

HOUSING COUNCIL MINUTES

Thursday, July 6, 2017

11:30am-1:00pm | 3851 Rosecrans St – CORONADO ROOM C



ITEM	SUMMARY
<p>I. Welcome and Introductions</p> <ul style="list-style-type: none"> • Adrienne Berlin & Lisa Huff (Co-Chairs) 	
<p>II. Review and Approval of Summary Notes for June 2017</p>	<p>Approved without corrections.</p>
<p>III. Public Input</p>	<p>No public input.</p>
<p>IV. Co-Chair Updates</p> <p>→ Continue discussion on Council’s recommendations for BHS Focus Groups</p>	<ul style="list-style-type: none"> • Simonne passed out the Behavioral Health Housing Council Top Priorities document to the group highlighting talking points for those attending community stakeholder groups in August. High level summary talking points will be circulated. • The Top Priorities document includes three main topic areas of priorities: 1) Creating new units/access to units; 2) Landlord incentive and recruitments; 3) Housing Education and Navigation (including a resource for those who experience a housing emergency). • Four proposed ideas: <ol style="list-style-type: none"> 1. Establish a housing hub (including data on landlords) 2. Build capacity as community in Shared Housing, e.g., Home Finder program 3. Support for those who were issued Section 8 vouchers but lost their subsidy due to lack of willing landlords 4. Recognize the unique need for Housing Specialists and specific housing support skillset within the programs • Recommendation from Lisa to add any other capital dollars along with NPLH funding and for continued support for embedded funds within FSPs. • Recommendation from Tom Theisen to add a brief introduction to explain the BHS Housing Council’s role and mission of the BHS Housing Council.
<p>V. Presentation (11:45 AM)</p> <p>Loss of Affordable Housing Units</p> <p>California Housing Partnership Corporation</p>	<ul style="list-style-type: none"> • Affordable housing (for this presentation) is defined as rent-restricted or rent-assisted housing that is affordable to households that are at or below 60% Area Median Income. Housing cost is considered as cost of rent plus utilities. • If households are spending more than 30% of income on housing (including cost of utilities), they are considered <i>rent-burdened</i>. When a household is <i>severely rent-burdened</i>, they are spending 50% of their income on rent/housing. <p><u>San Diego County:</u></p> <ul style="list-style-type: none"> • Low income: For those making around 45k-54k annually, almost 70% of income is put towards rent. Low income households have fewer housing options than median income households do.

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	<ul style="list-style-type: none"> • Q1 in 2017: Median asking rent for a 2-bedroom house was roughly \$1,900/month. • In SD County, there is a shortfall of over 142,000 affordable rental homes for low-income renters – an increase by 14,000 from 2014. Housing has dwindled due to funding losses at State and federal level. • Since 1995, over 1,900 homes in SD County with Section 8 have been lost. Approximately 2,300 affordable homes are at risk for conversion to market rate within the next five years. • When owners consider ending affordability on their property, there is a State Notice Law for building owners/landlords to notify renters and Qualified Preservation Entities (QPEs) of opportunity to submit an offer to purchase covered properties, but this is not enforced as compliance is not currently monitored. • Recommendation for cities/counties to hire a Preservation Coordinator within region/city/county. The Preservation Coordinator would be dedicated to tracking State Notice Law in area and educating community about at-risk, affordable housing. • Important to preserve at-risk properties near neighborhood amenities (libraries, parks, hospitals, transit hubs, etc). • AB1521: Bill co-sponsored by CA Housing Partnership to make amendments to State Notice Law; would require state HCD to monitor and enforce requirements for owners to comply with Notice Law. The bill has passed Assembly and will be proceeding to Senate floor.
<p>VI. Employment Update</p> <ul style="list-style-type: none"> • Vianey Del Real Ochoa 	<ul style="list-style-type: none"> • So far this fiscal year, 81 clients have been enrolled, with 48% placed in unique and competitive jobs (at a minimum of 40 hrs/month). Data will be available in September. • Jobs vary case by case and are client-centered – from admin work to dishwashing to tech, etc. Jobs have option of increasing hours. • Action Item: Referral forms will be emailed out to group.
<p>VII. MHSA Update</p> <ul style="list-style-type: none"> • Adrienne Yancey/Marty Dare 	<p><u>Adrienne:</u></p> <ul style="list-style-type: none"> • 3 Year Mental Health Services Act (MHSA) Comprehensive Plan will be released mid- to late July for 30-day public comment. Public hearing will be scheduled for the Behavioral Health Advisory Board meeting on September 7. • Currently gearing up for community forums and focus groups. Format of forums will be different this year, including two in-person forums: August 10th, 10am in Vista; Aug 29th, 10am at the Jacobs Center. More details will be released once finalized. • For those who cannot attend in person, a telephone town hall will be held during the evening. Those who cannot attend either in-person or via tele-town hall will have the option of an online survey. • Specific focus groups will also be held, including ones geared towards homeless w/SMI, TAY population, Clubhouses, frontline staff, and re-entry population. • Group is invited to submit focus group questions tailored to homeless issues to Adrienne.

