

TOWN OF FAIRFAX

STAFF REPORT

July 18, 2018

TO: Mayor and Town Council

FROM: Garrett Toy, Town Manager *GT*

SUBJECT: Approve response to Marin Civil Grand Jury Report: *Homelessness in Marin: A Progress Report*

RECOMMENDATION

Approve response to Marin Civil Grand Jury Report: *Homelessness in Marin: A Progress Report*.

DISCUSSION

The Grand Jury issued the attached report *Homelessness in Marin: A Progress Report* and has requested that the Town of Fairfax respond to Recommendation R5- *The County of Marin and each city and town should actively seek developers to create housing for the homeless within their jurisdictions.*

The following is the proposed response to R5:

"In May 2017, the Town approved Victory Village, a 54-unit senior housing project in which 53 units will be affordable to low-income seniors. Recently, Resources for Community Development (RCD), the non-profit developer of Victory Village, received additional funding from the County of Marin for the project. The funding does require that RCD provide five apartments to serve homeless seniors and six more apartments to serve homeless senior residents with mental illnesses, for a total of 11 out of 53 apartments. Fairfax is a built-out community and opportunities for developers to create housing, much less housing for the homeless, are limited. However, if such opportunities do arise, Fairfax will discuss with the developers their interest in providing such housing."

Attached is a copy of the Grand Jury Report and the Town's response.

The Town Council is required to respond in writing to Findings and Recommendations contained in Marin County Civil Grand Jury reports pursuant to Penal Code § 933.05.

FISCAL IMPACT

N/a

ATTACHMENTS

- A. Marin County Civil Grand Jury Report: *Homelessness in Marin: A Progress Report*
- B. Town of Fairfax Response to Marin County Civil Grand Jury Report

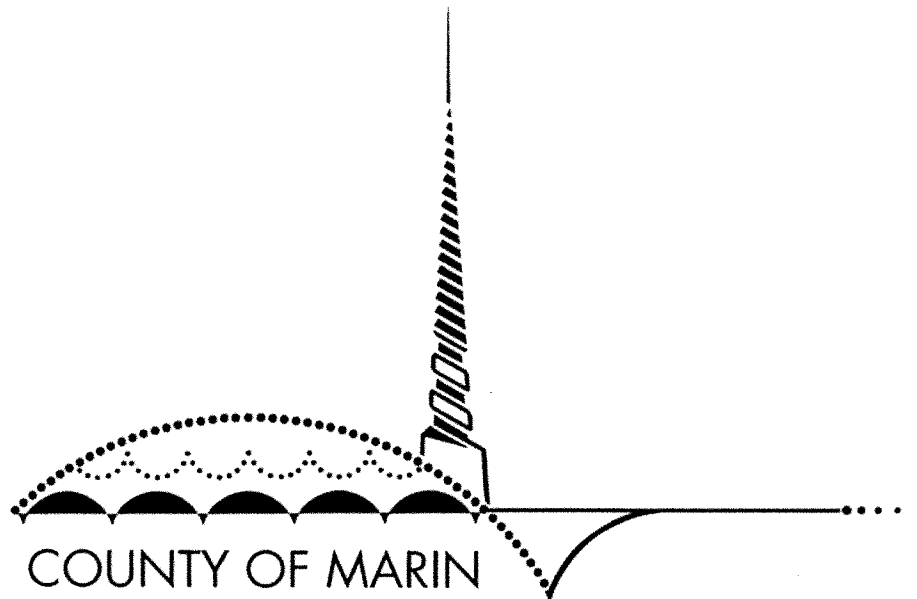
2017–2018 MARIN COUNTY CIVIL GRAND JURY

Homelessness in Marin

A Progress Report

Report Date: May 9, 2018

Public Release Date: May 17, 2018



ATTACHMENT A



Homelessness in Marin — A Progress Report

SUMMARY

The Marin County Civil Grand Jury released a report in 2015 titled “Homelessness in Marin — A Call for Leadership.” That report found that, while many dedicated organizations were providing services to the homeless, the County-wide effort was unfocused and disorganized due to a lack of collaboration between the County, the cities, and the service organizations. The report called upon the County to provide the leadership necessary to obtain the maximum benefit for the homeless with whatever resources are made available.

This Grand Jury determined that homelessness remains a critical concern of the community and that it was time to assess the progress that has been made since 2015, as well as the work left to be done. The Jury found that progress has been made but Marin still has people in distress living without housing.

Since 2015, new funding to address homelessness has come to the County and new staff has been added. Collaboration has significantly increased between the County and the many nonprofits addressing the needs of the homeless and among the nonprofits themselves. Coordinated efforts using the “housing first” model (discussed later in the report) are providing a hopeful path to housing the chronically homeless in Marin.

Solutions to Marin’s general housing shortage are multi-faceted, with complexities well beyond the scope of this report, which will concentrate on the efforts to find housing and supportive services for the chronically homeless.

BACKGROUND

Homelessness is an urgent national problem¹ visible in varying degrees in urban, suburban and rural areas of all 50 states. The news media is filled with individual homeless stories, descriptions of homeless encampments and reports of programs to eliminate homelessness on the local level. Marin County is no exception. In 2015, the Marin County Civil Grand Jury report, “Homelessness in Marin — A Call for Leadership,” found that although there were many dedicated organizations offering services to Marin’s homeless, their efforts were inefficient due to lack of coordination. The Grand Jury called upon the County to provide leadership and collaboration with and among these organizations.

The problem of the chronically homeless has continued to get worse since the 2015 survey. The Point-in-Time Survey (see page 3) conducted on January 27, 2017 found 1,117 homeless living on the streets of Marin compared to 1,309 in 2015.² The total number of homeless decreased but the number of chronically homeless increased from 281 to 329. The chronically homeless suffer

¹ “State of Homelessness in America.” *National Alliance to End Homelessness*

² “Homeless Point-in-Time Census & Survey.” *Marin Health & Human Services, 2015.*

from one or more conditions that impact their health, such as mental illness, physical disability, or substance abuse.

The shortage of affordable housing in the County, especially rental housing, is an obstacle to finding solutions for homelessness. In July 2017, the *Marin Independent Journal* reported that the median rent for a one bedroom apartment in Marin was \$2,470 per month.³ Using the widely accepted assumption of 30% of household income for housing,⁴ an annual income of \$98,800 would be needed to rent this apartment. A substantial portion of Marin's population does not have the necessary income. The relentless increase in housing costs adds to the challenges faced by not only the currently homeless but the precariously housed (those who are in danger of becoming homeless) as well. The result is that, in spite of the progress made in providing healthcare and other needed services, the cost and availability of housing continues to impact Marin.

With the 2017 count now at 1,117 homeless individuals or members of families, this Grand Jury sees homelessness as a continuing and urgent problem in the County worthy of reconsideration. This Grand Jury set out to assess the progress that has been made since 2015 and determine what work remains to be done.

APPROACH

Over a period of six months the Grand Jury:

- Conducted interviews with County and city officials, leaders of nonprofit organizations dedicated to homeless services, and informed members of the public.
- Attended meetings of the Homeless Policy Steering Committee, which serves to coordinate County and nonprofit efforts.
- Studied the 2017 Point-in-Time Survey, which identified and categorized the homeless population in Marin.
- Reviewed the Continuum of Care Housing Inventory⁵ to assess the housing and shelter resources available.
- Read articles in the *Marin Independent Journal*, the *San Francisco Chronicle* and other publications.
- Researched homeless programs throughout the country.

