

SAN MATEO COUNTY
DEPARTMENT OF HOUSING, BEHAVIORAL HEALTH RECOVERY SERVICES, AND HUMAN SERVICES AGENCY

NO PLACE LIKE HOME DEVELOPER INFORMATION SESSION

MAY 16, 2018



COUNTY OF SAN MATEO



INFORMATION SESSION AGENDA

Welcome and Introductions

Presentation by:

- SMC Department of Housing - Raymond Hodges, Rose Cade
- Focus Strategies - Megan Kurteff-Schatz, Kristin Jefferson
- SMC Human Services Agency – Jessica Silverberg, Brian Eggers
- SMC Behavioral Health and Recovery Services – Karen Krahn, Judy Davila, Mariana Rocha

Questions and Answers

SAN MATEO COUNTY SUPPORTIVE HOUSING GOALS

County: Build PSH to serve and house persons with the highest barriers and service needs

Behavioral Health and Recovery Services (BHRS): Provide a spectrum of treatment and recovery services to keep tenants stably housed

Department of Housing (DOH): Leverage Measure K funds with federal, state, and local resources to expand the County's affordable housing pipeline, including units for homeless, disabled households

SAN MATEO COUNTY DEVELOPMENT GOALS – NPLH PROGRAM

- Increase unit availability for tenants with serious mental illness who are homeless, chronically homeless, or at-risk of chronic homelessness
- BHRS and DOH seeking projects built in accordance with recovery design models and prioritizing community integration
- Project layout, use of space, and location may vary
- Priority is project design and programming conducive to tenants receiving supportive services and remaining stably housed



NPLH OVERVIEW

- July 2016 - Gov. Brown signed landmark legislation enacting the No Place Like Home program
- \$2B in bond proceeds to develop Permanent Supportive Housing (PSH) for persons in need of mental health services and experiencing homelessness, chronic homelessness, or at risk of chronic homelessness
- Bonds are repaid by Mental Health Services Act (MHSA) funding

NPLH PURPOSE & TARGET POPULATION

Purpose: Acquisition, design, construction, rehabilitation, or preservation of PSH

Population to be Served: Adults or older adults with a Serious Mental Disorder, or children with severe emotional disorders and their families, who are homeless, chronically homeless or at risk of chronic homelessness

NPLH KEY FEATURES

Eligible applicants: Counties (solely or jointly with development sponsor)

Requirements:

- Low barrier tenant selection practices that prioritize vulnerable populations
- Must offer flexible, voluntary, and individualized supportive services
- 20-year County commitment to provide mental health services & coordinate access to other community-based supportive services
- Must have a minimum of five NPLH units per project

NPLH ALLOCATION TYPES

- Statewide Non-competitive Allocation (\$190M)
 - Distributed by formula allocation based 2017 Point-In-Time Count
 - Minimum allocation per county of \$500K
- San Mateo County - \$1.74M
- Funds to be made available via Affordable Housing Fund 7.0 NOFA

NPLH ALLOCATION TYPES

- Statewide Competitive Allocation (Up to \$1.8B for multiple funding rounds)
 - 1st Round Competitive Funding – Oct 2018
 - Awards Anticipated June 2019
- 2nd Round Competitive Funding NOFA (Anticipated) – Sept 2019
- Developers will express interest in partnering with County on a competitive application to State through the Affordable Housing Fund 7.0 application

PERMANENT SUPPORTIVE HOUSING - PRINCIPLES

Housing First: Approach that prioritizes obtaining and maintaining housing over other considerations

- Everyone is “housing ready” and housing should be sought for all without preconditions

Harm Reduction: Practical strategies that reduce the negative consequences of behaviors associated with substance use and/or mental illness that threaten housing retention and achievement of other life goals

PERMANENT SUPPORTIVE HOUSING - PRINCIPLES

Services: PSH target population requires supportive services which are made available through:

- Partnership with County BHRS services team, **or**
- Contracted external supportive services provider
AND in coordination with
- Developer's Resident Services staff

PERMANENT SUPPORTIVE HOUSING – SUCCESSFUL NPLH PROJECTS

- The NPLH target population will have significant histories of homelessness and trauma; a higher intensity level of services will be provided than has been typical in the past
- Successful projects will reflect a commitment to helping tenants maintain stable housing through using Housing First and harm reduction approaches in resident services and property management
- BHRS is fully committed to providing individualized, high intensity services as needed to each NPLH tenant

COORDINATED ENTRY SYSTEM - OVERVIEW

Goal: Help the community meet goal of ensuring that homelessness is rare, brief, and non-recurring

Objective: Create streamlined, standardized access to homeless response system and ensure people experiencing homelessness are assisted in resolving their housing crisis

Approach: Create connections to housing interventions based on person's vulnerability and housing barriers

