



CITY OF SAN RAMON

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September 8, 2017

Jim Mellander, Foreperson
Contra Costa County Civil Grand Jury
725 Court St.
P.O. Box 431
Martinez, CA 94553-0091

Dear Mr. Mellander,

On behalf of the City of San Ramon, this letter responds to Contra Costa County Grand Jury Report No. 1707, "Homelessness in the Cities" The City of San Ramon appreciates the time and effort that you and the Grand Jury spend on these matters and acknowledges the importance of the role in oversight of local government activities.

We trust the Grand Jury will find the responses helpful to its endeavor.

Sincerely,



Joe Gorton
City Manager

FINDINGS

F1. CORE teams are most likely to be the first point of entry for the homeless into the County's Coordinated Entry System.

City Response: F1. The respondent agrees with the findings.

F2. CORE teams can successfully identify a homeless individual in need of physical or mental health services.

City Response: F2. The respondent agrees with the findings.

F3. CORE teams have the resources to identify if there are vacant shelter beds available in the County.

City Response: F3. The respondent agrees with the findings.

F4. CORE teams are equipped and have the authorization to transport homeless individuals to a medical facility or to a homeless shelter.

City Response: F4. The respondent agrees with the findings.

F5. CORE teams build trust between the homeless and police departments.

City Response: F5. The respondent agrees with the findings.

F9. The cities of Antioch, Concord, Pittsburg, and Walnut Creek, which are the CDBG Entitlement Cities, are the only cities in Contra Costa County that have an approved written homeless plan to end or reduce homelessness in their respective jurisdictions.

City Response: F9. The respondent agrees with the findings.

F10. The City appears to be in compliance with the California Housing Accountability Act.

City Response: F10. The respondent agrees with the findings.

RECOMMENDATIONS

R1. The City should consider establishing CORE teams either by partnering with one or more cities in the region or by funding its own team.

City Response: R1. The recommendation will not be implemented because it is not warranted or is not reasonable. San Ramon has little to no homeless population as documented in the 2015 and 2016 Unsheltered PIT count.

R2. The City should consider providing incentives for developers to construct housing for the extremely low income, very low income, and homeless populations.

City Response: R2. The recommendation has been implemented. Through the process of updating the City's Housing Element, the City considered offering incentives to developers to construct housing for lower income households and the homeless. The City evaluated governmental, land use, market and environmental constraints such as development standards, land use requirements for homeless shelters, and development fees. As part of the City's Housing Plan with the Housing Element, the City established policies and programs to create a variety of housing opportunities for developers of lower income housing and homeless shelters. Policies and Programs addressing incentives include but are not limited to:

- 1) Housing Policy 11.1-I-3 Facilitate the development of affordable housing throughout the community through use of financial and/or regulatory incentives, where feasible.*
- 2) Housing Policy 11.1-I-7 Offer financial and regulatory incentives to promote a combination of residential, retail, and office uses in areas designated for mixed use development.*
- 3) Housing Policy 11.3-I-3 Participate in programs and provide incentives for projects that include housing for seniors, lower and moderate income households, and special needs groups.*
- 4) Housing Policy 11.3-I-5 Support and provide funding to organizations that assist the homeless.*
- 5) Program 10: Affordable Housing Development. Program to facilitate the development of affordable housing with incentives such as providing priority processing to affordable housing projects and targeting a portion of local financial resources that meet the needs of extremely low, very low and low income households.*
- 6) Program 11: Affordable Housing Funding Sources. Program established to work with affordable housing developers to securing housing funds, provide technical assistance in preparing funding applications, granting density bonuses and regulatory concessions as appropriate, and applying for complementary programs that can help reduce land or site development costs for housing projects.*
- 7) Program 22: Priority Processing. Program to give priority processing to affordable housing projects to reduce development costs.*

R3. The City should consider using Successor Agency funds, CDBG and other federal housing funds, impact fees, and city general funds to assist in funding housing for the extremely low income, very low income and homeless populations.

City Response: R3. The recommendation has been implemented. Through the process of updating the City's Housing Element, the City considered using federal and local funds to assist in funding housing for lower income households and the homeless. The City evaluated federal, regional and local funding sources including impact fees, development fees, and CDBG HOME funds. As part of the City's Housing Plan with the Housing Element, the City established policies and programs to fund housing for lower income households and the homeless.

Grand Jury Report No. 1707, “Homelessness in the Cities”, City of San Ramon Response

- 1) *Housing Policy 11.1-I-3 Facilitate the development of affordable housing throughout the community through use of financial and/or regulatory incentives, where feasible.*
- 2) *Housing Policy 11.1-I-7 Offer financial and regulatory incentives to promote a combination of residential, retail, and office uses in areas designated for mixed use development.*
- 3) *Housing Policy 11.1.I-18 Require commercial development to contribute to the supply of workforce housing through new construction, partnerships with non-profit affordable housing providers, or payment of linkage fees.*
- 4) *Housing Policy 11.1-I-20 Apply for available State and federal funds, and encourage the use of private financing mechanisms to assist in the production of affordable housing.*
- 5) *Housing Policy 11.3-I-5 Support and provide funding to organizations that assist the homeless.*
- 6) *Program 10: Affordable Housing Development. Program to facilitate the development of affordable housing with incentives such as provide financial and regulatory incentives to non-profit housing corporations, private developers and public agencies to increase the supply of affordable housing and targeting a portion of local financial resources that meet the needs of extremely low, very low and low income households.*
- 7) *Program 11: Affordable Housing Funding Sources. Program established to work with affordable housing developers to securing housing funds, provide technical assistance in preparing funding applications, granting density bonuses and regulatory concessions as appropriate, and applying for complementary programs that can help reduce land or site development costs for housing projects.*
- 8) *Program 13: In-Lieu Fee for Commercial Development. Program to require commercial development to contribute to the supply of workforces housing.*
- 9) *Program 23: Development Fees. Program requiring annual evaluation of the City's Fee schedule to monitor and mitigate, as necessary, fees and exactions and their impact to development.*

R4. The City should consider adopting a five-year comprehensive homeless plan, as soon as possible with a target date of January 1, 2019, to reduce the homeless population in the City.

City Response: R4. The recommendation will not be implemented because it is not warranted or is not reasonable. San Ramon has little to no homeless population as documented in the 2015 and 2016 Unsheltered PIT count.