Our research led us to several “best practices” that are successful in reducing homelessness. A discussion of their implementation in Marin follows.

³ “Marin Rental Prices Reach San Francisco Levels,” *Marin Independent Journal*, 31 July 2017.

⁴ “Home Rent Limits,” *Department of Housing and Urban Development (HUD)*.

⁵ “CoC Housing Inventory Reports,” *Department of Housing and Urban Development*.

DISCUSSION

The homeless population has many faces. Among them are individuals and families residing in emergency shelters or transitional housing and people sleeping on the streets, in cars, in abandoned properties, or in other places not meant for human habitation. They may be families temporarily displaced by loss of employment, veterans suffering from PTSD or other mental problems, substance abusers, teens trying to escape an intolerable home situation, or individuals suffering debilitating mental illness. What they have in common is a lack of permanent housing.

The **chronically homeless** are the focus of our investigation. The Department of Housing and Urban Development (HUD) defines a chronically homeless individual as someone who has experienced homelessness for a year or longer, or who has experienced at least four episodes of homelessness in the last three years with the total time without housing equaling a year or more, *and* who also suffers from a condition that prevents them from maintaining work or housing. Heads of households, as well as individuals, may meet this definition.⁶

The chronically homeless represent the most vulnerable population on the street. The average life expectancy for individuals experiencing homelessness is 25 years less than those in stable housing.⁷ Data from communities across the country show that public costs incurred by those experiencing extended periods of homelessness are associated with emergency room visits, interactions with law enforcement, incarceration, and regular access to social supports and homeless services. These combined costs are often significantly higher than the cost of providing individuals with permanent housing and supportive services. In June 2013, a local study determined that the cost to the County of a single homeless person is about \$60,000 per year.⁸

Point-in-Time Survey 2017 (See Summary in Appendix 1)

Every two years during the last 10 days in January, communities across the country conduct comprehensive counts of the local homeless population in order to measure the prevalence of homelessness in their districts. The Point-in-Time Survey gives us a snapshot of each county's homeless population.⁹

On January 27, 2017, the Marin County Point-in-Time Survey identified 1,117 individuals in transitional housing, in shelters, and on the street. Of these, 226 persons (20%) were staying in shelters, 183 persons (16%) were staying in a transitional housing program, and 708 persons (63%) were living on the street, in abandoned buildings, in encampment areas, in vehicles, or on boats not moored to a dock and without electricity or sewage. Of the total, 329, or roughly 30%, were found to be chronically homeless.

⁶ “HUD Publishes Final Rule on Definition of ‘Chronic Homelessness.’” *National Low Income Housing Coalition*.

⁷ “Marin County Homeless Census & Survey 2017.” *Marin Department of Health and Human Services*.

⁸ “Marin Chronic Alcohol with Justice Involvement Project Business Plan.” *Marin Department of Health & Human Services*, June 2013.

⁹ “Marin County Homeless Census & Survey 2017.” *Marin Department of Health and Human Services*.

The causes of chronic homelessness among this group are varied and complex. No one solution will help them regain a permanent home and financial self-sufficiency. But programs tried around the country have pointed to principles and best practices that will address the diverse needs of the individuals who find themselves in this category.

What Models Have Proven Successful?

Bergen County, New Jersey, just five miles outside New York City, provides one of the most dramatic examples of success in housing the chronically homeless. In 2003, Bergen County used county bonds to finance their homeless project, allowing the county to skirt many of the city approvals that would have been needed to get federal and state funds. After issuing the bonds, the county was able to purchase land within the central government and business district, investing \$11,000,000 in their plan. On October 1, 2009, they opened the Bergen County Health and Human Services Center, a single facility run jointly by Bergen County and the Bergen County Housing Authority. Using the “housing first” model, their goal was to place homeless individuals in housing, and provide the support services needed to ensure that the placement is permanent. Those served may have a history of substance abuse, physical and mental health problems, and unemployment in addition to homelessness.

On-site services in this single facility include professional evaluation of client needs, development of individualized treatment plans, care management, placement in permanent housing, medical screening, mental health and substance abuse counseling, legal aid, veterans’ services, HIV/AIDS testing and counseling, Alcoholics Anonymous, Narcotics Anonymous and nutrition services. Assistance with job readiness and placement, and registration for various public programs, such as Medicaid and welfare/benefits applications, is available on-site. Employment counseling, homelessness prevention services including emergency rent, utility and food vouchers are also available. These services are provided collaboratively by existing public and private health and human service agencies. The Center supports job search by providing computers, mail service and telephones for contacts with employers. Showers, bathrooms, and laundry facilities are available. Efforts to place clients in permanent rental housing begin immediately following assessment. When a housing placement is made, case managers work directly with clients and property owners to ensure the placement is permanent. Homelessness has been virtually eliminated in Bergen County.¹⁰

From the center’s opening in 2009 to 2015, 850 individuals were placed in permanent housing with a recidivism rate of less than 5%.¹¹ On March 28, 2017, Bergen County and federal officials announced that Bergen is the first county in the country to end chronic homelessness. Between May 2016 and March 2017 the county counted only three chronically homeless individuals.¹²

¹⁰ “Bergen County Housing Health and Human Services Center.” *County of Bergen [New Jersey]*.

¹¹ “The Bergen County Health and Human Services Center.” *County of Bergen, [New Jersey]*.

¹² Kelly, Kate. “Bergen County First in Nation to End Chronic Homelessness.” *End Homelessness*. 30 March 2017.

Housing First

Communities all over the world are struggling with the lack of adequate housing. Governments, charities, and religious organizations have attempted to provide shelter and services to the homeless. Many different approaches have been tried with varying results. These experiences have now led to some generally accepted best practices that get the homeless housed and back on their feet. For example, early attempts to house those with chronic substance abuse problems required them to “get clean” before being sheltered. The result was that people with substance abuse problems were unable to solve their problems on the street and remained addicted and homeless. It is now recognized that “housing first” is the most effective way to help these people. They must have a roof over their heads before they can be treated for their healthcare and substance issues. The Housing First approach is backed by solid research. It is also a less expensive solution when compared to the cost of emergency shelters, hospitalizations, and incarceration.

When the Housing First approach gained broad acceptance as the most effective way to end homelessness, many communities developed long-term plans to significantly expand the supply of permanent supportive housing. This focus on supportive housing has been accompanied by a de-emphasis on emergency shelters, with some communities developing plans to reduce their emergency shelter systems and others adopting a policy of sustaining but not expanding their inventory of shelter beds.

