

California Behavioral Health Planning Council

Housing and Homelessness Committee Agenda

Thursday, January 21, 2021

8:30am to 10:15am

Zoom Meeting Link to be provided

8:30am	Welcome and Introductions <i>Vera Calloway, Chairperson</i>	
8:35am	Approve October 2020 Meeting Minutes <i>Vera Calloway, Chairperson and All</i>	Tab 1
8:40am	Housing and Community Development (HCD) Update <i>Tim Lawless, Branch Chief HCD</i>	Tab 2
8:50am	Panel Discussion re: Homelessness and Housing Barriers <i>Elijah Deliz, Youth Impact Partnership and Yesenia Rodriguez, ESG Homeless Prevention, Bill Wilson Center, Santa Clara Co</i>	Tab 3
9:30am	Public Comment	
9:35am	Break	
9:40am	2021 Work Plan Discussion <i>Vera Calloway, Chairperson</i>	Tab 4
9:55am	Public Comment	
10:00am	Discuss Next Meeting Agenda <i>Vera Calloway, Chairperson and All</i>	
10:10am	Public Comment	
10:15am	Adjourn	

The scheduled times on the agenda are estimates and subject to change.

Officers: Vera Calloway, Chairperson Monica Caffey, Chair-Elect

Committee Members: Barbara Mitchell, Lorraine Flores, Gerald White, John Black, Arden Tucker, Darlene Prettyman, Deborah Starkey, Steve Leoni, Christine Costa, Sokhear Sous, Iris Mojica de Tatum, Tim Lawless, Angelina Woodberry

If reasonable accommodations are needed, please contact the CBHPC at (916) 701-8211 no less than 5 working days prior to the meeting date.

**California Behavioral Health Planning Council
Housing and Homelessness Committee (HHC) Meeting**
Thursday, January 21, 2021

Agenda Item: Approve October 2020 Meeting Minutes

Enclosures: Draft Minutes

Background/Description:

The Committee members will discuss any necessary edits and vote on the acceptance of the draft minutes.

Motion: Approve the October 2020 Housing and Homelessness Committee minutes.

California Behavioral Health Planning Council

Housing and Homelessness Committee Meeting

Thursday, October 22, 2020

8:30 – 10:00 am

Meeting Minutes

Committee Members Present:

Vera Calloway, Chairperson	Deborah Starkey
Monica Caffey, Chair-Elect	Steve Leoni
Barbara Mitchell	Christine Costa
Gerald White	Tim Lawless
John Black	Iris Mojica de Tatum

CBHPC Staff Present:

Jenny Bayardo, Jane Adcock

Welcome and Introductions:

Members were welcomed by Chairperson Vera Calloway and introductions were completed. Ms. Calloway opened the meeting at 8:30 am.

Approve June 2020 Meeting Minutes:

Steve Leoni mentioned a typo on p.2 “the goal is the” create should be “to” create. Motion to approve as corrected – Minutes approved with Iris abstaining.

Statewide Homelessness Task Force Update: Dhakshike Wickrema, Senior Deputy for Homelessness and Mental Health, Office of Supervisor Mark Ridley-Thomas

LA County has over 10 million people, 88 cities, over 4000 square miles. Since 2015 the homeless initiative has been a priority and is highly coordinated. LA County has been divided into 8 sub-regions, each with a non-profit agency that is leading the work.

The official name of the Task Force is the Governor’s Council of Regional Homeless Advisors. It includes statewide officials, mayors, and members of the California Behavioral Health Directors Association. Task Force meetings were held in Sacramento, Modesto and Los Angeles pre-pandemic. A report has been issued, and a link to the report was provided. The report made 40 recommendations based on three priorities expressed by the Governor: to help build and reduce barriers to affordable housing; to reduce street homelessness with a ‘housing first’ approach; and to connect homeless to supportive services, health care, SUD programs.

Pre-pandemic, the Governor’s budget proposed \$750 million to replicate a successful LA program that provided flexible rent subsidies, but the state now has a \$54 billion budget deficit

and now LA has a \$1 billion deficit that prevents that investment. Another LA program, the Office of Diversion and Re-entry, served persons with clinical and mental health needs in prisons, and was set to expand to pilot projects in two additional counties. The Governor also wanted to expand Whole Person Care to include recuperative care, sobering centers and harm reduction, all linked to housing support, to be funded by Medicaid expansion.

The Los Angeles County Measure H quarter-cent sales tax (passed in 2017) is funding 21 strategies that were developed in 2016 after 18 policy summits with multiple stakeholders. The Action Plan includes multidisciplinary street outreach teams, shelters, supportive services and employment services. During this pandemic, homeless support staff are considered essential workers. New Coronavirus response teams have been added to the street outreach. There is a lead non-profit agency for each of the 8 regions and they have a list of all the encampments in the region. Teams conduct wellness checks in the camps on a regular schedule. Homeless in encampments who have COVID symptoms are connected to health services, quarantine and isolation. Those without symptoms but with health risks are placed with Project Room Key, which has used 40 hotels in LA County to house over 4000 people. The lead non-profits work with the hotels to provide ongoing services. Networks of non-profits also work with hundreds of congregate shelters served by additional COVID response teams, working with the Public Health Department. Mitigation measures include reduced bed capacity, increased sanitation and air purifying. Funding from the Federal CARES Act is supporting these programs, supplemented by private foundations.

Blacks are over-represented among homeless, at 33% compared to only 9% of the population. Services with Project Room Key are provided proportionally, so that 33% clients served are Black. Data tracking and equity goals are driving targeted services.

