

El Dorado County

Permanent Housing Allocation Program Plan



Submitted to the El Dorado County Board of Supervisors on July 14, 2020

Draft Revisions August 7, 2025

In response to
Permanent Local Housing Allocation Program Final Guidelines.

Ref. Section 302(c)4

The manner in which allocated funds will be used on eligible activities:

El Dorado County intends to use Permanent Local Housing Allocation funds to focus on building the County's capacity to address the needs of low-income citizens with unmet housing needs. Consistent with the requirements of the Permanent Local Housing Allocation Program guidelines, the County intends to utilize funds to assist persons who are experiencing or are at risk for homelessness, including but not limited to supportive/case management services, utilization of funds for the operating and capital costs for navigation centers and emergency shelter, and new construction, rehabilitation, and preservation of permanent and transitional housing. Specifically, the County of El Dorado intends to utilize these funds to move from the current temporary low-barrier, service-enriched navigation center, to a permanent location.

El Dorado County Project #1:

Section 301(a) Eligible PLHA Activity #6 – “Activities to assist persons who are experiencing or at risk for homelessness, including but not limited to, providing rapid rehousing, rental assistance, supportive/case management services that allow people to obtain and retain housing, operating and capital costs for navigation centers and emergency shelters, and new construction, rehabilitation, and preservation of permanent and transitional housing.”

A description of each proposed activity, pursuant to Section 301, and the percentage of funding allocated to it:

County residents are experiencing economic hardships due to the unwinding of the COVID-19 health and economic emergency, the 2021 Caldor Fire, and the 2022 Mosquito Fire that reduced the number of residential units in the county, resulting in increased homelessness. Individuals experiencing or at risk for homelessness need connections to existing services through targeted interventions (Housing Support Program – CalWORKs, Public Housing Authority, TANF, etc.). As a result of the continuing economic crisis, the County has added new programs to the Homeless Response system. The County added case management resources to connect the increased at-risk for homeless population with new housing resources developed because of the Caldor and Mosquito fires, to prevent a continued increase in homelessness.

The County opened a temporary 60-bed Navigation Center (Nav Center) on February 7th, 2023. The Nav Center represents the community's first Housing-Focused, low-barrier adult shelter. The Nav Center focuses on case management, access to services, and providing pathways to housing for participants. The County contracted with Volunteers of America to provide the case management necessary to help support connecting unsheltered individuals and households with permanent housing and other necessary services.

The County will dedicate approximately 95% from Year 1, and 40% from years 2 to 5 to build and maintain the County's capacity for assisting low and extremely-low income individuals and households

in obtaining and retaining permanent housing, and preventing families from entering homelessness through case management support, housing navigation, and rapid rehousing efforts. Building this capacity will include staffing 2.0 FTE internal Housing and Homelessness Social Worker positions and an Extra Help Office Assistant for the Housing and Homelessness program, paying for a portion of a manager position to oversee the program and assist with system/resource coordination, and funding operations of the El Dorado County Temporary Navigation Center. These positions will be tasked with providing supportive case management services to persons who are experiencing homelessness or at risk for homelessness and assisting qualifying households obtain and retain housing. Case management will be prioritized for households who are homeless or at risk for homelessness. The County will dedicate approximately 55% of years 2-5 towards the capital costs and construction of a new permanent Navigation Center.

The projected number of households to be served at each income level and a comparison to the unmet share of the RHNA at each income level.

Similar homeless and prevention efforts targeted at helping families earning less than 60% AMI retain and obtain permanent housing indicate a single dedicated position would result in approximately 17 households served per year; it is estimated two positions would result in 34 households (at less than 60% AMI) served and/or placed in permanent housing or remaining in permanent housing per year with coordination of services between available housing programs and resources being served through a portion of the Program Manager. Thirty-four (34) households would represent 32% of the RHNA at 60% AMI income level.

A description of the major steps/actions and a proposed schedule required for the implementation and the completion of the Activity.

The County of El Dorado Navigation Center opened on February 7, 2023. Services to support persons within the navigation Center, including connecting the persons with the Coordinated Entry System for rehousing services within the County as well as existing service providers engaging in outreach activities. Social Workers are connecting vulnerable households to community-based resources including public benefits assistance, document readiness assistance, providing rehousing case management and transportation to view safe, affordable housing opportunities.

This activity is active and ongoing, should funding be available, until no low-income population in need of housing exists within the County. The activity could be further enhanced in the future as more short-term, transitional, and permanent housing options and resources become available. Additional housing resources, including resources dedicated to rapid rehousing and rental assistance efforts, will further bolster the options available to the case management positions to help tailor services to meet client needs.