Great strides have been made in providing healthcare-related services to the homeless in Marin County. More funding is now available than ever before but the link between services and housing is only just beginning to become effective. There are several forms of housing assistance and it is important to understand the difference between them:

- **Emergency Shelter** [HUD Program Regulation 24CFR576.2] — Any facility, the primary purpose of which is to provide a temporary shelter for the homeless in general or for specific populations of the homeless and which does not require occupants to sign leases or occupancy agreements..
- **Transitional Housing** [HUD Program Regulation 24CFR 578.3] — Housing where all program participants have signed a lease or occupancy agreement, the purpose of which is to facilitate the movement of homeless individuals and families into permanent housing within 24 months or such longer period as HUD determines necessary. The program participant must have a lease or occupancy agreement for a term of at least one month that ends in 24 months and cannot be extended.
- **Permanent Supportive Housing** [HUD Program Regulation 24CFR 578.3] — Permanent housing in which supportive services are provided to assist homeless persons with a disability to live independently.

In the Housing First model people are placed in permanent housing as quickly as possible, with appropriate services if these are deemed necessary.

Each year the County must develop an inventory of homeless housing resources as part of its Continuum of Care application to HUD. The Grand Jury has compared the resources available in 2008 with those available in 2017.

Housing Type	2008	2017
Emergency Shelter	179	218 (158 after REST)
Transitional Housing	416	167
Permanent Supportive Housing	311	567
Total	906	961

When you consider that 60 of the beds shown in 2017 as Emergency Shelter were provided by the REST program (as described below), which ended in April of 2018, the situation is dire. While progress has been made in providing permanent supportive housing, resources for emergency shelter are clearly inadequate. The homeless shelter providers made it clear to the Jury that their focus is now on permanent housing. This is commendable; however, the need for emergency shelter is still critical.

When the Grand Jury compares the resources available to house the homeless with the need, as documented in the 2017 Point-in-Time Survey, it is clear that additional housing, particularly emergency shelter capacity, is needed. This survey found 1,117 homeless individuals, of whom 708 were unsheltered. Even when the REST program was operating, there was a significant lack of housing-focused shelter availability.

Coordinated Entry

Coordinated Entry is a HUD-sponsored program that screens the homeless and ranks them on a 17-step scale based on their vulnerability called VI-SPDAT [Vulnerability Index-Service Prioritization Decision Assistance Tool]. The most vulnerable are matched with the next available bed. The Marin Housing Authority manages the program and coordinates the work of the service providers. In 2017, 300 of the most vulnerable homeless were screened for 50 available vouchers. As of March 13, 2018, 20 have been placed.

Whole Person Care (WPC)

The County is now investing \$10 million over four years along with another \$10 million in matching Federal funds to create a “Whole Person Care” (WPC) pilot program.¹³ WPC represents a tremendous opportunity to better serve the homeless by providing services in a coordinated program with a single case manager. The truly revolutionary aspect of WPC comes from connecting funding to the individual rather than a block grant to the provider. WPC provides case management to coordinate all of the services a person may be receiving from the

¹³ “Marin Targets Chronic Homeless in New ‘Whole Person’ Care Program,” *Marin Independent Journal*, 13 July 2017.

various caregivers. It focuses on high utilizers of the healthcare system to reduce homelessness, increase substance abuse treatment, and decrease hospitalizations and emergency room visits. WPC will build upon existing services to provide case management, standardized screening, information sharing and coordination among providers; it is closely aligned with the Coordinated Entry Program.

Homeless Management Information System (HMIS)

Every county that receives HUD funding must have an HMIS to manage funds dedicated to homelessness.¹⁴ Beyond this minimal requirement, Marin seeks a system that will tie the County together with all of its partners and service providers under the WPC program. Marin County is currently developing a more sophisticated system to track individuals through WPC. This new tracking system will make coordination of care for each individual far more efficient.

Health Homes

Under the Affordable Care Act of 2010, an optional state benefit plan was created to establish a program to care for people with Medicaid who have chronic conditions.¹⁵ Health Homes providers integrate and coordinate all primary, acute, behavioral health, and long-term services and supports to operate under the “whole-person-care” philosophy. Health Homes is for people who have two or more chronic conditions, or one chronic condition and are at risk for another, or have a serious and persistent mental health problem. Health Homes services consist of comprehensive care management, care coordination, health promotion, transitional care/follow up, patient and family support, and referral to social support services. The Federal government provides 90% of the financing and the State provides the remaining 10%. The program is optional and California has recently decided to use it. Since Health Homes preempts much of Whole Person Care, the County has applied for this additional funding to support services already provided to the homeless.

Ritter Center

When the 2015 Grand Jury Report was issued, the relocation of the Ritter Center from its current location in downtown San Rafael was pending. Three years later it is still pending. The Ritter Center is San Rafael’s largest provider of primary healthcare services, permanent supportive housing, case management, and day services (food pantry, showers, laundry, mail, and lockers) to those who otherwise could not afford it.¹⁶ Both the Ritter Center and the City of San Rafael agree that the current facility is inadequate and poorly sited. Ritter’s goal has been to move to better facilities away from downtown San Rafael. In December of 2017, Ritter moved the administrative offices away from downtown to a location near many services, and they are close to the acquisition of additional space where the rest of Ritter services can be relocated. They discontinued providing mail service, but instead have arranged for clients to receive mail at the

¹⁴ “Homeless Management Information System.” Department of Housing and Urban Development.

¹⁵ “Health Homes.” Medicaid.gov.

¹⁶ “Ritter Center.”

Bellam Boulevard Post Office. Now that portable showers are available in San Rafael, Ritter will soon close the showers in the downtown location.

Termination of the REST (Rotating Emergency Shelter Team) Program

For the past 10 years the REST Program has provided shelter on a nightly basis to 40 men and 20 women from November to April. This total represents nearly 30% of the emergency shelter capacity currently available in the County. More than 40 local religious and charitable organizations housed and fed homeless men in their facilities during the night only. Marin Health and Human Services did the same for 20 women in their Health and Wellness Campus. REST was designed as a *temporary* program to allow time for the development of more permanent solutions to homelessness. Operations were provided by a grant from the Marin Community Foundation. The St. Vincent de Paul Society provided staff, training, vehicles, a registration process and administrative support. Transportation was provided from a central location to the facility to be used that evening. No beds were provided; sleeping bags and mats were issued. REST ended in April 2018.

The fact that REST was continuously at or near its 60-person capacity shows that there is a continuing need for emergency shelter. Where will these people go? While Homeward Bound plans to reduce barriers to accessing existing shelter beds at Mill Street by removing the nightly fee and adding case management services to help people connect quickly with permanent housing, this does not increase the number of shelter beds.

As noted in our description of Bergen County's Health and Human Services Center, the concept of a single-site point of entry to both housing and healthcare services is gaining support among homeless advocates. A new single-site multi-services center for the homeless, with a housing-first philosophy, could provide the most efficient solution for eliminating homelessness in Marin. It should also provide some space and services for those in need of temporary emergency shelter.

Collaboration

Many long-standing nonprofits and some relatively new ones are dedicated to serving the homeless, and now, under the Housing First model, are working to eliminate homelessness in Marin. These groups have provided tremendous assistance to the needy in Marin and have made significant progress in developing facilities and services since the 2015 Grand Jury report. They deserve the praise and support of the entire Marin community for the work they do. Since the beginning of the Grand Jury's investigation, major steps have been taken in collaboration between nonprofit organizations and governmental agencies. With funding from federal, state, County and private donors, the following nonprofits and faith-based organizations lead efforts to assist the homeless in Marin.

