



Daniel Nielson, Director  
El Dorado County  
Department of Human Services  
3057 Briw Rd. Suite A  
Placerville, CA 95667

August 17, 2009

**Board of Directors**

Art Edwards  
Reuben Jessop  
Linda Gates  
Craig Klatt  
Beth Southern

Dear Mr. Nielson:

As you know, the \$1.47 mil state grant requires that El Dorado County agree to provide continuing support for the homeless program for five years after the grant expires in June, 2011. It is estimated that the continuing cost of the program as requested by the county and developed by United Outreach will be approximately \$24,000 per month, or \$1.44 mil total. The county has asked if United Outreach can guarantee that it can raise that amount of money during the sixty-month period after the grant ends. The honest answer to that question is no, that guarantee cannot be given. In addition, the present economic conditions in the area have reduced the possibility of the county being able to raise that amount from its own tax revenues. Consequently, the county is faced with the probability of defaulting on the grant. If the county decides not to accept the grant on that basis, United Outreach supports that decision.

As an alternative plan to aid the homeless if the county rejects the grant, United Outreach offers a new proposal. We propose that, if the grant is rejected, the 3.65-acre property, known as Perks Court, be leased to United Outreach at the cost of \$1 per year for a period of twenty years. When the lease goes into effect, United Outreach would develop the property into a homeless facility based on the design and programs proposed for use with the state grant funds. While UO does not have, at this time, adequate funds to develop the facility or implement the programs that were originally intended in the grant, these would be developed over time as funds, other grants and donations become available. As a part of the agreement, the county would have no financial responsibility or obligation for the property or the program during the lease, except to the extent that it desires to participate. It would be important however that the county help United Outreach with the initial engineering, zoning, and legal work required to make the property operational as a homeless facility. Also, as the homeless programs evolve and become operational, county departments would be asked to honor their MOU's as their funding and staffing levels permit. The exact details of this proposal would be worked out in the lease agreement between the county and United Outreach.

When the lease is signed, the United Outreach plan for building a homeless facility would develop in seven phases:

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08-0395.31.1

- Phase One- Work will begin with county to prepare the property for use as a homeless community. Work will also begin to obtain a Special Use Permit that will allow expanded occupation of the two (soon three) existing homes. At the same time, design will be undertaken on the various utility and septic systems in accordance with code requirements, and on planned building use. All necessary furniture, bedding and kitchen equipment will be obtained for the six occupants allowed by code to inhabit one of the existing homes.
- Phase Two- Two families, consisting of a mother and two children each, will be brought into one of the homes. The other two homes will be modified into office, storage space and meeting rooms.

Note: The people living in the homes will be required to be “dry,” that is, drug and alcohol free, and agree to participate in programs that will bring them out of homelessness. A case manager will be provided. When they have demonstrated to be at a sufficient level of recovery, they will be helped to locate other living arrangements and a new family will be brought in.

- Phase Three- The EID home will be delivered from Pollock Pines to the site and installed in place on an appropriate foundation.
- Phase Four- All utility services will be installed and connected.
- Phase Five- While previous phases are under way, design all of the existing and future buildings on the site will be undertaken.
- Phase Six- When the Special Use Permit is received, and as funds become available, other homes will be purchased for additional families.
- Phase Seven- When funds are available, a common building will be built that will house single men, have a common area, showers, meeting rooms and laundry.

Each phase will be accomplished as the funds are available, and some may be accomplished in parallel. The completion of Phase Seven may be many years away, but each year will bring more progress as donations come in. Flexibility is important as we expand and develop facilities and programs. Having a piece of property available for use to help the homeless will be invaluable in raising funds through organizations, community groups and from the state. What we are proposing is only the beginning, but from it, United Outreach and its supporters will be able to develop a quality homeless facility that El Dorado County can be proud of.



Art Edwards, President  
United Outreach of El Dorado County