The period of affordability and level of affordability for each Activity. Rental Projects are required to have affordability periods of at least 55 years.

N/A. The project is not a rental project

CHART FOR HOMELESS PROJECT- DRAFT

Complete the table below for each proposed Activity to be funded with 2019-2023 PLHA allocations. If a single Activity will be assisting households at more than one level of Area Median Income, please list the Activity as many times as needed to capture all of the AMI levels that will be assisted, but only show the percentage of annual funding allocated to the Activity one time (to avoid double counting).						
Funding Allocation Year	2019	2020	2021	2022	2023	
Type of Activity for Persons Experiencing or At Risk for Homelessness	Case Mgmt.	Case Mgmt.	Case Mgmt.	Case Mgmt.	Case Mgmt.	
§302(c)(4)(E)(i) Percentage of Funds Allocated for the Proposed Activity	95%	40%	40%	40%	40%	
§302(c)(4)(E)(ii) Area Median Income Level Served	60%	60%	60%	60%	60%	TOTAL
§302(c)(4)(E)(ii) Unmet share of the RHNA at AMI Level	N/A	N/A	N/A	N/A	N/A	0
§302(c)(4)(E)(ii) Projected Number of Households Served	60	60	60	60	60	300
§302(c)(4)(E)(iv) Period of Affordability for the Proposed Activity (55 years required for rental housing projects)	N/A	N/A	N/A	N/A	N/A	

El Dorado County Project #2:

Section 301(a) Eligible PLHA Activity #6 – “Activities to assist persons who are experiencing or at risk for homelessness, including but not limited to, providing rapid rehousing, rental assistance, supportive/case management services that allow people to obtain and retain housing, operating and capital costs for navigation centers and emergency shelters, and new construction, rehabilitation, and preservation of permanent and transitional housing.”

A description of each proposed activity, pursuant to Section 301, and the percentage of funding allocated to it:

On February 7th, 2023 The County opened a temporary 60-bed Navigation Center (Nav Center). The Nav Center represents the community’s first Housing-Focused, low barrier adult emergency shelter.

Currently, the Nav Center is in a temporarily vacant County-owned building. Year two through five PLHA funds will be used for the construction of the El Dorado County Permanent Navigation Center, located in Placerville, California. The Permanent Nav Center will be a Housing-Focused, low-barrier emergency shelter with adult only facilities, and a separate space designated for families with children under age 18. This site will have indoor and outdoor space for pets, to accommodate service animals, emotional support animals, and keeping animals inside during inclement weather. The Permanent Nav Center will continue the focus on individual case management, and community engagement for employment linkage, public benefits assistance, life skills classes, and behavioral health partnerships. The near one acre site offers laundry and shower sites, as well as opportunities for a community garden and connections to walking trails which connect to local grocery stores, pharmacies, and a County Health and Human Services office.

A description of the way the Local government will prioritize investments that increase the supply of housing for households with incomes at or below 60% of the Area Median Income (AMI).

The low-barrier, housing-focused navigation center will be occupied by persons experiencing literal homelessness referred either by persons with knowledge of their homelessness in an encampment setting or through the coordinated entry system. The focus is on extremely low-income households with an AMI of 30% or lower. The County of El Dorado is working across the county to form new partnerships and funding for the development of several new affordable housing complexes. For those experiencing homelessness, especially chronic homelessness, intensive case management and stabilization services are necessary to prepare them for the transition to permanent housing.

The projected number of households to be served at each income level and a comparison to the unmet share of the RHNA at each income level.

Not applicable- Homelessness projects are excluded from RHNA

A description of the major steps/actions and a proposed schedule required for the implementation and the completion of the Activity.

November 2021 the El Dorado County Board of Supervisors directed the Health and Human Services Agency (HHS) to work with the El Dorado Opportunity Knocks Continuum of Care to assess and identify potential sites for a Navigation Center with Emergency Shelter Component.

January 2022- The El Dorado County Chief Administrative Office (CAO) Procurement and Contracts Division released Request for Qualifications (RFQ) 22-952-033 for Homeless Outreach, Prevention, Housing Supports and Supportive Services. Activities listed under this RFQ include Meals and Interim Housing- Operations to include Emergency Shelter

April 2022- The El Dorado County Board of Supervisors (the Board) Adopted Resolution 061-2022 declaring a Shelter Crisis in the County. Same day, the Board heard a presentation of potential sites for short-term and long-term navigation center locations.

