residentially zoned lands (e.g., M-R and 7-R). The County is planning to convene a developer forum to discuss the capacity and shortage issues on housing. What are the barriers for developers and builders? What can be done to encourage the development of affordable housing? Plumas County doesn't have impact fees and other planning and building fees are minimal as compared to other jurisdictions. What about water and sewer connection fees? Bring in special districts to the conversation. What can SPI bring to the table to help to offset costs based on what they sell. For example, donation of or reduced costs for wood, windows, and doors.

E. 20,000 Lives Meeting Update – June 2, 2021 (noon – 1:30pm)

Leila Sroujis, division chief, coordinated this quarterly meeting, and PCPHA has hired a new assistant director, who will be coordinating these meetings for 20,000 Lives. Email 20K Lives to join the meeting from their county webpage at <https://www.plumascounty.us/2335/20000-Lives>. Tracey Ferguson and Aimee Heaney will participate to increase awareness of the Advisory Board's work and to invite county stakeholders to future Advisory Board meetings.

## 5. New Business/Action Items

A. Plumas-Sierra Counties CoC Advisory Board NorCal CoC Governance Charter Review

Discussion: Executive Board is requesting feedback from Advisory Boards by the August 2021 meeting. A question is asked if Plumas-Sierra should convene an ad hoc Working Group to review and make recommendations to the Advisory Board? It's agreed this is a good idea. A Working Group is formed of 3 people, with no more than 2 Voting Members. Cathy Rahmeyer, Tracey Ferguson, and Denise Pyper volunteer. Ferguson will work to schedule a June meeting with the intent to bring feedback and recommendations for ratification at the Advisory Board's July 2021 meeting. Members can provide feedback to Tracey Ferguson offline anytime for discussion among the Working Group members.

B. Addressing Homelessness (standing item)

Cathy Rahmeyer for PCIRC – they continue to be very busy; the housing shortage issue has hit the agency and their clients very hard; very low income moms with babies and seniors are the most affected. Plumas County has the highest populations of seniors in the state; they are being edged out of available low-income housing. Quincy Real Estate, a local rental company, requires applicants to demonstrate they have 3x income of the rental to be able to rent with them. Cathy Rahmeyer reminds the Board that we need to keep all populations in mind. PCIRC is looking at creating

a homeless shelter and reducing barriers to their clients. They have purchased and are in escrow for the old Pangea property to create a restaurant/retail site with workforce development for released offenders who are reintegrating into the community.

Ann Henning for Plumas Community Development Commission (CDC): She is running into the same barriers as PCIRC. She has contacted Quincy Real Estate concerning this issue and the reality is that it is a landlord's market. There are so many barriers to housing low-income residents.

The Board's long-term goals shall be on development of affordable housing and short-term goals on landlord forums to educate them on affordable housing and the realities of the clients.

PCIRC is planning to present before the County Board of Supervisors concerning the awareness of homelessness and housing shortage and the need for affordable housing. All those in need get referred to PCIRC, but it's a problem for the whole County and community to address collectively, not just PCIRC's, because they serve everyone.

Ann Henning and Roger Diefendorf are meeting in Lassen County with DanCo, an affordable housing developer, and they are asking them to consider working with Plumas County as well.

Ann Henning states that they received 55 emergency housing vouchers (EHV), and the CDC board declined receipt of these because CDC has said they can't find use for the vouchers they have already and they would have needed to hire additional staff to manage these EHV's.

Participants add that owners with short term (vacation) rentals in the County have constricted the inventory of rentals even further. Low-income residents cannot compete in the same market as vacation renters.

C. New Member Applications (standing item)

None were received.

**6. Committee Appointments (standing item)**

No new appointments were made.

**7. Requests for Letters of Support (standing item)**

None were received.

**8. Committee/Workgroup Updates**

A. HMIS/CEP Committee

Discussion: Cathy Rahmeyer has no updates.

B. Plumas-Sierra Counties CoC Strategic Plan Workgroup Update

Discussion: This item will be moved to the September/October timeframe to allow other Advisory Board subcommittee work.

## **9. Agency Updates**

*Partners II Program* is a new rental assistance program administered by NorCal CoC. Lead Agency, Hollie Zander, provided a presentation and outlined this program that addresses physical, economic, and self-sufficiency for disabled individuals. The program can pay for rental assistance for the unit in association with the voucher program, but clients must have supportive services set up and quarterly visits are required for the clients. To qualify individuals cannot have drug convictions within the last 5 years, or sex offenses. Eligibility Requirements (must meet both): (1) Must meet HUD definition of chronically homeless and complete the certification form, and (2) Disabled: Has a physical, mental, or emotional impairment that is expected to be of long-continued and indefinite duration that impedes their ability to live independently. Medical professional must complete certification.

Lea Salas asks if a homeowner renting out a room for shared housing could be eligible for this program? Hollie Zander doesn't believe that shared housing is eligible. Zander mentions Lead Agency has 16 available vouchers across the NorCal CoC.

## **10. County Updates**

COVID-19: a Johnson and Johnson vaccine clinic in Quincy on 6/2/2021 with enrollment completed through using MyTurn.gov. The CDC has released national guideline changes for masks, but CA is waiting until June 15, 2021 to release information on guidance.

Sierra County is looking to hire a counterpart to Wendi James for homeless/foster youth coordination in Sierra County concerning homelessness. Wendi James states she looks forward to collaborating with this individual.

## **11. Discussion Items for Next Meeting**

- Executive Board Updates
- Debrief on CE/HMIS Training
- 20K Lives Meeting Debrief
- Recruitment – participant members
- PCIRC and Homeless Services presentation to Plumas County Board of Supervisors
- Landlord and Developer Forums
- Convene Working Group on review of NorCal CoC Governance Charter edits
- Voting Members Term up July 2021 – discussion and action to vote on Voting Member for July 2021 – July 2023

## **10. Adjournment**

Tracey Ferguson moved to adjourn. Aimee Heaney seconded. Meeting was adjourned at: 11:59am.

**Next Meeting:** June 22, 2021 (10:00AM)

If requested, the agenda shall 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 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof. **The agenda shall include information regarding how, to whom, and when a request for disability-related modification or accommodation, including auxiliary aids or services, may be made by a person with a disability who requires a modification or accommodation in order to participate in the public meeting.**