Homeward Bound is Marin County's chief provider of shelter, housing and support services for homeless families and individuals, including veterans. They serve approximately 1,300 people per year in 16 inter-related residential programs.¹⁷ Their outstanding programs include:

- Emergency shelter for adults and families
- Transitional housing for adults and families
- Permanent supportive housing for adults and families, including newly-opened Oma Village
- "Transition to Wellness" beds for homeless patients discharged from the hospital
- Job training – Fresh Starts Culinary Academy
- Paid apprenticeships in janitorial and building maintenance and landscaping and gardening

St. Vincent de Paul Society of Marin provides crisis assistance programs to thousands of people annually. These include:

- Homeless Prevention
- Housing Help Desk
- Free Dining Room
- Employment Training
- Homeless Outreach Team (HOT) in collaboration with the City of San Rafael
- Community Court (in conjunction with Marin Superior Court)¹⁸

Ritter Center, as mentioned above, has long been the primary provider of healthcare services for the homeless in San Rafael.

In addition to these nonprofits, several public entities are also active in assisting the homeless, especially by providing grants.

Marin County Health and Human Services (MCHHS), with 650+ employees, 40+ programs and services and 12+ locations, is the largest department in the County of Marin. Its mission is to promote and protect the health, well-being, self-sufficiency, and safety of all people in Marin. It is the recipient of Federal and State funds that it funnels to County service providers in the form of grants. It also provides grant funding from the County general funds.¹⁹

¹⁷ "Homeward Bound of Marin"

¹⁸ "St. Vincent de Paul Society of Marin"

¹⁹ "Department of Health and Human Services" *County of Marin*.

The **Marin Housing Authority (MHA)** provides 90 permanent supportive housing beds for the chronically homeless, 496 units of subsidized housing and 2,162 Section 8 housing vouchers that allow individuals to pay 30% of their income in rent with the housing authority covering the remaining rent. For the last 18 months MHA has had a Housing Locator, funded by the County, who helps MHA recruit and retain landlords to house the County's homeless population. In addition, its Landlord Partnership Program offers new incentives to utilize the Section 8 program more effectively.

Downtown Streets Team, a non-profit jointly funded by the County, the cities of San Rafael and Novato and other partners, provides a work experience program that offers volunteer opportunities for the homeless leading to jobs for the participants.²⁰

Homeless Outreach Team (HOT), funded by the County and operated by The St. Vincent De Paul Society, is a collaborative effort of local public and non-profit entities designed to bridge system gaps and assists those in the greatest need by sending outreach teams to engage with the homeless on the streets.²¹ This innovative program seeks out the most needy of the homeless and works to house them with supportive services to keep them housed.

Working together, the nonprofit organizations and the County have shown that housing can be expanded by purchasing houses and building landlord partnerships. St. Vincent de Paul Society has purchased three homes that are now housing chronically homeless individuals. Marin Housing Authority has brought 80 new landlords into the fold who will accept vouchers that allow the tenants to pay 30% of their income in rent with MHA paying the rest. Homeward Bound is planning to build increased shelter space in its Mill Street property for clients entering the housing-first system. Marin Homeless Action Task Force (MCHAT), a community group including the County, nonprofit organizations, and private developers, has formed to develop a plan to expand housing with the goal of ending chronic homelessness.

The leaders of the homeless services organizations have come up with a detailed business plan to bring chronic homelessness to “functional zero” in the next four years. Functional zero is reached when the number of individuals experiencing homelessness within a community is less than the average number of homeless people being connected with permanent housing each month.²² The proposed business plan has the form of a three-legged stool. The legs in this case are *housing*, *rental assistance*, and *case managers*. Increasing available housing can be achieved in a variety of ways, such as repurposing existing houses, converting commercial spaces to residential units, and building new units. Section 8 vouchers will allow the newly-housed to pay only 30% of their income for rent. Housing case managers will work with them to relearn basic living skills and become stabilized in housing. Based on their collective experience, these energetic, tested professionals believe they can achieve their goal in Marin if all three legs of the stool are adequately funded. This plan represents a major step in bringing together nonprofits and government to provide coordinated services and housing.

²⁰ “Downtown Streets Team.” *City of San Rafael*.

²¹ “Homeless Outreach Team.” *County of Marin*.

²² “SNAPS In Focus.” *HUD Exchange News*, 7 April 2016.

FINDINGS

- F1. The nonprofit and faith-based groups that have provided emergency shelter under the REST program for the past ten years will no longer continue to do so. The REST program ended in April 2018.
- F2. The Housing First philosophy espouses housing-focused shelter, including services for the homeless and case management.
- F3. Housing First is dependent upon the availability of housing. The very limited supply of rental housing makes this a challenge in Marin County.
- F4. Nonprofits provide most services and shelter to the homeless in Marin County; some of them receive funds from the County, the State, and the Federal Government in addition to fundraising from private sources.
- F5. Collaboration between the County and the nonprofit service providers has improved. The coalition of Ritter Center/St. Vincent de Paul Society/Marin Housing authority providing assistance under the Whole Person Care program is a notable example.
- F6. At least 400 units for the chronically homeless must be added to the existing housing stock to achieve functional zero homelessness.²³ This can be accomplished by new construction as well as repurposing existing housing, motels, churches/convents, and office/retail.
- F7. Federal funding for the WPC and HHP programs ends in 2020. New funding sources must be created to continue the benefits of these programs.
- F8. The cost of chronic homelessness in Marin in terms of emergency room visits, hospital stays, police services, jail and the negative impacts of living on the streets has been documented to be approximately \$60,000 per person per year. By contrast, the cost of a person in supportive housing has been documented to be approximately \$34,000. Thus, housing is actually less expensive than abandoning the homeless to the streets.²⁴
- F9. Homeward Bound's Mill Street facility does not have staffing during the day. As a result everyone who stays there is turned out at 8:00 AM and cannot return until 5:00 PM. With additional funding, this facility could provide intensive housing-focused support throughout the day.
- F10. The State of California has millions of dollars allocated to serve the homeless that have not yet been released. Marin's collaborative homeless advocates are well positioned to put additional funds to immediate use in ending homelessness in Marin.²⁵

²³ "New Approaches to Homelessness in Marin." [Video.] *Marin Coalition*. 7 March 2018.

²⁴ "Marin Chronic Alcohol with Justice Involvement Project Business Plan June 2013." *Marin Department of Health & Human Services*.

²⁵ "Billions of Dollars to Help California's Homeless Population are Piling Up." *Los Angeles Times*, 25 March 2018.

RECOMMENDATIONS

- R1. The County of Marin should provide capital funding for up to 400 units of additional housing for the chronically homeless.
- R2. The County of Marin should fund Homeward Bound's Mill Street facility to provide 24/7 staffing with housing-focused case managers.
- R3. The County of Marin should create additional emergency shelter capacity to replace the services lost by the end of the REST program.
- R4. The County of Marin should create a local housing voucher program to supplement Federal funding.
- R5. The County of Marin and each city and town should actively seek developers to create housing for the homeless within their jurisdictions.