Member questions:

Barbara Mitchell asked: Prior to the pandemic, how successful was the LA County plan? Measure H has been in place for several years, how can effectiveness be measured? LA County has an increasing rate of homelessness.

Answer: Homelessness is a structural issue. In the 1960s a high-school education could still get a good job, there was a better economy and enough housing. Before the 1980s the Federal government funded all housing programs, then HUD funding was cut 80%. There is a deficit of 500K affordable housing units in LA County. In the 1970s, Proposition U downzoned land for affordable housing from 10 million to only 4 million. Though 207 homeless individuals were housed every day last year, another 227 became homeless due to high rents. After Measure H, housing increased from 6K to 20K but there is still a low income and high rent situation.

Question: What is the proportion of single people vs families in the homeless population?

Answer: There is a mix of people, single women are the most high-risk for trauma and mental health issues. About 20% are families. A chronically homeless single person could be separated

from a partner. A homeless woman could have children who have been taken away. CA has 25% of all the homeless people nationwide.

Steve Leoni asked: A lot of jails are releasing people due to COVID, how is the county serving people leaving jails and how is that impacting the limited resources?

Answer: The Office of Diversion and Re-Entry works with those released from jails and over 4000 people were already diverted. The program set aside 1000 housing beds but only needed 500, the rest went back to families or friends. The Office of Diversion and Re-Entry collaborates with the Alternatives to Incarceration Work Group in LA County.

Barbara Wilson (a member of the public) asked: What has been the impact on licensed Board and Care homes, many are closing?

Answer: This is another issue that was in the Governor's budget. We were hoping for more State help, but LA County Department of Mental Health provided stipends for 2000 board and care clients to use for rent. AB 1766 (Bloom) passed, now the County DMH will be notified of Board and Care closings so they can prevent more sell-offs and closings.

Uma Zykofsky asked: Given all the distinct populations served in the program, does the County have a tool or prioritization list to link individuals with housing?

Answer: Non-profit lead organizations work with specialized populations and can target outreach to those groups and have prioritization metrics, which can be controversial. Two academic institutions are reviewing the tool to see if there are different questions or different factors that can be more equitable.

- Vera requested that if members have any more questions, they can email them to her and she will forward them to Dhakshike. Answers to these questions will be posted on the CBHPC web site.
- Steve requested that an audio recording and transcript be made available for reference.

[In the interest of time, the agenda moved forward.]

Discussion of CA Housing First Law: Barbara Mitchell, Committee Member

When the Federal government adopted housing first, the states changed their laws in order to be eligible for Federal funding. Housing First law means providing housing whether or not the client is ready or engaged in services. Federal Housing First law changed over the years and now requires services to be provided as well as housing, but there is no requirement to accept services. Housing First doesn't work for everyone, eg, long-term homeless with substance abuse issues, mental health disorders, trauma, etc. They may be housed but don't stay housed, they often continue drugs (mostly meth) and then get evicted because of disruptive behavior. They can't integrate into stable housing and community.

The Federal rules were changed because there were problems in keeping people housed. The latest Housing and Urban Development NOFA states that services (unrelated to their disability) can include getting clients on payeeships in order to make rent payments, and to participate in drug testing and treatment. CA law duplicated the initial Federal law word for word so would need to change the law to have its language match the new Federal rules. Comment: the law seems to be effective in Los Angeles, housing first has encouraged drug treatment.

Member questions:

Steve Leoni is ambivalent/opposed to changing CA law because it sounds like coercion and not effective engagement. As an alternative, people might be able to accept services in lieu of eviction?

Tim Lawless commented because the evidence suggests that voluntary services are more effective, and recognized the frustration when people have to try multiple times to make positive changes. He asked what is the rationale for the CA statute proposal? The Federal government issued a NOFA (Notice of Funding Availability) only, not any new regulation nor statute.

Answer: To clarify, for example 3 clients set fires and endangered others, all related to drug use and not mental health issues. They will not be taken back into housing, but if they committed to a drug testing system it might be different. The County has about 300 units of housing and extensive system of services, but all that is required is a case plan and services tracking to receive money for rent and utilities. This may be a dis-incentive for people to get a job.

Vera Calloway commented that Peer Support Specialists as Case Managers is most effective in these cases.

Monica Caffey asked what is the budget for LA County homeless services?

Answer: Check the links in the background materials provided by Dhakshike Wickrema. If no budget was included then it might be on the Supervisor's web site.

Discussion of CBHPC Equity Statement: Jane Adcock, Executive Officer

The language for the Equity Statement was included in the meeting materials packet. Jane mentioned that the CBHPC will be making a statement about the decriminalization of mental illness, and will include a definitive statement not just a proposal. A final version will be completed before the January meeting. Any proposed revisions would go back to the Reducing Disparities Work Group. Jane asked the Committee members if they had any input or objections, any suggestions. None were expressed.

Public Comment on the CBHPC Equity Statement:

No public comments received.

Discussion of 2021 HHC Officers: Jane Adcock, Executive Officer

Earlier this year the Executive Committee adopted a new policy that the Committee chairpersons can be re-nominated for a second 1-year term for a maximum of two terms. Jane asked if the Committee would like to re-nominate the existing officers? Vera and Monica said they would accept another year of service. No other nominations were received from the floor. A motion to re-nominate the existing officers was made by John Black, seconded by Steve Leoni. Voting options: Yes or No.

