

Local Homeless Coordinating Board December 2, 2019-Minutes

Present:

Sophia Isom, Erik Brown, Kim Mai-Cutler, James Loyce, Del Seymour, Kelley Cutler, Brenda Jewett, Andrea Evans.

Excused:

Ralph Payton

Minutes from October and November's LHCB Meeting:

There was not public comment, and minutes for both November and December were approved unanimously. Board Member Andrea Evans requested that minutes be summarized moving forward.

San Francisco Mayor's Office of Housing and Community Development:

Anne Romero from MOHCD presented on current Permanent Housing Pipeline:

3,300 Units in the MOHCD financed portfolio with OCII

12,000 units in the affordable housing pipeline including inclusionary units in the BMR Program

Since Summer 2017 1,700 permanent supportive housing units in the pipeline. MOHCD funds non-profit developers to construct with supportive services and collaborate with HSH.

Most notices of funding availability, RFQ or RFP have a permanent supportive housing set aside of 20% to 50% of the units.

Target populations, adults, seniors, families, transition age youth and MHSA and No Place Like Home Units.

Local Operating Subsidy Program-Created in 2006 Residents pay 30% of their income towards rent and then a general fund funded subsidy provides the remainder of what is needed to operate these units.

Other permanent supportive housing units are supported through Continuum of Care, MHSA and PBV subsidies.

Currently there are around 1,300 LOSP units and this is budgeted at around 9.6 million in general fund dollars and similar amount for Support Services.

Upcoming Projects:

1064 68 Mission- will be 153 permanent supportive housing units for adults and 103 for seniors. And 127 units are targeted to No Place Like Home.

78 Haight Street- will be 63 units with 32 units that are targeted to transition age youth.

180 Jones Street, which is 72 studio units, ½ PSH Units

730 Stanyan- will be 20 family units, and 40 PSH

Data SF Portal- updated quarterly on the affordable housing portfolio and the pipeline.

Sophia Isom: Is there a plan to increase the allotment for transition aged youth in the future?

Anne Romero:

TAY units are really underrepresented here.

Acknowledged that more needs to be created. Working with HSH to improve and increase number of TAY Units.

Design of TAY projects are small with less units. Takes a long time to expand portfolio when projects come on line with less units and is important to look at other models to expand.

Brenda Jewett: Are these units TAY units are they included in the Rising Up Campaign or is this separate from that? When will units for families like Stanyan Street be available?

Salvador Menjivar: Confirmed that they are separate.

Anne Romero: TCO date of the completion date is projected January, 2024. A rough estimate is that there will be an additional 500 units online by mid-2020.

Del Seymour: What's the difference between your department and HSH as far as permanent housing?

Anne Romeo: We collaborate very closely with HSH but our focus is really financing approach to supportive housing using the nonprofit developer model. These projects can take a long time to develop very high quality housing. They're long time affordability projects. And also we don't fund the services. And so all the other models of supportive housing are also really important to complement our model.

Kim Mai Cutler: Is there anything that you would encourage this board to be mindful of or encourage the city to look for in a new MOHCD Director as the city looks to fill that position?

Anne Romeo: We are really looking forward to a new director of being appointed. Experience in housing development, but also just much more broad experience and also listening to communities, paying attention to the goals, and the work of the community development division as well. I think the technical area is important as well as is we just need to find new ways to build affordable housing, interpreting and having it online more quickly

Kim Mai Cutler: How has the time to completion on these projects with state law changing around the approval process?

Anne Romeo: Actually, that's a huge improvement with the Senate Bill 35 and the entitlement approval faster. For example 1064 Mission, normally the entitlement approval process for a project like that might be a year and a half and it was done in less than nine months. There's more of a guarantee about the process and the path is for the project and that can bring it online more quickly as well.

Del Seymour: All these units now run in about a half a million dollars per unit?

Anne Romeo: Construction costs are at an all-time high in San Francisco. 1064 Mission has modular housing and is being built offsite in a factory and also because of the economies of scale, it's really benefiting since 256 units is a lot to build all in one place. The cost for 1064 is 500,000 a unit. Smaller projects are more expensive and around 600, 700 or even more.

James Loyce: The thousand beds are they a thousand units for adults. Is that for single adults or is that for adults who may be in partnership because that's a different kind of population. If it's just single adults going into those thousand units versus those who have partners that would like to move in together?

