



**COUNTY ADMINISTRATIVE OFFICE
COUNTY OF TULARE
AGENDA ITEM**

BOARD OF SUPERVISORS

KUYLER CROCKER
District One

PETE VANDER POEL
District Two

AMY SHUKLIAN
District Three

J. STEVEN WORTHLEY
District Four

MIKE ENNIS
District Five

AGENDA DATE: August 28, 2018

Public Hearing Required	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Scheduled Public Hearing w/Clerk	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Published Notice Required	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Advertised Published Notice	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
County Counsel Sign-Off	Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Meet & Confer Required	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Electronic file(s) has been sent	Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Budget Transfer (Aud 308) attached	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Personnel Resolution attached	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Agreements are attached and signature line for Chairman is marked with tab(s)/flag(s)	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>

CONTACT PERSON: Michael C. Spata PHONE: 636-5005

SUBJECT: Landlord Mitigation Fund

REQUEST(S):

That the Board of Supervisors:

- (1) Receive the report regarding the request from the Kings / Tulare Homeless Alliance for funding in the amount of \$50,000 for the Landlord Mitigation Fund; and
- (2) Provide direction to the County Administrative Office.

SUMMARY:

On July 6, 2018, Supervisor Amy Shuklian received a request from the Kings/Tulare Homeless Alliance for financial support in the amount of \$50,000 from Tulare County for the Landlord Mitigation Fund. For reference, see Attachment "A" (KTHA Request for Funding). After review and research, what follows is a report and request for direction from the Board of Supervisors.

Kings / Tulare Homeless Alliance and Funding Request

Organized in 1999, the Kings/Tulare Continuum of Care on Homeless, Inc. is a California corporation doing business as the Kings/Tulare Homeless Alliance ("KTHA" or "the Alliance") whose headquarters are located at 1900 N. Dinuba Boulevard in

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Visalia. The Alliance is a broad-based coalition of homeless housing and service providers, advocates, government representatives, and consumers working collaboratively to help shape regional planning and decision-making designed to increase services and funding to meet the needs of people experiencing homelessness. The Alliance participates in the Tulare County Homelessness Task Force created in December 2016.

One of the key objectives of the Alliance is to “develop and maintain service strategies that link and advance the health and well-being of homeless residents in the Kings/Tulare region by fostering partnerships among participating organizations.” (KTHA By-Laws, Article IV.A. Objectives).

To implement this key objective, the Alliance is working to create a successful landlord partnership across Kings and Tulare counties; that is, through a coordinated community-based process, service providers work with families, single adults and veterans to help them “exit homelessness and access services” that will keep them housed for the long-term (<https://www.kthomelessalliance.org/landlord-recruitment-info/>).

As part of this community-based process, “landlord engagement” is an important component of this service for the purposes of identifying affordable housing and increasing access to housing. The benefits offered to landlords are guaranteed security deposits; first and last months’ rent; short and long-term rental assistance; free tenant screening and referrals; and individualized household case management (<https://www.kthomelessalliance.org/landlord-recruitment-info/>).

As stated in its letter of July 6 (Attachment “A”), the Alliance is seeking \$50,000 to support the Landlord Mitigation Fund which will provide added protection for landlords who are willing to reduce tenant screening criteria.

General Background: Landlord Mitigation Fund

A “Landlord Mitigation Fund” provides added protection for landlords resulting in increased access to housing and decreased number of days individuals spend experiencing homelessness.

This concept is also referred to as Risk Mitigation Pool which represents a partnership between a non-profit organization and landlords with the strategic goal to reduce housing barriers to those who are unable to rent suitable housing for basic shelter.

In some situations, a person experiencing homelessness may be approved for housing assistance; however, a landlord may be unwilling to rent to the client based on the perception that the individual is high risk.

The Landlord Mitigation Fund helps to increase access to housing as it may assist with security deposits, rental payments, client support services, and more. The additional funds are intended to incentivize landlords to mitigate the perceived risk and to satisfy a

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critical component of the public policy to address the homelessness challenge.

Research of California Cities and Counties

Several cities and counties in California have created similar landlord mitigation funding programs, namely, the City of Santa Barbara Housing Authority, the City of Sacramento (including the County of Sacramento), the City of Stockton, the Kern County Housing Authority, and the County of Los Angeles. Information about these programs is provided below.

- **City of Santa Barbara Housing Authority:** In May 2016, the City of Santa Barbara Housing Authority approved a grant request by the Landlord Liaison Partnership Program in the amount of \$35,000 to place homeless veterans in available housing units.
- **City of Sacramento:** In March 2017, the City of Sacramento approved an agreement with Sacramento Steps Forward to provide assistance to the homeless. The funding sources for this program in the amount of \$1.8 million are the City of Sacramento, the County of Sacramento and Sutter Health.
- **City of Stockton:** In May 2017, the Stockton City Council approved the Homeless Housing Mitigation Fund Program in the amount of \$50,000 to be administered by the City Manager for the purpose of directing funds to landlords who rent to veterans or homeless individuals eligible for housing vouchers.
- **Kern County Housing Authority:** In surveying counties surrounding Tulare County, Kern County has a similar program through its Housing Authority, notably, in March 2018 a Risk Mitigation Fund was established in the amount of \$40,000 to help overcome the housing barrier by working with landlords to address the housing needs of the homeless.
- **Los Angeles County:** In May 2018, the Los Angeles County Board of Supervisors established the Flexible Housing Subsidy Pool (FHSP) -- in conjunction with Brilliant Corners and the Conrad Hilton Foundation -- to provide rental subsidies in the amount of \$18 million.