REQUEST FOR RESPONSES

Pursuant to Penal code section 933.05, the Grand Jury requests responses as follows:

- City of Belvedere (R5)
- City of Larkspur (R5)
- City of Mill Valley (R5)
- City of Novato (R5)
- City of San Rafael (R5)
- City of Sausalito (R5)
- County of Marin (R1 - R5)
- Town of Corte Madera (R5)
- Town of Fairfax (R5)
- Town of Ross (R5)
- Town of San Anselmo (R5)
- Town of Tiburon (R5)

The governing bodies indicated above should be aware that the comment or response of the governing body must be conducted in accordance with Penal Code section 933 (c) and subject to the notice, agenda and open meeting requirements of the Brown Act.

The Grand Jury also invites responses from the following individuals:

- Executive Director, Homeward Bound
- Executive Director, St. Vincent de Paul Society
- Housing Director, St. Vincent de Paul Society
- Director of Homeless Planning and Outreach, City of San Rafael
- Executive Director, Ritter Center
- Director, Marin County Health and Human Services

Note: At the time this report was prepared information was available at the websites listed.
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Reports issued by the Civil Grand Jury do not identify individuals interviewed. Penal Code Section 929 requires that reports of the Grand Jury <u>not</u> contain the name of any person or facts leading to the identity of any person who provides information to the Civil Grand Jury. The California State Legislature has stated that it intends the provisions of Penal Code Section 929 prohibiting disclosure of witness identities to encourage full candor in testimony in Grand Jury investigations by protecting the privacy and confidentiality of those who participate in any Civil Grand Jury investigation.
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APPENDIX A: 2017 Point-in-Time Survey Summary

MARIN COUNTY

2017 HOMELESS COUNT & SURVEY

EXECUTIVE SUMMARY

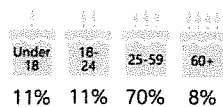
Every two years, during the last 10 days of January, communities across the country conduct comprehensive counts of the local homeless populations in order to measure the prevalence of homelessness in each local Continuum of Care.

The 2017 Marin County Point-in-Time Count was a community-wide effort conducted on January 27, 2017. In the weeks following the street count, a survey was administered to 457 unsheltered and sheltered homeless individuals in order to profile their experience and characteristics.

Census Population: Longitudinal Trend



Age



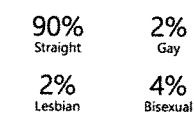
Gender

(Top 3 Responses)



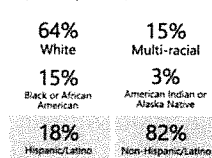
Sexual Orientation

(Top 4 Responses)



Race/Ethnicity

(Top 4 Responses)



First Homelessness Episode

35% Yes
65% No

Those experiencing homelessness for the first time who were homeless for one year or more: 58%

Age at First Episode of Homelessness

Age Group	Percentage
0-17	12%
18-24	19%
25-39	39%
40-49	16%
50-64	13%
65 or older	1%

Have Children Under Age 18

18% Yes
82% No

Fewer than a third of those with children under 18 (27%) have all of their children currently living with them.

Foster Care

13%

of survey respondents that have ever been in the system anywhere in the county.

2017 Sheltered/Unsheltered Population

37% Sheltered



(n=409)

63% Unsheltered



(n=708)

Subpopulation Data*

Chronically Homeless | 329 Individuals

13% Sheltered
87% Unsheltered

Homeless Veterans | 94 Individuals

29% Sheltered
71% Unsheltered

Families | Sheltered 67 Families with 170 members Unsheltered 8 Families with 30 members

85% Sheltered
15% Unsheltered

Unaccompanied Children | 18 Individuals

0% Sheltered
100% Unsheltered

Transition-Age Youth | 109 Individuals

11% Sheltered
89% Unsheltered

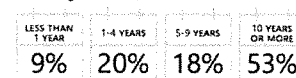
Residence Prior to Homelessness

71%

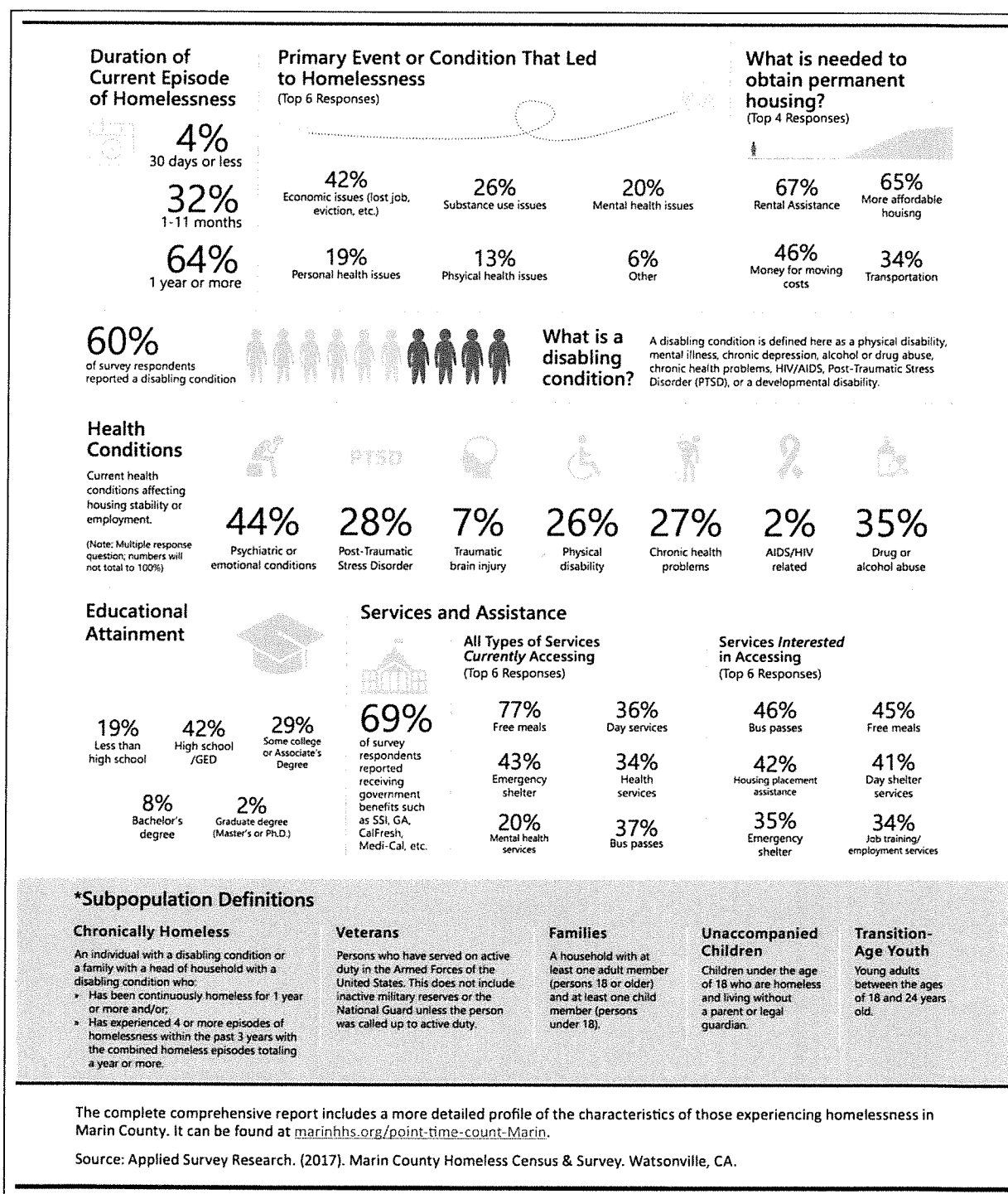
Marin County

Length of Time in Marin County

(of those living in Marin County prior to becoming homeless)



