NO PLACE LIKE HOME
DEVELOPER INFORMATION SESSION

MAY 16, 2018
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

<table>
<thead>
<tr>
<th>Required</th>
<th>Encouraged</th>
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<tbody>
<tr>
<td>Case Management</td>
<td>Services for person with co-occurring mental and physical disabilities or</td>
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<tr>
<td>Peer Support Activities</td>
<td>co-occurring mental and substance use disorders</td>
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<tr>
<td>Mental Health Care</td>
<td>Recreational and social activities</td>
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<td>Substance Use Services</td>
<td>Educational services</td>
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<td>Supportive Links to Physical Health Care</td>
<td>Employment services</td>
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<tr>
<td>Benefits Counseling and Advocacy</td>
<td>Obtaining access to other needed services (legal, food, clothing, etc..)</td>
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<td>Basic Housing Retention</td>
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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.smccgov.org
- BHRS Full Service Partnership measures - smchealth.org/bhrs
- HSA Homeless Management Information System data points - hsa.smccgov.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