Yes votes: Tim Lawless, Iris Mojica de Tatum, Christine Costa, Steve Leoni, Deborah Starkey, John Black, Gerald White, Monica Caffey, Barbara Mitchell, Vera Calloway

No votes: None

Motion passed.

Discussion of January 2021 Meeting Agenda:

Vera asked if there are any topics that Members want to discuss? Barbara Mitchell suggested that the topic of California Housing First law should be dropped from the agenda, it has been discussed and there doesn't seem to be support for changing it. Steve Leoni suggested that it could be re-visited later. Jane reminded the Committee that it was part of the HHC work plan (Goal 2) and suggested that the Committee could set it aside and revisit later, or remove this goal from the Work Plan.

A motion was made by Steve Leoni and seconded by Monica Caffey to table Goal 2 on the Housing First issue, to be revisited at a future date. Yes – 3 votes, No – 1 vote. Abstentions: Tim Lawless, John Black, Deborah Starkey, Christine Costa, and Gerald White.

Motion passed and the item in the Work Plan will be tabled to a future date.

Public Comment:

Barbara Wilson commented on the LA County Homelessness Task Force presentation, that issues were not addressed in the Office of Diversion and Re-Entry program – not employing mental health staffing, concerns with using Volunteers of America who are not well connected to the people receiving services. There is some lack of communication and coordination with the Department of Mental Health. There are few facilities that can take folks with co-occurring disorders, concerns about placements. ODR doesn't work with nor facilitate conservatorships and people keep failing. Vera mentioned that the Division of Juvenile Justice has been closed, and there are concerns about persons who are justice involved and youth in the foster system who have been in the criminal justice and homeless population.

Adjourn

The meeting was adjourned at 12:15 pm.

**California Behavioral Health Planning Council
Housing and Homelessness Committee (HHC) Meeting**
Thursday, January 21, 2021

Agenda Item: Housing and Community Development (HCD) Update

Enclosures: 3 Fact Sheets on Awards for Project Homekey

Governor Newsom Announces Major Homekey Milestone

How This Agenda Item Relates to Council Mission

To review, evaluate and advocate for an accessible and effective behavioral health system.

This agenda item provides an opportunity to learn about, and partner with, the Department of Housing and Community Development (HCD) who is endeavoring to address the homeless situation in California. Through the gathering of insight and information from various stakeholders and agencies throughout the State, the Council is able to optimally advocate for accessible and effective behavioral health services.

Background/Information:

Tim Lawless, Branch Chief, Department of Housing and Community Development will update the committee on Project Homekey and the aspects involved with implementing the program. Project Homekey has a broad range of facility type--motels/hotels, vacant buildings, and manufactured housing.

Information on Project Homekey can be found online
[Homekey \(ca.gov\)](https://www.ca.gov)

Awards under Project Homekey have been made weekly from September 16, 2020 – October 29, 2020. A sampling of Fact Sheets announcing the awards have been included.



FACT SHEET

Homekey Awards

Announced September 14, 2020

\$76,468,549 awarded to seven jurisdictions for 10 projects (579 units)

The COVID-19 pandemic has put people experiencing homelessness at great risk and has disproportionately affected certain communities that could fall into homelessness. To address this, Project Roomkey, a state-led effort to acquire hotel rooms for individuals who are homeless or at risk of homelessness and who are at highest risk of COVID-19, was created. It has served more than 22,000 people.

Building off the success of Project Roomkey, Homekey is California's innovative \$600 million program to purchase and rehabilitate housing, including hotels, motels, vacant apartment buildings and other properties, and convert them into permanent, long-term housing for people experiencing or at risk of experiencing homelessness. Administered by the Department of Housing and Community Development, additional awards are expected weekly until all \$600 million has been awarded.

Serving College Students Experiencing Homelessness in El Centro Who Are Former Foster Youth

Location: El Centro (Imperial County)

Region: Southern California

Applicant: City of El Centro

Project name: Living Rise Above Resilient Community

Award amount: \$3,024,114

About the project: In collaboration with Imperial Valley College and the Imperial Valley College Foundation, the City of El Centro will build 13 tiny home duplexes on property already owned by the city to create a total of 26 units, including case management and wrap-around services.

Highlights: This project will provide up to two years of permanent supportive housing for 26 transitional age homeless youth and students who are exiting the foster care system. This project is in the county hardest hit by COVID-19, with four times the per-capita national average of cases, including a large number of farmworkers.

Helping People in Bakersfield Who Are Struggling to Find Housing with Their Housing Vouchers to Find Homes

Location: Bakersfield (Kern County)

Region: San Joaquin Valley

Applicant: Housing Authority of the County of Kern

Project name: Milestone

Award amount: \$14,970,935

About the project: The County of Kern will acquire four sites totaling 151 units to utilize as permanent supportive housing.

Highlights: Currently, 83 tenants with vouchers are struggling to find housing and the Kern County Housing Authority plans to issue another 240 vouchers, so this project will help those individuals. Kern County anticipates the project will reduce the county's "point-in-time" homelessness count by 11 percent. All four projects are located near transit and other amenities.

Getting to "Functional Zero" for Chronic Homelessness in Lake Elsinore

Location: Lake Elsinore (Riverside County)

Region: Southern California

Applicant: City of Lake Elsinore

Project name: The Anchor

Award amount: \$3,136,000

About the project: The City of Lake Elsinore will use funding to acquire, rehabilitate, and operate a former motel to provide 14 interim, transitional housing units to house up to 28 residents within 90 days. The city acquired the property and is currently renovating as the general contractor. The city will use its experience and remaining [Homeless Emergency Aid Program](#) funding of \$1 million to provide operations, case management, and supportive services.