APPENDIX A: 2017 Point-in-Time Survey Summary (cont'd)



APPENDIX B: Continuum of Care Housing Inventory



HUD 2017 Continuum of Care Homeless Assistance Programs Housing Inventory Count Report

Important Notes About This Data: This report is based on information provided to HUD by Continuums of Care in the 2017 Continuum of Care application and has not been independently verified by HUD. CoCs were instructed to collect data for a point-in-time during the last week of January 2017. For inquiries about data reported by a specific Continuum of Care, please contact that jurisdiction directly. CoC contact information can be found on the HUD Exchange web site (<https://www.hudexchange.info/grantees/>). In some cases, a community may have listed a program in the Housing Inventory Count but did not provide sufficient information/detail for HUD to understand the number of beds/units available and the target population served. Those programs have been removed for the purposes of this report.

CoC Number: CA-507

CoC Name: Marin County CoC

Summary of all beds reported by Continuum of Care:

	Family Units ¹	Family Beds ¹	Adult-Only Beds	Child-Only Beds	Total Yr-Round Beds	Seasonal	Overflow / Voucher	Subset of Total Bed Inventory		
								Chronic Beds ²	Veteran Beds ³	Youth Beds ³
Emergency, Safe Haven and Transitional Housing	49	153	196	0	349	60	1	n/a	16	0
Emergency Shelter	10	46	136	0	182	60	1	n/a	0	0
Transitional Housing	39	107	60	0	167	n/a	n/a	n/a	16	0
Permanent Housing	78	219	377	0	596	n/a	n/a	n/a	53	0
Permanent Supportive Housing*	35	104	267	0	371	n/a	n/a	201	53	0
Rapid Re-Housing	41	109	46	0	155	n/a	n/a	n/a	0	0
Other Permanent Housing**	2	6	64	0	70	n/a	n/a	n/a	0	0
Grand Total	127	372	573	0	945	60	1	201	69	0

CoC beds reported by Program Type:

Emergency Shelter for Families¹

Provider Name	Facility Name	Family Units ¹	Family Beds ¹	Adult-Only Beds	Child-Only Beds	Seasonal	Overflow / Voucher	Total Beds	Subset of Total Bed Inventory		
									Chronic Beds ²	Veteran Beds ³	Youth Beds ³
Homeward Bound of Marin	Family Center	9	25	0	0	0	0	25	n/a	0	0
Total		9	25	0	0	0	0	25	n/a	0	0

*HUD's point-in-time count does not include persons or beds in Permanent Supportive Housing as currently homeless.

**Other Permanent Housing (OPH) - consists of PH - Housing with Services (no disability required for entry) and PH - Housing Only, as identified in the 2014 HMIS Data Standards.

Family Units and Family Beds categories include units and beds for households with one adult and at least one child under age 18.

¹Chronic Beds include beds in Permanent Supportive Housing dedicated to serve chronically homeless persons.

²Veteran Beds and Youth Beds, respectively, include beds dedicated to serve homeless veterans and their families, and include beds dedicated to housing homeless youth age 24 and younger.

Saturday, November 25, 2017

APPENDIX B: Continuum of Care Housing Inventory (cont'd)



HUD 2017 Continuum of Care Homeless Assistance Programs Housing Inventory Count Report

Important Notes About This Data: This report is based on information provided to HUD by Continuums of Care in the 2017 Continuum of Care application and has not been independently verified by HUD. CoCs were instructed to collect data for a point-in-time during the last week of January 2017. For inquiries about data reported by a specific Continuum of Care, please contact that jurisdiction directly. CoC contact information can be found on the HUD Exchange web site (<https://www.hudexchange.info/grantees/>). In some cases, a community may have listed a program in the Housing Inventory Count but did not provide sufficient information/detail for HUD to understand the number of beds/units available and the target population served. Those programs have been removed for the purposes of this report.

Emergency Shelter for Mixed Populations

Provider Name	Facility Name	Family Units ¹	Family Beds ¹	Adult-Only Beds	Child-Only Beds	Seasonal	Overflow / Voucher	Total Beds	Subset of Total Bed Inventory		
									Chronic Beds ²	Veteran Beds ³	Youth Beds ³
Center for Domestic Peace	Domestic Violence Emergenc	1	21	0	0	0	0	21	n/a	0	0
Total		1	21	0	0	0	0	21	n/a	0	0

Emergency Shelter for Adult Individuals

Provider Name	Facility Name	Family Units ¹	Family Beds ¹	Adult-Only Beds	Child-Only Beds	Seasonal	Overflow / Voucher	Total Beds	Subset of Total Bed Inventory		
									Chronic Beds ²	Veteran Beds ³	Youth Beds ³
Homeward Bound of Marin	Transition to Wellness/Medic	0	0	6	0	0	1	7	n/a	0	0
Homeward Bound of Marin	Voyager	0	0	11	0	0	0	11	n/a	0	0
Homeward Bound of Marin	New Beginnings Center	0	0	64	0	0	0	64	n/a	0	0
Homeward Bound of Marin	Mill Street Center	0	0	55	0	0	0	55	n/a	0	0
St. Vincent de Paul Society	Marin Emergency Winter She	0	0	0	0	60	0	60	n/a	0	0
Total		0	0	136	0	60	1	197	n/a	0	0

Transitional Housing for Families¹

Provider Name	Facility Name	Family Units ¹	Family Beds ¹	Adult-Only Beds	Child-Only Beds	Seasonal	Overflow / Voucher	Total Beds	Subset of Total Bed Inventory		
									Chronic Beds ²	Veteran Beds ³	Youth Beds ³
Center for Domestic Peace	Second Step Transitional Ho	10	24	0	0	n/a	n/a	24	n/a	0	0
Gilead House	1042 7th St.	8	24	0	0	n/a	n/a	24	n/a	0	0
Hamilton Continuum Partners LP	Hamilton Meadows; C4DP/S	11	26	0	0	n/a	n/a	26	n/a	0	0
Total		29	74	0	0	n/a	n/a	74	n/a	0	0

¹HUD's point-in-time count does not include persons or beds in Permanent Supportive Housing as currently homeless.

²Other Permanent Housing (OPH) - consists of PH - Housing with Services (no disability required for entry) and PH - Housing Only, as identified in the 2014 HMIS Data Standards.

Family Units and Family Beds categories include units and beds for households with one adult and at least one child under age 18.

³Chronic Beds include beds in Permanent Supportive Housing dedicated to serve chronically homeless persons.

⁴Veteran Beds and Youth Beds, respectively, include beds dedicated to serve homeless veterans and their families, and include beds dedicated to housing homeless youth age 24 and younger.