Proposed Direction by the Board of Supervisors

Based on this discussion, it is respectfully requested that the Board of Supervisors consider the following direction to the County Administrative Office:

- Develop a Scope of Work with KTHA,
- Work with County Counsel to prepare a funding Agreement,
- Include Monitoring and Reporting, and
- Designate an Oversight Representative (e.g., Board Staff or Health and Human Services Agency).

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FISCAL IMPACT/FINANCING:

There will be no Net County Cost associated with this requested action as the \$50,000 will be of the part of the budgeted Homelessness Program Funds included in the Recommended Budget for Fiscal Year 2018/19 in the Miscellaneous Administration Budget (012) administered by the County Administrative Office.

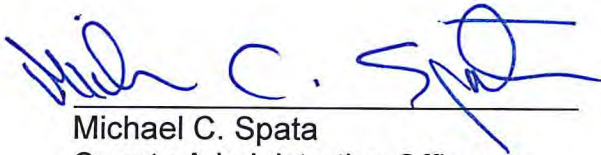
LINKAGE TO THE COUNTY OF TULARE STRATEGIC BUSINESS PLAN:

The County's Strategic Business Plan includes the Quality of Life Initiative to promote public health and welfare and encourage the provision of quality supportive services for individuals in Tulare County. The proposed action will enhance Tulare County's capacity to provide support to the homeless community and collaborate with community partners.

ADMINISTRATIVE SIGN-OFF:



Cecilia Herrera, MPA
Senior Administrative Analyst



Michael C. Spata
County Administrative Officer

cc: Auditor-Controller
County Counsel
County Administrative Office (2)

Attachment(s):

Attachment "A" (KTHA Request for Funding)

BEFORE THE BOARD OF SUPERVISORS COUNTY OF TULARE, STATE OF CALIFORNIA

IN THE MATTER OF THE LANDLORD
MITIGATION FUND

)
) Resolution No. _____
Agreement No. _____

UPON MOTION OF SUPERVISOR _____, SECONDED BY
SUPERVISOR _____, THE FOLLOWING WAS ADOPTED BY THE
BOARD OF SUPERVISORS, AT AN OFFICIAL MEETING HELD AUGUST 28, 2018,
BY THE FOLLOWING VOTE:

AYES:
NOES:
ABSTAIN:
ABSENT:

ATTEST: MICHAEL C. SPATA
COUNTY ADMINISTRATIVE OFFICER/
CLERK, BOARD OF SUPERVISORS

BY: _____
Deputy Clerk

* * * * *

1. Received the report regarding the request from the Kings / Tulare Homeless Alliance (KTHSA) for funding in the amount of \$50,000 for the Landlord Mitigation Fund; and
2. Provided direction to the County Administrative Office.

Attachment “A”
(KTHA Request for Funding)



July 6, 2018

Supervisor Amy Shuklian
Tulare County Board of Supervisors
2800 West Burrel Avenue
Visalia, CA 93291

Sent via email

Re: Funding Request, Landlord Mitigation Fund

Dear Supervisor Shuklian,

On any given night, there are approximately 800 people experiencing homelessness in the County of Tulare. One of the critical components in ending homelessness is access to housing. To improve access to housing, the Kings/Tulare Homeless Alliance (Alliance) is seeking financial support in the amount of \$50,000 from Tulare County to support the Landlord Mitigation Fund.

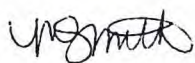
Once a person experiencing homelessness has been approved for housing assistance through a local housing provider, there is often a significant issue with finding a landlord willing to rent to the client. Many landlords are not willing to rent to someone they consider "high risk"-someone with multiple evictions, low or no income, or a criminal history. The risk, perceived or real, has created a tremendous barrier in our region. Clients are spending months with an approved voucher and no unit to live in. A Landlord Mitigation Pool provides added protection for landlords who are willing to reduce screening criteria. The mitigation pool would increase access to housing and decrease the number of days people spend experiencing homelessness.

"Risk mitigation pools," also known as insurance pool grants and landlord guarantee funds, reduce landlord exposure to financial risks caused by excessive damage costs and non-payment of rent. Risk mitigation pools create a reserve fund that can be accessed by landlords to reimburse payments for damage and inconveniences that are not covered by a security deposit. Some examples of risk mitigation pools in practice include the Landlord Liaison Project in King County, Seattle; the Home Forward Program in Portland; The South Hampton Roads Insurance Pool Grant in Norfolk, Virginia; and the Risk Mitigation Pool of the City of Portland. Several communities in California have recently followed suit by creating their own funds, including Santa Barbara, Stockton and Sacramento.

We hope that you will consider supporting this initiative, as the availability of risk mitigation funds can be a game changer in our community's ability to effectively address homelessness.

If you have any questions or would like to further discuss, please don't hesitate to contact me at (559) 331-5237 or via email at msmith@kthomelessalliance.org.

Sincerely,

A handwritten signature in black ink, appearing to read "Machael Smith".

Machael Smith
Executive Director