Highlights: Since 2018, the city has seen a decline in its "point-in-time" homelessness count of 33 percent. Over the next two years, this funding would help the city achieve its goal of "functional zero" for chronic homelessness.

First-Ever Permanent Housing for People Experiencing Homelessness in Mendocino County

Location: Ukiah (Mendocino County)

Region: Balance of State

Applicant: County of Mendocino

Project name: Mendocino County Transitional Housing Facility

Award amount: \$9,669,500

About the project: This project would provide 56 units to use as interim housing, with a plan to convert half of the units to permanent housing.

Highlights: Mendocino currently has no permanent homeless shelter, and only 50 year-round emergency shelter beds. This project would give the county its first-ever permanent housing for people experiencing homelessness. It is located near transit and other amenities, including a hospital, grocery store, park, library, and pharmacy.

In Pittsburgh, New Interim Housing Will Allow People Experiencing Homelessness to Move off the Street and into Permanent Housing

Location: Pittsburg (Contra Costa County)

Region: Bay Area

Project Sponsor: County of Contra Costa

Project name: East County CARE Center and Interim Housing Program

Award amount: \$21,576,000

About the project: Building upon the efforts of [Project Roomkey](#), Contra Costa County will acquire the 174-unit Pittsburg Motel 6 and provide on-site services and support to individuals experiencing homelessness.

Highlights: Based on the 2020 “point-in-time” count, East County hosts 33 percent of the county’s unsheltered population. Currently, only 20 shelter beds exist for more than 500 individuals living on the streets in this region, mostly in Antioch and Pittsburg. The county will use the property as interim, non-congregate shelter, with a coordinate exit strategy to permanent supportive housing.

San Jose Project Roomkey Property to Become Permanent Housing

Location: San Jose (Santa Clara County)

Region: Bay Area

Applicant: City of San Jose

Project name: Best Western – Sure Stay

Award amount: \$14,516,000

About the project: This is a 76-unit property currently operating as a [Project Roomkey](#) property with 74 occupants.

Highlights: This current Project Roomkey property, located just 0.1 miles from light rail transit, will operate as a non-congregate shelter for the duration of the COVID-19 emergency, with a plan to convert to permanent housing. Rehabilitation can be done without displacing the occupants.

Moving from No Year-Round Shelter All the Way to “Functional Zero” for Chronic Homelessness in the Tahoe Basin (Four Projects)

Location: South Lake Tahoe (El Dorado)

Region: Sacramento Area

Applicant: Tahoe Regional Planning Agency / **Co-applicant:** Tahoe Coalition for the Homeless

Total Units: 82

1. **Project name:** Red Lodge

Award amount: \$2,828,000

About the project: Red Lodge is 24 units fully furnished and requires no rehabilitation. The Tahoe Coalition for the Homeless will own and manage the property as interim housing, occupying immediately to ensure homeless residents are sheltered and supported during the pandemic and the harsh Tahoe winter.

2. **Project name:** Bear’s Den

Award amount: \$2,828,000

About the project: Like Red Lodge, Bear’s Den is 26 units fully furnished and requires no rehab tasks and The Tahoe Coalition for the Homeless will own and manage the property as interim housing, occupying immediately to ensure homeless residents are sheltered and supported during the pandemic and the harsh Tahoe winter.

3. **Project name:** High Country

Award amount: \$1,960,000

About the project: The Apex and High Country are being sold together by the same owner as motel properties, at 16 units each. The Tahoe Coalition for the Homeless plans to own and manage them as interim housing while they rehabilitate and convert them to permanent units.

4. **Project name:** Apex

Award amount: \$1,960,000

About the project: The Apex and High Country are being sold together by the same owner as motel properties, at 16 units each. The Tahoe Coalition for the Homeless plans to own and manage them as interim housing while they rehabilitate and convert them to permanent units.

Highlights: El Dorado County currently has no year-round shelter or Permanent Supportive Housing. The Alpine area's 2019 "point-in-time" homelessness count found 110 people experiencing homelessness, of whom 78 percent were unsheltered and 53 percent were chronically homeless. Together, these Tahoe projects will help get the Tahoe Basin to its goal of "functional zero" for chronic homelessness over the next two years.



FACT SHEET

Homekey Awards

Announced October 23, 2020

\$81.4 million awarded to five jurisdictions for six projects (430 units)

The COVID-19 pandemic has put people experiencing homelessness at great risk and has disproportionately affected certain communities that could fall into homelessness. To address this, Project Roomkey, a state-led effort to acquire hotel rooms for individuals who are homeless or at risk of homelessness and who are at highest risk of COVID-19, was created. It has served more than 12,000 people.

Building off the success of Project Roomkey, Homekey is California's innovative \$600 million program to purchase and rehabilitate housing, including hotels, motels, vacant apartment buildings and other properties, and convert them into permanent, long-term housing for people experiencing or at risk of experiencing homelessness. Administered by the Department of Housing and Community Development, additional awards are expected weekly until all \$600 million has been awarded.

Housing in Los Angeles County will include services to help residents achieve stability

Location: Los Angeles County

Region: Los Angeles

Applicant: County of Los Angeles

Project name: County of Los Angeles: Homekey 10

Award amount: \$24,140,067

About the project: This project will create 135 units of interim housing with the goal of permanently housing people experiencing homelessness or at risk of homelessness. Residents will receive supportive services.