Anne Romero: In the past when creating units for adults, it was even called "single adults." Services were all sized that way. It was later realized that this was excluding. If people wanted to live with their partner, and if they had a family that they should not be excluded. We are now moving to a different language where with adults and we are telling developers upfront that they cannot restrict it to single adults. Even if it's a studio or developers need to be able to accommodate if they have a partner that they bring in. There are still existing projects that have the eligibility criteria that need work to address. Currently we are definitely not allowing restrictions to only a single adult.

Public Comment: None

Human Services Agency:

Dan Kelley: I Inform the Board of an intention to apply for a notice of funding availability. In partnership with the Housing Authority and HSH for 75 family unification program and housing choice vouchers.

Vouchers are for are set asides specifically for families that are at risk of having their children removed because of inadequate housing or it's a barrier to reunification additionally to youth up to the age of 24 who are emancipating out of foster care.

Currently 100 Family Unification Vouchers are already in use with the Housing Authority from a previous 2011 grant. Homeless Prenatal Program were funded for wrap around services and Hamilton Family for housing search. Holloway House also uses funds for transitional housing.

Application will be submitted on December 17th.

Del Seymour: Are these youth parents as well? Where can the vouchers be used?

Dan Kelley: Youth participants in the program can also be parents. These are mobile housing choice vouchers and can be taken. Holloway House is a place where families stay while they do their housing search with Hamilton Family.

Erik Brown: Are these vouchers only going to be available to use in San Francisco

Dan Kelley: Mobile vouchers, they can be used elsewhere. Both Hamilton and HPP have worked hard at working with San Francisco landlords and the goal is to keep families here in San Francisco.

Erik Brown: Do program participants have to establish residency for one year before being eligible?

Dan Kelley: The eligibility for vouchers is determined by HSA, they need to have an active case in San Francisco. Technical requirements or the housing choice to be able to use a housing choice voucher. Those are determined by the housing authority. I'm not aware of a 12 month residency requirement?

Sophia Isom: The parents that have open active cases and are residents of San Francisco County. Those are the families that we serve.

Andrea Evans: Are the 75 vouchers and increase from what we have had in the past?

Dan Kelley: We have 100 Vouchers that we previously received and the Utilization Rate is 98%-99%.

Public Comment: None

Vote:

Sophia Isom recused. Board unanimously passed.

Department of Homelessness and Supportive Housing:

<http://hsh.sfgov.org/lhcb/lhcb-monthly-meetings/>

Brenda Jewett and Kelley Cutler: How is the information about the extra inclement weather beds communicated to the public?

Salvador Menjivar: Currently 311 is used to send out the information and will bring the information back to the department about the gap in communications.

Erick Brown: Informed the Board that CBO's were emailed about the availability of additional inclement weather mats.

Kelley Cutler: Discussed the possibility of getting information out to bus shelters and this has been an ongoing conversation about how to improve the communication to people on the streets about the additional mats.

Del Seymour: Questioned department's notification system if 30-40 people were out in the rain while HSH reported back that there were vacant mats available during the storm?

Salvador Menjivar: Agreed to take the information back to the department and re-stipulated that data on vacant mats was from Friday.

Erick Brown: Need to figure out where the bottleneck of the information is. Since providers are getting the information from HSH about the winter shelters being open and providers are spreading that information. Somehow the information is not getting to front line workers.

Kelley Cutler: Questioned where and which shelters are opened during the day?

Andrea Evans: Has questioned about HSH's involvement in the Share Priorities Project and additional explanation on the phrasing "whatever it takes"?

Salvador Menjivar: Collaboration with DPH to identify people that DPH has also identified as extremely vulnerable and doing outreach to find them get them into PSH as well as connect them with services.

Andrea Evans: Asked for clarification concerning people who have not been assessed through the One System and Coordinated Entry and how the DPH list works? How the two list function and whether the DPH list allows people to leapfrog over the coordinated entry list?

Salvador Menjivar: Some of the clients have been through the ONE\System and Coordinated Entry and some have not. Some of the rationale of the program is to use the DPH list encase they do not appear within the ONE System so that there is another means to connect with them and do targeted outreach.

Kelley Cutler: Questions whether the program involves conservatorship in the “whatever it takes model?”

Salvador Menjivar: Will report back

Andrea Evans: Requests data on permanent supportive housing and its vacancy rate for the HSH update.

Salvador Menjivar: Confirmed

Andrea Evans requests that data for exits be broken down into subpopulations for example TAY aged youth?

Salvador Menjivar: Will look into getting that data breakdown.