Saturday, November 23, 2017

APPENDIX B: Continuum of Care Housing Inventory (cont'd)



HUD 2017 Continuum of Care Homeless Assistance Programs Housing Inventory Count Report

Important Notes About This Data: This report is based on information provided to HUD by Continuums of Care in the 2017 Continuum of Care application and has not been independently verified by HUD. CoCs were instructed to collect data for a point-in-time during the last week of January 2017. For inquiries about data reported by a specific Continuum of Care, please contact that jurisdiction directly. CoC contact information can be found on the HUD Exchange web site (<https://www.hudexchange.info/grantees/>). In some cases, a community may have listed a program in the Housing Inventory Count but did not provide sufficient information/detail for HUD to understand the number of beds/units available and the target population served. Those programs have been removed for the purposes of this report.

Transitional Housing for Mixed Populations

Provider Name	Facility Name	Family Units ¹	Family Beds ¹	Adult-Only Beds	Child-Only Beds	Seasonal	Overflow / Voucher	Total Beds	Subset of Total Bed Inventory		
									Chronic Beds ²	Veteran Beds ³	Youth Beds ³
Hamilton Continuum Partners LP	Hamilton Meadows:Marin Al	1	5	7	0	n/a	n/a	12	n/a	0	0
Hamilton Continuum Partners LP	Hamilton Meadows: Homewa	4	18	13	0	n/a	n/a	31	n/a	0	0
Homeward Bound of Marin	The Next Key	5	10	24	0	n/a	n/a	34	n/a	0	0
Total		10	33	44	0	n/a	n/a	77	n/a	0	0

Transitional Housing for Adult Individuals

Provider Name	Facility Name	Family Units ¹	Family Beds ¹	Adult-Only Beds	Child-Only Beds	Seasonal	Overflow / Voucher	Total Beds	Subset of Total Bed Inventory		
									Chronic Beds ²	Veteran Beds ³	Youth Beds ³
Homeward Bound of Marin	New Beginnings Center (per	0	0	16	0	n/a	n/a	16	n/a	16	0
Total		0	0	16	0	n/a	n/a	16	n/a	16	0

Permanent Supportive Housing for Families¹

Provider Name	Facility Name	Family Units ¹	Family Beds ¹	Adult-Only Beds	Child-Only Beds	Seasonal	Overflow / Voucher	Total Beds	Subset of Total Bed Inventory		
									Chronic Beds ²	Veteran Beds ³	Youth Beds ³
EAH Housing	San Clemente (Service Provi	4	17	0	0	n/a	n/a	17	0	0	0
Homeward Bound of Marin	Oma Village	14	40	0	0	n/a	n/a	40	0	0	0
Homeward Bound of Marin	Family Place - Permanent Su	3	10	0	0	n/a	n/a	10	10	0	0
Total		21	67	0	0	n/a	n/a	67	10	0	0

Permanent Supportive Housing for Mixed Populations

Provider Name	Facility Name	Family Units ¹	Family Beds ¹	Adult-Only Beds	Child-Only Beds	Seasonal	Overflow / Voucher	Total Beds	Subset of Total Bed Inventory		
									Chronic Beds ²	Veteran Beds ³	Youth Beds ³
Eden Housing Investments	Fireside Affordable Housing (10	24	11	0	n/a	n/a	35	35	0	0
Housing Authority of the County of Mari	VASH	1	3	50	0	n/a	n/a	53	0	53	0
Housing Authority of the County of Mari	Shelter Plus Care	3	10	56	0	n/a	n/a	66	43	0	0
Total		14	37	117	0	n/a	n/a	154	78	53	0

*HUD's point-in-time count does not include persons or beds in Permanent Supportive Housing as currently homeless.

**Other Permanent Housing (OPH) - consists of PH - Housing with Services (no disability required for entry) and PH - Housing Only, as identified in the 2014 IHMS Data Standards.

Family Units and Family Beds categories include units and beds for households with one adult and at least one child under age 18.

²Chronic Beds include beds in Permanent Supportive Housing dedicated to serve chronically homeless persons.

³Veteran Beds and Youth Beds, respectively, include beds dedicated to serve homeless veterans and their families, and include beds dedicated to housing homeless youth age 24 and younger.

Saturday, November 15, 2017

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APPENDIX B: Continuum of Care Housing Inventory (cont'd)



HUD 2017 Continuum of Care Homeless Assistance Programs Housing Inventory Count Report

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Permanent Supportive Housing for Adult Individuals

Provider Name	Facility Name	Family Units ¹	Family Beds ¹	Adult-Only Beds	Child-Only Beds	Seasonal	Overflow / Voucher	Total Beds	Subset of Total Bed Inventory		
									Chronic Beds ²	Veteran Beds ³	Youth Beds ³
Buckelew Programs	Supported Housing (Marin)	0	0	8	0	n/a	n/a	8	0	0	0
Hamilton Continuum Partners LP	Hamilton Meadows; (Ritter C	0	0	11	0	n/a	n/a	11	0	0	0
Homeward Bound of Marin	Palm Court IV	0	0	2	0	n/a	n/a	2	2	0	0
Homeward Bound of Marin	Palm Court II	0	0	2	0	n/a	n/a	2	2	0	0
Homeward Bound of Marin	Palm Court	0	0	19	0	n/a	n/a	19	15	0	0
Homeward Bound of Marin	Palm Court III	0	0	1	0	n/a	n/a	1	1	0	0
Homeward Bound of Marin	Housing At Last	0	0	26	0	n/a	n/a	26	26	0	0
Homeward Bound of Marin	Carmel	0	0	26	0	n/a	n/a	26	20	0	0
Homeward Bound of Marin	4th St.	0	0	20	0	n/a	n/a	20	18	0	0
Housing Authority of the County of Mari	Shelter Plus Care 3	0	0	4	0	n/a	n/a	4	4	0	0
Ritter Center	Housing First Expansion II	0	0	3	0	n/a	n/a	3	3	0	0
Ritter Center	Housing First	0	0	20	0	n/a	n/a	20	20	0	0
Ritter Center	Housing First Expansion	0	0	2	0	n/a	n/a	2	2	0	0
St. Vincent de Paul Society	Apartments	0	0	6	0	n/a	n/a	6	0	0	0
Total		0	0	150	0	n/a	n/a	150	113	0	0

Rapid Re-Housing for Families¹

Provider Name	Facility Name	Family Units ¹	Family Beds ¹	Adult-Only Beds	Child-Only Beds	Seasonal	Overflow / Voucher	Total Beds	Subset of Total Bed Inventory		
									Chronic Beds ²	Veteran Beds ³	Youth Beds ³
Adopt A Family	CalWORKS RRH	9	28	0	0	n/a	n/a	28	n/a	0	0
St. Vincent de Paul Society	CalWORKS RRH	19	53	1	0	n/a	n/a	54	n/a	0	0
Total		28	81	1	0	n/a	n/a	82	n/a	0	0

¹HUD's point-in-time count does not include persons or beds in Permanent Supportive Housing as currently homeless.

²Other Permanent Housing (OPH) - consists of PH - Housing with Services (no disability required for entry) and PH - Housing Only, as identified in the 2014 HMIS Data Standards.

Family Units and Family Beds categories include units and beds for households with one adult and at least one child under age 18.