Highlights: These homes will enable Los Angeles County to fulfill its commitment to address homelessness by expanding access to the most crucial resource for ending homelessness and mitigating the impact of COVID-19 — permanent housing.

Lifting up Oakland's most vulnerable in housing near transit, health centers, and healthy food

Location: Oakland

Region: Bay Area

Applicant: City of Oakland

Project name: Oakland: Homekey 3

Award amount: \$13,836,194

About the project: The city of Oakland will convert a recently rehabilitated hotel into 82 units for some of Alameda County's most-vulnerable residents.

Highlights: The project is conveniently located within walking distance of transit, libraries, pharmacies/health centers, and grocery stores.

Bringing veterans home: Permanent, affordable housing for those who served our country

Location: Oakland

Region: Bay Area

Applicant: City of Oakland

Project name: Oakland: Homekey 4

Award amount: \$3,654,000

About the project: Because of the high housing prices in the Bay Area, many residents who have tenant-based vouchers still struggle to find an affordable place to live. The city of Oakland will provide 21 units of permanent housing with supportive services for residents currently experiencing homelessness or significantly at-risk of homelessness. Units will be marketed to people who have tenant-based housing vouchers, with a special prioritization for veterans with Veterans Affairs Housing Vouchers. The project will include a common room with a fully functional cooking and dining space for all residents to share.

Highlights: Due to the COVID-19 pandemic, Veterans Affairs authorized local veterans service providers to place unsheltered veterans in hotels; however, this program is currently scheduled to sunset at the end of 2020. The city will be well positioned to offer Homekey units to veterans who have Veterans Affairs Housing Vouchers just as their hotel stays expire, transitioning them to permanent housing.

Stabilizing lives in San Francisco through safe, affordable homes

Location: San Francisco

Region: Bay Area

Applicant: City and County of San Francisco

Project name: San Francisco: Homekey 2

Award amount: \$29,120,000

About the project: Will convert a 130-room property into permanent housing with supportive services. Residents will immediately begin receiving supportive services to create more stability in their lives.

Highlights: The project is within walking distance of public transit, grocery stores, medical facilities, and a pharmacy.

Santa Clara County creating housing with supportive services to protect those in need

Location: Santa Clara County

Region: Bay Area

Applicant: Santa Clara County

Project name: Santa Clara County: Homekey 2

Award amount: \$9,557,333

About the project: The 54-unit property will continue to serve as permanent housing and interim housing, both with supportive services for people who previously experienced homelessness. Eventually the property will develop 110-units of new permanent supportive housing and remain affordable at least 55 years.

Highlights: All residents will receive supportive services, regardless of whether they are living in the permanent supportive housing or interim housing.

Converting short-term vacation rentals to permanent homes for elderly individuals with disabilities

Location: San Bernardino County

Region: Southern California

Applicant: Housing Authority of the County of San Bernardino County

Project name: San Bernardino County: Homekey 3

Award amount: \$1,101,678

About the project: Eight short-term vacation rentals will become permanent homes for families and individuals experiencing homelessness, with priority given to elderly individuals with disabilities who are at-risk of health complications from COVID-19.

Highlights: The project is within walking distance of a lake, parks, business district, public transportation, and a school.



FACT SHEET

Homekey Awards

Announced October 28, 2020

\$129.6 million awarded to nine jurisdictions for 17 projects (982 units)

The COVID-19 pandemic has put people experiencing homelessness at great risk and has disproportionately affected certain communities that could fall into homelessness. To address this, Project Roomkey, a state-led effort to acquire hotel rooms for individuals who are homeless or at risk of homelessness and who are at highest risk of COVID-19, was created. It has served more than 12,000 people.

Building off the success of Project Roomkey, Homekey is California's innovative \$600 million program to purchase and rehabilitate housing, including hotels, motels, vacant apartment buildings and other properties, and convert them into permanent, long-term housing for people experiencing or at risk of experiencing homelessness. Administered by the Department of Housing and Community Development, additional awards are expected weekly until all \$600 million has been awarded.

Two Alameda County hotels to serve as interim housing, eventually becoming permanent homes

Location: Alameda County

Region: Bay Area

Applicant: Alameda County

Project name: Alameda County Homekey 2

Award amount: \$4,525,000

Location: Alameda County

Region: Bay Area

Applicant: Alameda County

Project name: Alameda County Homekey 3

Award amount: \$18,658,500

About the project: Alameda County will acquire two hotels, which will initially serve as interim housing with improvements to common space, outdoor space, accessibility features, and expanded support services space. To expedite the completion of this minor rehab, the county will contract with the current onsite provider who has

experience in efficiently executing these types of site alterations. The county expects the sites will operate as interim housing for up to two years after which the county will begin planning for phase 2, which will include comprehensive rehab to create studio units.

Sacramento to purchase manufactured housing and create interim housing village

Location: Sacramento

Region: Sacramento Area

Applicant: City of Sacramento

Project name: Sacramento Homekey 3

Award amount: \$2,550,000

About the project: This is the third Homekey site in the City of Sacramento. It includes purchase and installation of 11 two-bedroom, fully accessible manufactured housing units to serve 20 households in an interim housing village. The site provides a mix of shared housing and family units with supportive services serving women and children who are experiencing homelessness or at-risk of homelessness and affected by COVID-19.