June 2022- The Board approved agreement with Volunteers of America Northern California Northern Nevada, contingent on the Navigation Center opening, to provide Operations and Case Management Services at the County's Navigation Center.

September 2022- The Board approved use of the temporarily dormant juvenile hall for a temporary navigation center until a permanent one could be constructed. The Board instructed staff to explore 300 Fair Lane as a potential site.

January 2023- The Board approved the agreement with Upper Room Dining Hall for the provision of Navigation Center Meals in accordance with RFQ 22-952-033.

February 2023- The Temporary Navigation Center opened at 299 Fair Lane.

March 2024- The El Dorado County Chief Administrative Office (CAO) Procurement and Contracts Division released Request for Qualifications (RFQ) 24-952-0339 Navigation Center Operations and Meal Services, with an initial award term of three years, with an option to extend for an additional two years.

September 2024- The Board approved agreement with Volunteers of America Northern California Northern Nevada, to provide Operations and Case Management Services at the County's Navigation Center. Agreement is an initial three-year term with option to extend for an additional two-year term. The Board also approved agreement with Upper Room Dining Hall to provide Meals to participants at the County's Navigation Center. Agreement is an initial three-year term with an option to extend for an additional two-year term.

The period of affordability and level of affordability for each Activity. Rental Projects are required to have affordability periods of at least 55 years.

N/A. This is not a rental housing project.

CHART FOR HOMELESS PROJECT- DRAFT

Complete the table below for each proposed Activity to be funded with 2019-2023 PLHA allocations. If a single Activity will be assisting households at more than one level of Area Median Income, please list the Activity as many times as needed to capture all of the AMI levels that will be assisted, but only show the percentage of annual funding allocated to the Activity one time (to avoid double counting).						
Funding Allocation Year	2019	2020	2021	2022	2023	
Type of Activity for Persons Experiencing or At Risk for Homelessness		Capital Costs.	Capital Costs.	Capital Costs.	Capital Costs.	
§302(c)(4)(E)(i) Percentage of Funds Allocated for the Proposed Activity	0%	55%	55%	55%	55%	
§302(c)(4)(E)(ii) Area Median Income Level Served	60%	60%	60%	60%	60%	TOTAL

§302(c)(4)(E)(ii) Unmet share of the RHNA at AMI Level	N/A	N/A	N/A	N/A	N/A	0
§302(c)(4)(E)(ii) Projected Number of Households Served	0	60	60	60	60	300
§302(c)(4)(E)(iv) Period of Affordability for the Proposed Activity (55 years required)	N/A	N/A	N/A	N/A	N/A	

Overall Budget Chart

Eligible Costs					
Project #1Capacity Building (PLHA #6- Homelessness)	\$455,995.25	\$291,790.80	\$389,569.20	\$187,683.60	\$90,948.00
% of Allocation:	95%	40%	40%	40%	40%
Project #2 (Capital Costs/Construction of New Navigation Center) (PLHA Activity #6 Homelessness)		\$401,212.35	\$535,657.65	\$258,064.95	\$185,830.70
% of Allocation:		55%	55%	55%	55%
Indirect/Admin	\$23,999.75	\$36,473.85	\$48,696.15	\$23,460.45	\$16,893.70
% of Allocation:	5%	5%	5%	5%	5%
Annual Estimated Total	\$479,995.00	\$729,477.00	\$973,923.00	\$469,209	\$337,874
5 Year Estimated Total					\$2,990,478

A description of the way the Local government will prioritize investments that increase the supply of housing for households with incomes at or below 60%

AMI. Programs targeted at households at or below 60% AMI will be deemed to meet this requirement:

The proposed interventions link extremely-low, very-low and low-income households who are homeless or are at risk for homelessness to shelter, supports, and permanent housing

A description of how the Plan is consistent with the programs set forth in the Local government's Housing Element:

The Plan is consistent with General Plan Policies HO-1.6 which directs the County to work with local organizations at the community level to develop a coordinated strategy to address homelessness and associated services issues, which may include a homeless crisis intake center to better assist those who wish to move from homelessness to self-sufficiency.

Evidence that the plan was authorized and adopted by resolution by the Local government and that the public had adequate opportunity to review and comment on its content:

The Permanent Local Housing Allocation Program funding plan was presented to the El Dorado County Board of Supervisors on July 14, 2020. Consistent with statutory requirements the agenda for this Board meeting was posted on the Board of Supervisors website 72 hours prior to the meeting, in accordance with Brown Act requirements. Public comment is a regular and integral part of the Board of Supervisors meetings. Any member of the public who desires a comment is provided time.