



H3 Housing Meeting

February 2, 2017

1:00-3:00pm

2425 Bisso Lane, Concord

Presenters:

Lavonna Martin, H3 Director, Jenny Robbins, H3 Housing and Services Administrator,
Jaime Jenett, H3 Policy and Planning Manager

MINUTES

Agenda item: No Place Like Home Update

Discussion: The purpose of NPLH is to acquire, design, construct, rehabilitate, or preserve permanent supportive housing for persons who are experiencing homelessness, chronic homelessness or who are at risk of chronic homelessness, and who are in need of mental health services. Key features include:

Key features of the program include:

- Counties will be eligible applicants (either solely or with a housing development sponsor).
- Funding for permanent supportive housing must utilize low barrier tenant selection practices that prioritize vulnerable populations and offer flexible, voluntary, and individualized supportive services.
- Counties must commit to provide mental health services and help coordinate access to other community-based supportive services.

Action items

- ✓ Once the Technical Assistance application is available, H3, BH and DCD (Department of Conservation and Development) will make application.
- ✓ H3, BH and DCD will continue to participate in monthly NPLH technical assistance calls

Agenda item: Community Transitional Housing

Discussion: H3 is working with the CAO's Office of Re-entry and Justice, the W. County Re-entry Success Center, and HealthRight 360's East/Central County network, Bi-Bett, Rubicon Programs, Supervisor Andersen's office and Behavioral Health – AOD to determine if we have any viable projects to submit for this over the counter program.



Funds are one-time allocation of a little more than \$250,000 per facility to be spent over a 3 to 10 year period. The requirements may be prohibitive as it requires a city or county government lead on the grant and each facility must have a 10-year conditional use permit to operate transitional housing.

More updates will be forthcoming.

Agenda Item: MHSA Housing Loan Program Updates

Discussion: At the close of November 2016, the County received \$1.7M in unencumbered funds remaining in the MHSA Housing Loan Program that sunset on May 30, 2016. Funds can be used for rental assistance or capitalized operating subsidies; security deposits, utility deposits, or other move-in cost assistance; utility payments; moving cost assistance; and capital funding) to build, rehabilitate, or acquire housing for homeless, mentally ill persons or mentally ill persons who are at risk of being homeless. Funds must be used within three years.

Small Group Activity – MHSA Loan Program

Attendees were split into 6 small groups to discuss the MHSA Loan program and how the funds should be used. Questions include:

- a. Do you think that we should spend down the MHSA Loan Program dollars now, or wait until we can apply for NPLH funds and combine the two funding streams?
Unanimously all groups reported that they would prefer to spend down the dollars now as opposed to waiting until we are able to apply for NPLH (earliest application will be released is 2018). Due to the housing crisis we are experiencing in Contra Costa County, we cannot afford to wait any longer to identify strategies to increase our housing stock.
- b. Identify/prioritize the geographic region/s you think should be targeted with the MHSA loan dollars? Why?
East County: Group participants reported that since we are seeing our homelessness grow exponentially in East County, and there are limited social service programs in the area, that it should be the geographic location we focus on. It was also recognized that Richmond is another area where there are large concentrations of homeless individuals, but as opposed to East County, there are far more service providers in the area. Point In Time (PIT) data was discussed that re-iterated the trend we are seeing in east county and the need for increased housing.
- c. Identify/prioritize what you think MHSA loan dollars should fund. Independent or shared housing? Use it for short term rental assistance, security deposits, application fees, etc.
 - *The group had a mixed response for this question, but the majority of respondents said that they would want to use some of these dollars for short term rental assistance, security deposits, application fees, etc. It was recognized in the group that our community currently does not have any funding mechanism to pay for these types of costs that impact one's ability to maintain or obtain housing. It was also brought up that we are trying to develop a Housing Security Fund in Contra Costa County and would it be possible to use MHSA loan dollars to support the fund (any dollars from MHSA would be used for those who are eligible for MHSA housing and it would not be used for the general homeless population who is not a mental health consumer.*
 - *When housing models were discussed, participants were interested in both shared and independent housing. The pros of shared housing is that we can house more people for less money, however, shared housing only works for those who can live in a congregate living situation.*
- d. Is there a client population/demographic that should be prioritized for this housing (older adult, families, single adults, TAY). Why?



- *The group was split evenly between wanting to prioritize the older adult population, as well as the youth, TAY and family populations. There was consensus that there is a steady and sharp increase in the older adult population in our homeless system of care, and that MHSA funds should target this sub population. Those in the group that work exclusively with children, TAY and families cite the lack of family shelters and housing in Contra Costa and that any new housing should be for this sub population. It was also discussed that by interrupting children/teen homelessness by providing housing can significantly improve their school attendance, mental health stability, as well as them not becoming homeless as they get older.*
- *There was also a discussion around families accessing the current stock of MHSA housing, and if we can consider housing a family whose head of household is not in the MH system. The group discussed the reason why this is the current policy, however, there was consensus that they wanted to advocate further to see if the policies can change so that a family with a child in the MH system can access MHSA housing even if the head of household is not mentally ill. Shelter Inc, who is the master lease provider, said that it is possible to create an amendment to their lease agreement that would make it possible to house these families.*

Action items

- ✓ Information from the break out session will be brought back to the CPAW Advisory Work Group and the COH.
- ✓ H3 staff will meet with Shelter Inc. to create an amendment to their lease agreement for families whose head of household is not open in MH.

Agenda item: Coordinated Entry Report Out

Discussion: Jaime Jennet, Policy and Program Manager presented on the Coordinated Entry (CE) System that is currently being implemented in Contra Costa. Topics included information regarding our new CORE Outreach teams, Care Centers, Warming Center, and Housing Navigation services. Three access points into homeless services were identified and include 211, Care Centers, and CORE teams.

Action items

- ✓ CE Power Point will be sent to H3 meeting participants

Agenda item: Proposition 47

Discussion: California will begin the process this spring of awarding \$103 million in grants to programs for inmates centered on rehabilitation, substance abuse and reentry into society. The efforts will be funded with money saved from prison spending under Proposition 47. Funding may be used for housing.. BH will be the lead applicant and H3 is providing technical assistance regarding how funds can/should be used toward housing and what type of housing.

Many stakeholders, including the District Attorney's office, City of Antioch PD, City of Richmond PD, HealthRight 360, Pubic Defender, EHSD, County Office of Education, Bay Legal, County Probation, SHELTER, Inc and others are participating in the discussion to bring services to this population.

The application is due February 21, 2017.



Updates

- ✓ Please visit the website below for updates regarding NPLH
<http://www.hcd.ca.gov/grants-funding/active-funding/nplh.shtml>
- ✓ The next H3 meeting will take place on May 16th from 1-3pm at 2425 Bisso Lane, Concord
- ✓ The next Council on Homelessness (COH) meeting will take place on March 2nd from 1-3pm at 50 Muir Rd., Martinez