Los Angeles County to create 81 more permanent homes with supportive services for residents

Location: Los Angeles County

Region: Los Angeles

Applicant: Los Angeles County

Project name: County of Los Angeles Homekey 9

Award amount: \$11,750,000

About the project: Los Angeles County will purchase and rehab 81 units in a hotel that will be converted to permanent housing with supportive services for people experiencing homelessness and affected by COVID-19. All rooms contain kitchens/kitchenettes. Residents will move in in spring of 2021. Los Angeles County and nonprofit service providers will leverage other local funding resources and other state/federal funds to provide supportive services and rental subsidies.

Commercial property and motel to become interim, and eventually permanent, homes in Marin County

Location: Marin County

Region: Bay Area

Applicant: Marin County

Project name: Marin County Homekey 2

Award amount: \$6,270,000

Location: Marin County

Region: Bay Area

Applicant: Marin County

Project name: Marin County Homekey 3

Award amount: \$11,900,000

About the project: Marin County will acquire one vacant commercial property and convert it to 44 units to initially serve as interim housing. The county will also acquire a 70-unit motel and convert it to interim housing. Both sites will include exits to permanent housing through the county's Coordinated Entry System. Over time, units will be converted to permanent housing by pairing them with project-based housing vouchers.

**Fresno to create homes for people experiencing homelessness
revitalize neighborhood without displacing current residents**

Location: Fresno Housing Authority

Region: San Joaquin Valley

Applicant: Fresno Housing Authority

Project name: Fresno Housing Authority Homekey 1

Award amount: \$5,858,779

Location: Fresno Housing Authority

Region: San Joaquin Valley

Applicant: Fresno Housing Authority

Project name: Fresno Housing Authority Homekey 2

Award amount: \$3,759,124

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Location: Fresno Housing Authority

Region: San Joaquin Valley

Applicant: Fresno Housing Authority

Project name: Fresno Housing Authority Homekey 3

Award amount: \$5,306,163

Location: Fresno Housing Authority

Region: San Joaquin Valley

Applicant: Fresno Housing Authority

Project name: Fresno Housing Authority Homekey 4

Award amount: \$1,535,974

About the project: The acquisition of three motels are part of a major planned revitalization in Fresno in a neighborhood has struggled with gang violence in connection with drug and human trafficking. Homekey will provide catalytic funding to not only acquire the underutilized motels in the area, but also attract financing for new mixed-income housing and retail nearby. Thanks in part to Homekey, the City of Fresno estimates that it could immediately provide interim housing and services for as many as 500 individuals. To avoid concentrating poverty in the longer term, Fresno will tear down and replace motels with permanent supportive housing, multifamily housing, and neighborhood amenities, ensuring a one-for-one replacement over the next several years.

The Housing Authority will acquire a fourth motel that will house 13 individuals on an interim basis. Interim housing will offer low-barrier access to onsite, housing-focused services including diversion, housing placement, connection to community resources, and stabilization of health issues.

City of Los Angeles to create 92 more permanent homes for highly vulnerable people experiencing homelessness

Location: Housing Authority of the City of Los Angeles

Region: Los Angeles

Applicant: Housing Authority of the City of Los Angeles

Project name: Housing Authority of the City of Los Angeles Homekey 13

Award amount: \$8,200,000

Location: Housing Authority of the City of Los Angeles

Region: Los Angeles

Applicant: Housing Authority of the City of Los Angeles

Project name: Housing Authority of the City of Los Angeles Homekey 14

Award amount: \$7,674,492

About the project: The Housing Authority of the City of Los Angeles will acquire a 41-unit apartment building, comprised of 8 one-bedrooms, 23 two-bedrooms and 10 three-bedrooms. The project will provide permanent housing for highly vulnerable homeless individuals and families who are at risk of contracting COVID-19, as well as those who may be recovering from COVID-19.

The Housing Authority and city will acquire a 51-unit hotel, converting the property into interim housing. The Housing Authority and city will select a qualified housing owner-operator to operate the interim housing for up to five years and then make the improvements necessary to convert the property to permanent housing that will remain affordable for at least 55 years.

Purchase of two properties in San Mateo County will create 170 homes with supportive services

Location: San Mateo County

Region: Bay Area

Applicant: San Mateo County

Project name: San Mateo County Homekey 1

Award amount: \$15,000,000

Location: San Mateo County

Region: Bay Area

Applicant: San Mateo County

Project name: San Mateo County Homekey 2

Award amount: \$18,048,000

About the project: San Mateo County proposes to purchase two properties, a 75-unit hotel and a 95-unit hotel, to provide service-enriched interim housing to people experiencing homelessness. San Mateo County will coordinate with a strong network of homeless outreach programs working with unsheltered individuals and a cohesive Coordinated Entry System that refers people into shelter programs to ensure that eligible clients will be moved into these units quickly. The program's interim housing services will provide comprehensive onsite services, as well as connections to additional off-site services to support residents in staying housed, both in interim housing and through the transition to permanent affordable housing.

South Lake Tahoe gets closer to “functional zero” homelessness with third Homekey award

Location: South Lake Tahoe

Region: Sacramento Area

Applicant: Tahoe Regional Planning Agency

Project name: Tahoe Homekey 3

Award amount: \$2,400,000

About the project: The Tahoe Regional Planning Agency will purchase a 24-unit motel in the City of South Lake Tahoe to use as affordable housing, with 23 rooms and a manager's unit. This is the third Homekey project to be awarded in the City of South Lake Tahoe, to complete a portfolio operated by the Tahoe Coalition for the Homeless that will help the city reach “functional zero” homelessness.