COORDINATED ENTRY SYSTEM - REFERRAL PROCESS

Access: Households connect to CES through a Core Service Agency

Assessment: Housing needs are assessed through a standardized process

Prioritization: Persons with the highest level of service needs and the longest histories of homelessness are prioritized

Referral: Persons are then placed in a priority pool for connection to housing intervention

- Process for “At-risk of Chronic Homelessness” population will remain similar

COORDINATED ENTRY SYSTEM FOR NPLH

- Currently CES and BHRS assessment and service enrollment = 2 separate processes
- BHRS/HSA have begun planning work to ensure seamless referral process for NPLH
 - CES focus = vulnerability and housing barriers
 - BHRS focus = mental health service needs
- Vision is to braid processes together; anticipate being designed by end of year



TENANT SELECTION

Eligibility vs. Suitability

- Tenants should be screened in vs. screened out
- Property management criteria for tenant selection should focus on factors specifically related to tenancy
- Importance of incorporating and adhering to the provision of reasonable accommodations

NPLH has specific Housing First aligned tenant eligibility criteria

TENANT RETENTION FRAMEWORK

- Goal – Promotion of health, safety, and improved quality of life for all residents
- All partners support early, consistent intervention with tenants who are out of compliance with their lease or are exhibiting signs of behavioral difficulties
- Partners work together to find resolutions that avoid eviction and ensure NPLH tenants are great tenants
- Strategies exist to enhance communications, build relationships between property management and service providers



SUPPORTIVE SERVICES

- County commits to appropriate depth and array of services for tenants in NPLH assisted units for 20 years
- Services intensity matched to service need of each individual client/tenant
- Services are tenant driven and must be voluntary

REQUIRED & ENCOURAGED SERVICES

Required

Case Management

Peer Support Activities

Mental Health Care

Substance Use Services

Supportive Links to Physical Health Care

Benefits Counseling and Advocacy

Basic Housing Retention

Encouraged

Services for person with co-occurring mental and physical disabilities or co-occurring mental and substance use disorders

Recreational and social activities

Educational services

Employment services

Obtaining access to other needed services (legal, food, clothing, etc..)

SERVICE PLAN

- County commits to comprehensive supportive services for NPLH tenants, including case management for 20 years
 - Owner provides resident services for all tenants
 - Owner coordinates regular meetings to discuss needs and service utilization of NPLH tenants
 - Owner responsible for ensuring case management services for other populations in project, if any
- County will apply as lead service provider and reference County experience for State competition



SERVICE PLAN (CONT.)

- Service plan will be developed in partnership with developer
- NPLH requires alignment of property management plan with MOU and supportive services plan

PROJECT EVALUATION

- Awarded projects will be evaluated and re-certified on a regular, and ongoing, basis
- Evaluation elements may include:
 - NPLH requirements (NPLH guidelines; pg. 38)
 - San Mateo County Housing Authority requirements (for projects with PBV's)
 - BHRS Full Service Partnership measures
 - HSA Homeless Management Information System data points

PROJECT EVALUATION – EVALUATION ELEMENT RESOURCES

- NPLH requirements (NPLH guidelines; pg. 38) - hcd.ca.gov
- San Mateo County Housing Authority requirements (for projects with PBV's) - housing.smcgov.org
- BHRS Full Service Partnership measures - smchealth.org/bhrs
- HSA Homeless Management Information System data points - hsa.smcgov.org

SERVICES EXPECTATIONS FOR DEVELOPERS

- Project must have adequate funding budgeted to support resident services in a confidential service office space
- Resident Services will also assume role of service coordination
- Project Resident Manager residing on property is preferred
- Services staff must employ trauma informed, client centered practices
- Project team must demonstrate experience developing housing, providing property management, and coordinating services for NPLH target population



APPLICATION/EXPRESSION OF INTEREST PROCESS

- Developers interested in applying for competitive NPLH units/financing will be able to express interest as part of the Dept. of Housing AHF 7.0 NOFA.
- Parallel process will be released with AHF 7.0 for projects not applying for AHF 7.0 funds – short application/expression of interest submission (narrative, budget, applicant team experience, etc..)
- 2nd Round NPLH NOFA anticipated to be released September 2019
- \$1.74M in Noncompetitive NPLH Funds will be included in AHF 7.0

AFFORDABLE HOUSING FUND 7.0 PROCESS

- Anticipated release - mid-June
- Application deadline 5 weeks post NOFA release
- DOH application review 5 weeks post application deadline
 - Application review will include interview with BHRS
- Housing and Community Development Committee reviews DOH recommendations and creates an independent recommendation
- DOH and HCDC recommendations sent to Board of Supervisors for approval
 - Awards made prior to TCAC October 4% deadline

POST INFORMATION SESSION

- Presentation slides will be posted online on the DOH website at housing.smcgov.org.
- For further questions regarding the NPLH Program, contact:

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QUESTIONS

