



County Administration Office

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April 7, 2023

To: Board of Supervisors

From: Michael Roberson, Homeless Services Coordinator
Maureen Frank, Capital Projects Director
Rebecca Espino, Health & Human Services Agency Director

Subject: Consideration of adopting a resolution to publish a Notice of Intent to purchase real property located at 20420 Rafferty Court, Soulsbyville, California, and set a public meeting date to consummate purchase of real property, pursuant to Government Code §25350.

Background

On December 13th, 2022, the Tuolumne County Board of Supervisors approved nine Homeless Services priority projects as a part of a comprehensive plan to reduce homelessness in Tuolumne County. One of those priorities is the development of a navigation center that includes interim housing.

On March 21, 2023, County Administrator, Tracie Riggs, Health & Human Services Agency Director, Rebecca Espino and Homeless Services Coordinator, Michael Roberson, presented operational protocols for homeless housing programs (see attached summary document) as well as a request to authorize the County Administrative Officer to continue to seek properties for the purpose of serving the homeless population within the funding available for this use and initiate the property acquisition process. Your Board approved this request.

Property of Interest

With the authority of the County Administrative Officer, County staff issued a letter of intent to Ventas Oak Terrace, LP which was fully executed on March 27, 2023, regarding their property located at 20420 Rafferty Court, in Soulsbyville. This property is the former site of a memory care facility that is no longer in operation.

General property characteristics are listed below:

Property Description		
Built in 1998	3.31 Acres	15000 Square Feet
Two Buildings	25 bedrooms	Two commercial kitchens
Group meeting rooms	Office space	Fenced perimeter
C-1 & M-U Zoning		

It is staff's opinion that this property should be purchased & developed for use as a navigation center that includes interim housing.

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Navigation Center Program Model

Navigation Centers provide intensive case management to connect unhoused people to the unique care and housing solutions they need. Clients receive personalized support to help address housing barriers such as lack of personal identity documents, disability, unemployment, or histories of eviction. A Navigation Center provides interim housing for up to six months with on-site case management, streamlined access to social services and medical care, and coordinated entry into pathways to permanent housing. A Navigation Center also has on-site management present 24/7. A Navigation Center is not a 24/7 walk-up emergency shelter, rescue mission, soup kitchen, campsite or RV parking lot.

Only homeless Tuolumne County residents who are engaged in services with Tuolumne County Health & Human Services Agency are eligible for participation in the County housing programs. Program participants are expected to pay rent as well as qualify for services related to available funding.

Prior to a program participant being offered housing, an assessment team will determine the level of need, available supportive services, program eligibility and the appropriate housing resource. Allowable background checks will be conducted. The assessment team will include staff from Health & Human Services Agency, Resiliency Village, Amador Tuolumne Community Action Agency, Center for Non-Violent Community, Disability Resources Agency, Area 12 Agency on Aging, and Chicken Ranch Rancheria.

Financial

No general funds will be used for purchase or operational expenses. Current available grant funds exceed \$4 million. A more comprehensive financial report will be included as a part of the staff presentation to the Board.

Public Information & Community Input

On Thursday March 30, 2023, the Navigation Center Homeless Housing information packet was emailed to the Soulsbyville School Superintendent, Willow Springs Homeowners Association and the Sonora Vista Homeowners Association with a request to share the information and the invitation to attend an Open House Walk-Thru at the Rafferty Court property on April 5th from 7-9 a.m. and 5-7 p.m. A community input survey was also made available at this time.

Press releases with relevant information and internet links were pushed out on Friday March 31, 2023, to include Tuolumne County social media, The Union Democrat and MyMotherlode.com.

The public was also noticed of opportunities to give input the April 6th Homelessness Committee meeting.

Recommendation

Staff recommends that the Board of Supervisors adopt a resolution to publish a Notice of Intent to purchase real property located at 20420 Rafferty Court, Soulsbyville, California, and set a public meeting date to consummate purchase of real property, pursuant to Government Code §25350.