West Sacramento hotels to become interim housing for those in need

Location: West Sacramento

Region: Sacramento Area

Applicant: West Sacramento

Project name: West Sacramento Homekey 1

Award amount: \$4,134,344

Location: West Sacramento

Region: Sacramento Area

Applicant: West Sacramento

Project name: West Sacramento Homekey 3

Award amount: \$2,114,982

About the project: These proposed projects will serve individuals and households experiencing homelessness in West Sacramento. The city will acquire two hotels to create an interim housing for current Project Roomkey participants. Residents will receive case management and other supportive services from partner agencies to assist them in obtaining permanent housing. The proposed projects will operate for a minimum of five years. The city intends to replace Homekey units on a one-for-one basis in their mixed-income affordable housing development pipeline.

FOR IMMEDIATE RELEASE:

Contact: Governor's Press Office
(916) 445-4571

Tuesday, December 29, 2020

**Governor Newsom Announces Major Homekey Milestone:
All 94 Sites Closing Escrow Ahead of Deadline**

*Nation-leading program participants close escrow on all 94 projects, representing
6,029 units of permanent housing for individuals experiencing homelessness*

Homekey acquisition phase finishes on-time and under budget

*All 51 awardees have also received at least one Operational Support Grant from
philanthropic or General Fund sources*

SACRAMENTO – Governor Gavin Newsom today announced that all 94 Homekey projects have closed escrow, buildings that will provide 6,029 critically needed housing units for people experiencing homelessness throughout California. A total of \$750 million in federal Coronavirus Relief Fund dollars has been allocated to 51 applicants for the 94 projects. These critical investments enable this high-risk population to follow public health guidance to slow the spread of COVID-19, using innovative approaches, such as converting temporary non-congregate housing, including hotels, motels, vacant apartment buildings and other properties, into permanent long-term housing for people experiencing or at risk of experiencing homelessness. In addition, \$96 million in operating supports – a combination of state funds and philanthropic investment – has also been fully awarded. In total, Homekey utilized \$846 million to rapidly purchase and subsidize these 6,029 units in less than six months from start to finish.

“In a matter of months and in the midst of a pandemic, we did what many said was impossible – California created over 6,000 new units, on-time and under budget, helping thousands of homeless Californians move out of cars and tents and into permanent housing,” said Governor Newsom. “Homekey is possible because of federal support to slow the spread of COVID-19 and partnership from the Legislature and local leaders who didn’t settle for excuses and instead got to work to do something historic.”

The average statewide cost to Homekey per unit is \$123,987 and the average statewide local match is \$23,987, making the average total cost per unit \$147,974.

“Homekey has secured more than 6,000 units for individuals who would otherwise experience homelessness or be at risk of homelessness,” said Business, Consumer Services and Housing Agency Secretary Lourdes Castro Ramírez.

“Homekey has already started to change lives for the better in many communities by placing individuals on a path to long-term stable housing with services.”

“With equity and inclusion built into Homekey, communities and Californians too often overlooked will benefit, including at-risk and former foster youth, LGBTQ+ youth, people living with HIV, essential farmworkers, vulnerable seniors, veterans, people with disabilities, and women escaping domestic violence,” said Department of Housing and Community Development (HCD) Director Gustavo Velasquez. “I applaud Governor Newsom, California's state and local elected officials who supported Homekey and its projects, and the philanthropic organizations who contributed critical operations funding to stand up and operate these lifesaving developments.”

Among the successes thus far:

- In Tahoe and Lake Elsinore, Homekey projects will bring homelessness in those communities very close to “functional zero.”
- The Kashia Band of Pomo Indians of the Stewarts Point Rancheria in Santa Rosa will be able to reduce the number of its members experiencing homelessness by half.
- In the City of Oakland, Homekey dollars have been spent on a variety of housing types addressing different housing needs.
- In El Centro, 26 transitional age homeless youths and students who are exiting the foster care system will have safe places to live for up to two years, with case management and wrap-around services available to them.
- More than 20 Homekey projects are Project Roomkey facilities that are transitioning to permanent, stable housing for residents.

“From crisis comes opportunity and that certainly has been the case for COVID-19 and homelessness,” said Graham Knaus, Executive Director of the California State Association of Counties. “Counties across the state rose to this challenge and joined the state in an extraordinary partnership to create new housing on an unprecedented timeline. Homekey allows for temporary shelter to become long-term housing and Counties are grateful for this program that has helped California’s most vulnerable.”

“Homekey is a model for the nation. Congratulations to Governor Newsom and California for creating opportunity, even in the midst of a pandemic and a recession,” said Nan Roman, President of the National Alliance to End Homelessness. “Through commitment and innovation, the Governor has pulled together federal, state, local and private funding to deliver housing both quickly and affordably.”

“California’s Homekey is a model of innovation worthy of replicating across the country to provide permanent, affordable homes for individuals and families

experiencing homelessness,” said Sunia Zaterman, Executive Director of the Council of Large Public Housing Authorities. “Public housing authorities have demonstrated that they are uniquely qualified to invest funds from this program to transform underutilized hotels and motels into rental homes during the ongoing COVID-19 pandemic, which has reinforced the need for low-income households to have a place to call home that they can afford. The Council of Large Public Housing Authorities thanks Governor Gavin Newsom and California lawmakers for this program and congratulates the agencies that are using these funds to positively impact their communities.”