³Chronic Beds include beds in Permanent Supportive Housing dedicated to serve chronically homeless persons.

⁴Veteran Beds and Youth Beds, respectively, include beds dedicated to serve homeless veterans and their families, and include beds dedicated to housing homeless youth age 24 and younger.

Saturday, November 25, 2017

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APPENDIX B: Continuum of Care Housing Inventory (cont'd)



HUD 2017 Continuum of Care Homeless Assistance Programs Housing Inventory Count Report

Important Notes About This Data: This report is based on information provided to HUD by Continuums of Care in the 2017 Continuum of Care application and has not been independently verified by HUD. CoCs were instructed to collect data for a point-in-time during the last week of January 2017. For inquiries about data reported by a specific Continuum of Care, please contact that jurisdiction directly. CoC contact information can be found on the HUD Exchange web site (<https://www.hudexchange.info/grantees/>). In some cases, a community may have listed a program in the Housing Inventory Count but did not provide sufficient information/detail for HUD to understand the number of beds/units available and the target population served. Those programs have been removed for the purposes of this report.

Rapid Re-Housing for Mixed Populations

Provider Name	Facility Name	Family Units ¹	Family Beds ¹	Adult-Only Beds	Child-Only Beds	Seasonal	Overflow / Voucher	Total Beds	Subset of Total Bed Inventory		
									Chronic Beds ²	Veteran Beds ³	Youth Beds ³
Adopt A Family	County RRH	9	18	0	0	n/a	n/a	18	n/a	0	0
Ritter Center	County RRH	0	0	18	0	n/a	n/a	18	n/a	0	0
Ritter Center	ESG RRH	0	0	8	0	n/a	n/a	8	n/a	0	0
St. Vincent de Paul Society	County RRH	4	10	19	0	n/a	n/a	29	n/a	0	0
Total		13	28	45	0	n/a	n/a	73	n/a	0	0

Other Permanent Housing for Mixed Populations

Provider Name	Facility Name	Family Units ¹	Family Beds ¹	Adult-Only Beds	Child-Only Beds	Seasonal	Overflow / Voucher	Total Beds	Subset of Total Bed Inventory		
									Chronic Beds ²	Veteran Beds ³	Youth Beds ³
Housing Authority of the County of Mari	Moving On Program (Section	2	6	64	0	n/a	n/a	70	n/a	0	0
Total		2	6	64	0	n/a	n/a	70	n/a	0	0

¹HUD's point-in-time count does not include persons or beds in Permanent Supportive Housing as currently homeless.

²Other Permanent Housing (OPH) - consists of PH - Housing with Services (no disability required for entry) and PH - Housing Only, as identified in the 2014 HMIS Data Standards.

Family Units and Family Beds categories include units and beds for households with one adult and at least one child under age 18.

³Chronic Beds include beds in Permanent Supportive Housing dedicated to serve chronically homeless persons.

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Saturday, November 25, 2017

APPENDIX C: Comparison of 2008 and 2018 Continuum of Care Housing Inventories

Continuum of Care Housing Inventory Comparison			
Provider	Facility	2009	2017
Emergency Shelter			
Homeward Bound	New Beginnings Center	64	64
Homeward Bound	New Beginnings Center Veterans	16	
Huckleberry Youth Programs	Nine Grove Lane	4	
Homeward Bound	Family Emergency Center	52	
Homeward Bound	Mill Street Center	40	55
St. Vincent de Paul	Motel Voucher Program	3	
Center for Domestic Peace	Domestic Violence Emergency Center		21
Homeward Bound	Transition to Wellness		7
Homeward Bound	Voyager		11
St. Vincent de Paul	REST	60	60
Total		239	218
Transitional Housing			
Homeward Bound	New Beginnings Center Veterans		16
Gilead House	Gilead House	9	24
Hamilton Continuum Partners	Hamilton Meadows	105	69
Homeward Bound	Meadow Park	23	
Homeward Bound	Next Key	36	34
Center Point	Reilly House	12	
Center Point	THP Mary Street	13	
Homeward Bound	Family Park	30	
Homeward Bound	Family Resource Center	25	
Homeward Bound	Voyager	10	
Marin Abused Women's Svcs	Second Step TH	96	
Marin Abused Women's Svcs	Short-Term TH	16	
Bucklelew Programs	Transitional Age Youth TH	3	
Center Point	THP Scattered Sites	38	
Center for Domestic Peace	Second Step TH		24
Total		416	167
Permanent Supportive Housing			
EAH	San Clemente Place	20	17
Homeward Bound	4th Street	20	
Homeward Bound	Oma Village		40
Homeward Bound	Carmel	26	26
Homeward Bound	Family Place		10
Homeward Bound	Palm Court	21	24
Homeward Bound	Housing at Last		26
St. Vincent de Paul	Appts. Above Dining Room	6	
Bucklelew Programs	Residential Support Services	64	
Bucklelew Programs	Supported Housing	64	8
Bucklelew Programs	Assisted Independent Living	63	
Homeward Bound	Housing First	9	
Marin Housing Authority	formerly SHIA	47	53
Marin Housing Authority	Odyssey	21	
Marin Housing Authority	Shelter Plus Care	82	66
Marin Housing Authority	Shelter Plus Care 3	3	4
Citizens Housing Corp.	Fireside Affordable Housing	50	35
Hamilton Continuum Partners	Hamilton Meadows		11
Ritter Center	Housing First		25
St. Vincent de Paul	Apartments		6
Total		496	351
Rapid Re-Housing			225
Grand Total		1151	961

RESPONSE TO GRAND JURY REPORT

Report Title: ***Homelessness in Marin: A Progress Report.***

Report Date: **May 17, 2018**

Response Due Date: **August 9, 2018**

Agency Name: **Town of Fairfax**

Agenda Date: **July 18, 2018**

Response by: **Fairfax Town Council**

RECOMMENDATIONS

- Recommendation numbered **R5** has been implemented (Please see attached summary describing implemented actions.)
- Recommendation numbered **n/a** has not yet been implemented, but will be implemented in the future. (Please see attached summary describing implementation timeframe.)
- Recommendation numbered **n/a** requires further analysis.
- Recommendation numbered **n/a** will not be implemented because it is not warranted or is not reasonable. (Please see attached explanation.)
-

Date: _____

Signed: _____ Signed: _____

Number of pages attached: **1**

ATTACHMENT **B**

Town of Fairfax Responses: Explanation
Marin County Civil Grand Jury Report: *Homelessness in Marin: A Progress Report.*

Recommendation 5: *The County of Marin and each city and town should actively seek developers to create housing for the homeless within their jurisdictions.*

Response: In May 2017, the Town approved Victory Village, a 54 unit senior housing project in which 53 units will be affordable to low-income seniors. Recently, Resource for Community Development (RCD), the non-profit developer of Victory Village, received additional funding from the County of Marin for the project. The funding does require that RCD provide five apartments to serve homeless seniors and six more apartments to serve homeless senior residents with mental illnesses, for a total of 11 out of 53 apartments. Fairfax is a built-out community and opportunities for developers to create housing, much less housing for the homeless, are limited. However, if such opportunities do arise, Fairfax will discuss with the developers their interest in providing such housing.