Kelley Cutler: Requested that HSOC dashboard be included in the HSH monthly data report. Sam Dodge had the report when he appeared before the LHCb and would want those reports included in the HSH reports presented to the LHCb on a monthly basis. This is an ongoing request that I have made even before the last HSOC meeting.

Public Comment:

Brian Edwards- Wants to know about Willow and the HSOC beds that are available? During a cleaning on Willow, no HSOC members new of the 30 day HSOC beds nor inclement weather mats. There must be improvement to communication of inclement weather bed availability. Questioning the appearance that HSOC beds are only being offered to residents of the North Mission?

Del Seymour: Confirms the observations of Brian Edwards. Requests more information about why there are the same issues with HSOC and why HSOC is not abiding by what it said during the quarterly meetings?

Kelley Cutler: Questions how Willow Street can both be an Encampment Resolution Situation as well as a being in Sweeps? Willow has had no notice for Encampment Resolution as well as being hit by Sweeps every day?

Public Comment:

Public Comment: Wanted to restate the importance that HSOC has a parent and that LHCb should be the parent of HSOC. Highlighted Matt Haney change of PIT Stop to be open 24 hours and a call to increase the number of 24 hour locations.

Public Comment- Works with the Homeless Coalition on Willow Street. No people who live on Willow have been offered a safe place. On Friday with the rain, there were 25-40 people doing their best to cover themselves and mad as hell if this is taken down on Wednesday with no other resources being offered to them.

Del Seymour: Requests that a high ranking member of HSH go to Willow on Wednesday during the resolution.

Kelley Cutler: Questions the phrasing of a resolution? Why has there been no notification about the Willow Street Resolution? Why has HSOC not communicated to it?

Henry Brown: Are communities and family members informed when Homeward Bound returns a person back to their home community?

Salvador Menjivar: Confirms that receiving families are notified before a person is transported. Clients are provided information about linkages to services in the area that they are traveling to.

Kelley Cutler: Requests data on people who are living in vehicles. Based on increased PIT numbers of people living in vehicles as well as increased sweeps of people living in vehicles, what is SFMTA role in this? What is the vehicle encampment resolution team through SF HOT?

Board member announcements and scheduling of January's agenda:

Next HSOC Quarterly Meeting is February 19th

Rescheduling of LHCBS Retreat- Charles will start looking at dates for the retreat.

January-SFMTA and Vehicle Resolution Team, Controller's Office about fines-Board Agenda Item.

Coordinated Entry, Shelter Monitoring Committee, Point in Time Count- HSH Agenda Items.

General Public Comment:

Destiny: Has a SF HOME subsidy with Compass Family Services. Subsidy is about to end after two years of having a subsidy. Wants to fight for affordable housing. Been on waitlists for two years and they don't work.

Flo Kelley-Coalition on Homelessness-Requests that an HSOC Quarterly meeting be moved to a first Monday of each month during a normal LHCBS scheduled meeting so that more Board members can attend. Comments on the increase of parking restrictions and lack of notice from SFMTA.

Andrea Evans: Requests that Fines and Fees taskforce be involved in the process of ticketing and SFMTA.

Brain Edwards: Recommends that DPW and SFPD should be invited to all conversations about homelessness since they are directly involved in the process. Requests more clarification about 30-day beds and the questions being asked to HSH and HSOC are easy to answer now.

Steven Bennett: Wants assistance with SFHA voucher. Has a transitional voucher from San Joaquin County but unable to get a hearing. Requesting assistance. Del Seymour connected with Swords to Plowshares and Tramecia Garner.

Christine Men and Omio Kosaki: UCSF pharmacy students. Wanted to speak about Mental Health SF. Took part of the mental health takeover at City Hall and encourage the use of mental health services for people experiencing homeless.

James Loyce: The department public health is working with supervisors, Ronan, Haney and the Mayor's Office address the issue. There is a creation of a concurrent list of people with

mental health, homelessness, and other substance abuse issues. Of 4,000, people identified 237 will be the first group of people to receive very intensive services around mental health, substance abuse, and housing needs. There has yet to be money budgeted for the plan and has not been implemented.

Nadia Zarcum and Sao Chang: UCSF Pharmacy Students supporting the Medicare for All Bill.

Patrick Buckalew: Director at Huckleberry House wants to be more active in the Board and wants to present about minor's in the shelter system. Would like to present in the future about the youth shelter system and prevention work that is done.

Meeting Adjourned

Meeting Documents:

<http://hsh.sfgov.org/lhcb/lhcb-monthly-meetings/>

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