“Throughout California, Homekey is making it possible for public housing authorities to partner with local jurisdictions to quickly create new affordable housing needed to address homelessness,” said California Association of Housing Authorities President Suket Dayal. “The California Association of Housing Authorities is proud that our members are among the organizations awarded funds through the bold, innovative Homekey initiative to provide a path off the streets for vulnerable individuals and families.”

Building on the success of Project Roomkey, Governor Newsom in July announced the availability of [\\$600 million in funding for Homekey](#), with another [\\$200 million allocated in October](#). Along with \$46 million in philanthropic funding support, total funding for Homekey is \$846 million. The purpose of these acquisitions is to create permanent places for at-risk individuals experiencing homelessness to live safely, protecting them from many public health risks including the impacts of the COVID-19 pandemic.

Local interest has been strong from the day the Governor announced Homekey. HCD began accepting applications for Homekey on July 22, 2020 and by the priority application deadline on August 13, a total of 138 applications had been received from 67 jurisdictions statewide, with a total of nearly \$1.06 billion requested.

As of December 29, 2020, all 51 local agencies that received awards had obtained their funding, and purchased and closed escrow on their projects.

In addition to funding to acquire units, all 51 awardees have received at least one operational support grant from philanthropic sources or the state’s General Fund to help guarantee the long-term viability of each applicant’s Homekey portfolio.

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**California Behavioral Health Planning Council
Housing and Homelessness Committee (HHC) Meeting**
Thursday, January 21, 2021

Agenda Item: Panel Discussion re: Homelessness and Housing Barriers

Enclosures: none

How This Agenda Item Relates to Council Mission

To review, evaluate and advocate for an accessible and effective behavioral health system.

This agenda item provides an opportunity to learn about, and partner with, an organization who is also endeavoring to address the homeless situation in California. Through the gathering of insight and information from various stakeholders and agencies throughout the State, the Council is able to optimally advocate for accessible and effective behavioral health services.

Background/Information:

Elijah Deliz is a youth who has experienced homelessness representing the Youth Impact Partnership at the Bill Wilson Center and Yesenia Rodriguez is a Case Manager for San Jose ESG Homeless Prevention. They will discuss being a young person in need of housing and being a case manager working with young people in need of housing. They will address the ups and downs to maintain hope and motivation to find housing. Hearing two sides of working to house someone and the relationship which develops can provide members with a window of what finding housing can look like in this difficult time.

Bill Wilson Center (BWC) provides services to more than 4,950 children, youth, young adults and families in Santa Clara County through various programs. Additionally, BWC reaches more than 30,000 clients through the Street Outreach and crisis line programs. Bill Wilson Center programs focus on housing, education, counseling, and advocacy.

Bill Wilson Center is committed to working with the community to ensure that every youth has access to the range of services needed to grow to be healthy and self-sufficient adults. The BWC has been providing services to runaway and homeless youth since 1973.

<https://www.billwilsoncenter.org>

**California Behavioral Health Planning Council
Housing and Homelessness Committee Meeting**

Thursday, January 21, 2021

Agenda Item: Discuss Work Plan Priorities

Enclosures: Draft 2021 Work Plan

Background/Information

At the October meeting, the HHC voted to set aside the Goal regarding Housing First for discussion at a future date.

This agenda item is to provide the HHC members an opportunity to review the current HHC Work Plan, identify any new goals and to set priorities for the committee's work in 2021.

**California Behavioral Health Planning Council
Housing and Homelessness Committee
2021 Work Plan
DRAFT**

Goal #1

To improve access to Adult Residential Facilities (ARF) on the housing continuum for persons with Serious Mental Illness (SMI)

Objective 1: Identify the regulatory barriers inhibiting Adult Residential Facilities from serving individuals with serious mental illness (SMI).

Activities

- Identify problematic regulations.
- Research the basis of the identified regulations.
- Develop recommendations for the California Department of Social Services (CDSS).
- Present the recommendations to the CDSS and engage in negotiations.

Objective 2: Address the financial barriers that inhibit persons with serious mental illness from being served by quality Adult Residential Facilities.

Activities

- Research and compile funding opportunities i.e. Medicaid waiver opportunities.
- Explore financial models used by other populations, including the Developmentally Disabled Community.
- Utilize the information gathered to design long-term viable fiscal solutions for adult residential facilities.
- Propose legislation to support the financial model designed and source of funding identified.
- Collaborate with stakeholders.

Objective 3: Address land use requirements and community resistance, which create additional barriers for Adult Residential Facilities.

Activities

- Identify the origin of the land use and zoning permit requirements.
- Identify materials and compile a tool kit to address community resistance.
- Disperse tool kits to the Mental Health Boards and Commissions.
- Make recommendations to Board of Supervisors.

**California Behavioral Health Planning Council
Housing and Homelessness Committee
2021 Work Plan
DRAFT**

Objective 4: Advocate for data and outcomes for individuals with SMI being served by ARFs.

Activities

- Review new reporting requirements contained in AB 1766 (Bloom).
- Identify any additional data reporting needs for individuals with SMI being served by ARFs.

Target Audience: Counties and state legislature.

Timeline: TBD

Goal #2 (tabled)

To advocate for CA to adopt the federal definition of Housing First

Objective 1: Review legislation at the state level that mandates using Housing First policy and make recommendations for changes.

Target Audience: Counties, stakeholders, Legislature

Activities:

- Research and review legislation
- Collaborate with stakeholders
- Workgroup members compile list of concerns related to Housing First

Timeline: TBD