



City Council

Mike Anderson, Mayor  
Don Tatzin, Vice Mayor  
Cameron Burks, Council Member  
Mark Mitchell, Council Member  
Ivor Samson, Council Member

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

June 28, 2017

Re: Contra Costa County Grand Jury Report No. 1707 – Homelessness in the Cities

Dear Mr. Mellander:

Pursuant to California Penal Code Section 933.05, this letter responds to Contra Costa County Grand Jury Report No. 1707, "Homelessness in the Cities." This response was reviewed and authorized by the City Council at a duly noticed City Council meeting on June 26, 2017.

**Grand Jury Findings and Recommendations**

The report ordered the City of Lafayette to respond to findings #1, 2, 3, 4, 5, 9, and 10, and Recommendations #1, 2, 3, and 4. Our responses are below.

Finding #1: CORE Teams are most likely to be the first point of entry for the homeless into the County's Coordinated Entry System. AGREE.

Finding #2: CORE teams can successfully identify a homeless individual in need of physical or mental health services. AGREE.

Finding #3: CORE teams have the resources to identify if there are vacant shelter beds available in the County. AGREE.

Finding #4: CORE teams are equipped and have the authorization to transport homeless individuals to a medical facility or to a homeless shelter. AGREE.

Finding #5: CORE teams build trust between the homeless and police departments. AGREE.

Finding #9: 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. AGREE.

Finding #10: The City appears to be in compliance with the California Housing Accountability Act. AGREE.

Recommendation #1: The City should consider establishing CORE teams either by partnering with one or more cities in the region or by funding its own team.

*The recommendation will not be implemented. With a homeless count of just one or two in our city limits, it is not currently cost effective to establish a CORE team, but could be in the future if the homeless population increases. However, the City has trained all of its police officers on homeless issues and programs. The City has also sent all of its officers to crisis intervention training. Because of our size, our officers do the core mission and have added several homeless individuals into shelters and assistance programs. Our officers know our homeless by name and are developing rapport to help them.*

Recommendation #2: The City should consider providing incentives for developers to construct housing for the extremely low income, very low income, and homeless populations.

*The recommendation has been implemented. The City offers the following incentives:*

- 1. Streamlined permitting process, including scheduling joint meetings with City Boards before an application is filed to save time and money.*
- 2. Priority processing of applications with affordable housing.*
- 3. Technical assistance to property owners and developers including providing assessor parcel data, posting the inventory on the City's web site, offering tours of the Downtown to prospective developers and scheduling pre-application meetings free of charge to explain the City's development standards and review process.*
- 4. Fee deferrals to the Certificate of Occupancy phase of the project.*

Recommendation #3: 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.

*The recommendation has been implemented. The City will continue to assist in funding affordable housing when funds become available.*

Recommendation #4: 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.

*The recommendation will not be implemented. With a homeless count of just one or two in our city limits, it is not currently cost effective to prepare a comprehensive homeless plan, but it could be in the future if the homeless population increases.*

#### **Correction**

We call your attention to a typographical error on Page 8 of the report regarding the Belle Terre senior apartments. Please note that Lafayette invested \$3.8 million and not \$38 million to build these apartments.

The City truly appreciates the time and effort spent by the Grand Jury in consideration of these matters.

Sincerely,



Michael Anderson  
Mayor