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<p>VIII. BHS Director's Update</p> <ul style="list-style-type: none"> Alfredo Aguirre & Piedad Garcia 	<p><u>Alfredo Aguirre:</u></p> <ul style="list-style-type: none"> The Better Care Reconciliation Act: Senate's bill to repeal and replace ACA is currently split in the GOP. Alfredo will follow up with CBHDA regarding whether there is housing support embedded within government grants being dispersed to address heroin epidemic. Reversion Policy: Unspent MHSA dollars for Innovation will not be reverted. Clock will instead be reset for FY17-18 and counties will have three years to spend the dollars allocated for Innovation. The State is pulling back from Community Care Initiative (CCI)/In-Home Support Services, leaving a gap in funding to continue programs. To mitigate, automatic cost-of-living increases have been frozen to the Institute of Mental Diseases. This will have no direct impact on FY17-18 budget, but may in the future as counties will have to backfill. The County Board of Supervisors passed a \$25 million initiative for affordable housing funding.
<p>IX. Membership</p>	<ul style="list-style-type: none"> Amy Kalivas from Access to Independence is interested in membership. Council to send info on council membership process.
<p>X. Stakeholder Updates</p> <p>MHSA Housing Program</p> <ul style="list-style-type: none"> Simonne Ruff <p>Residential Care Committee</p> <ul style="list-style-type: none"> Liz Kruidenier <p>Tiny Homes Subcommittee</p> <ul style="list-style-type: none"> Ellen F. Stone 	<p><u>MHSA Housing Program (Lauren)</u></p> <ul style="list-style-type: none"> Supportive Housing 101 training on July 21st for new staff working in supportive housing. Atmosphere development must be fully leased up by the end of the month; 31 units for CRF units and supportive housing for homeless at PATH. <u>No Place Like Home</u>: The state getting is getting ready to release state guidelines. Mission Cove is currently accepting applications for its MHSA units. <p><u>Tiny Homes Subcommittee</u></p> <ul style="list-style-type: none"> Work teams for goal of demonstration project – community event with physical tiny homes onsite for people to walk through. Original timeline to have 3-4 day community event, location to be confirmed. Tentative for October. Request to Council to refer consumers who are a good fit. Can contact Ellen Stone or Rhonda Gibbs. Subcommittee meets 4th Wednesday of every month, location TBA.
<p>XI. BHS Housing Council Workgroup</p> <ul style="list-style-type: none"> Simonne Ruff (CSH) 	<ul style="list-style-type: none"> Action Item: Invite Regional Taskforce on the Homeless to present to Council in October on homeless plan framework.

NEXT MEETING IS SCHEDULED FOR THURSDAY, September 7, 2017
11:30am–1:00pm, 3851 Rosecrans St – CORONADO ROOM C
DARK IN AUGUST