South Bay Coalition for the Homeless General Membership Meeting Minutes  
Wednesday, February 18, 2015  
US Veterans Initiative  
733 S. Hindry, Inglewood, CA

Attendees: Guest speaker David Howden (CSH), Co-Chair Nancy Wilcox (St. Peter’s By the Sea Church), Ryan Bell (PATH), David Charlton (St. Cross Episcopal), Cheryl Castillo (Alliance for Housing & Healing), Mary Agnes Erlandson (St. Margaret’s), Elizabeth Eastlund (Rainbow), April Frank (DPH), Cliff Gardner (1736), Tahia Hayslet (HIS), Felecia Howard (US Vets), Julie Jacks (Family Promise), Zhena McCullum (DMH), Louis Mena (School on Wheels), Jessy Neeham (CPAF), Yolanda Polony (DPSS), Alma Ramos (Alliance for Housing & Healing), Ana Reoyo (DPSS), Dolores Riley (Salvation Army), Elaine Ruggerio (BHS), Jimmy Simpson (Toberman), Paul Stansbury (NAMI), Vito Triglia (Raise the Wage), Shari Weaver (HIS).

1. **Welcome and Introductions.** Nancy Wilcox opened the meeting at 9:40 am and everyone introduced himself or herself.

2. **Minutes Review and Approval.** The minutes for the December 2014 and January 2015 meetings were approved as submitted.

3. **Laundry Love.** David Charlton from St. Cross Episcopal in Hermosa Beach gave an overview of this community service. While it is a nation-wide initiative, it is a neighborhood movement that partners local organizations with laundromats to provide a service to those who are often marginalized.
   
a. The church is providing free laundry services for anyone in the South Bay at the Clean Scene Laundry located at 2301 Artesia Blvd in Redondo Beach. The program is on the last Wednesdays of each month from 7:00 -10:00 pm (please refer to the flyer attached to these Minutes).
   
b. There are no income maximum income requirements.
   
c. It was mentioned that there are two other Laundry Loves in the South Bay.

4. **Featured Speaker: “88 Cities Strong” Initiative.** David Howden, senior project manager at the Corporation for Supportive Housing (CSH) first gave an overview of CSH and then about the initiatives the Los Angeles office has underway.
   
a. **CSH Background.** CSH is a national organization based in New York that has existed for over 20 years. It is has three offices in California: in LA, San Diego, and San Francisco. Its mission is to assist communities create permanent supportive housing (PSH) and other affordable housing. It does not own nor operate any housing, but rather serves as
an intermediary to connect and work with partners (housing developers, lenders, community groups, elected officials, etc.) in the development of these types of projects.

i. Through the Community Development Funding Institutions federal funds (Dept of Treasury), CSH provided lending to promote the pre-development of projects. The rehab of U.S. Veteran Initiative’s existing buildings is an example of how it used the CDFI program locally. It is also working with Homes for Life, Mercy Housing, and primarily non-profit housing developers.

ii. CSH creates partnerships by providing technical assistance, training, and hosting forums on capacity building, best practices, use toolkits.

iii. It works with communities to better align with “system changes.” Examples are working with public/private partnerships, advocating for Section 8 “homeless set aside” voucher with the LA Housing Authority, efforts spearheaded by United Way and its Coordinated Entry System (CES), and LA County’s Department of Health Services and Department of Mental Health housing programs.

iv. Focuses on policy reform, with examples including the passage of California’s Prop 41 which re-aligns existing bond dollars for Veteran housing (about $600M).

David spoke about PSH being the proven method for ending homelessness for those who are chronic with complex needs. These are for all populations including Transitional Age Youth (TAY), families, Veterans, etc.

b. “88 Initiatives Strong”. The name comes from the number of cities in Los Angeles County (LA Co). Because LA Co is so large, complex, and diverse, there are different needs within each region. CSH is targeting five of the eight SPAs: 1, 3, 6, 7, and 8 for this Initiative, and is actively working with them to help build their housing capacity. The timing is right with CES well underway and communities looking at forging homelessness solutions by working together. CES is also helping to drive resources regionally.

i. CSH has its “Supportive Housing Learning Lab” where it is working with five developers over the next two years. Brilliant Corners has been selected to work in SPA 8 under this program. It is also the lead agency for DHS’ Housing for Health program.

ii. TAY is also a CSH local focus. It is helping to identify new supportive and housing resources, and recognizes different models are required than those used for older individuals, including a tailored assessment tool.

iii. FUSE, or “Frequent Users Systems Engagement,” looks at the highest need, highest cost persons who use county resources (jail/justice and law enforcement systems, county hospitals). Much work has already been accomplished in this area with the Economic Roundtable study, DHS’ investment in housing of the frequent users of the county hospitals.
iv. “Just In-Reach” is a re-entry program, where persons are engaged before release from prison or jail to help with their adjustment.

v. “Moving-On” is an initiative to help people who are currently residing in PSH move forward out of this high supportive environment into affordable housing when they are ready.

vi. With the Elderly, CSH is working with developers to identify and implement appropriate housing that meets their physical needs as they age.

vii. “Community Advocates” is a program to empower formerly homeless tenants to give voice to their experiences to civic organizations and others.

The following questions were asked:

i. What about populations that do not fit into special populations that are currently receiving much focus, such as families and non-chronic first-time homelessness? Everyone is assessed so more data is collected, helping to focus on unique regional needs. Though there are limited resources to assist everyone, communities can look at how they use them in a more comprehensive manner.

ii. We do not see much movement on the availability of Section 8 vouchers. There should be more available in the new federal budget to make up for Sequestration cuts.

iii. Has CSH worked with HUD on its terminology of “PSH” – because the “P” is not always “permanent” and often is a source of confusion. David acknowledged this and said the term should be evolving over time. It was (and is) used to distinguish it from “transitional” housing, and that there is no time limited placed on the participants who are in these programs.

iv. Is CSH looking to work throughout SPA 8 or primarily in particular communities? CSH is already working closely with Harbor Interfaith Services, and is starting conversations with other cities. Paul Stansbury reported CSH is working with Homes for Life to develop PSH. Tahia Hayslet is interested in a provider subcommittee to help build capacity.

5. **LAHSA’S Coordinating Council Report Back:** Elizabeth Eastlund distributed a summary of items discussed at the February Coordinating Council Meeting (see attachment). In preparation for the upcoming release of HUD’s “SuperNOFA,” LAHSA is looking at ways to increase the pool of “new project funds” by cutting existing transitional housing (TH) programs. HUD has been clear that TH is a low priority and CoCs run the risk of having their overall funding cut because of inclusions of these program types; last year, $2-3 M was lost because of LA CoC’s misalignment with the national priorities. One strategy LAHSA is proposing is to trim those TH programs that operate above a certain “per client” threshold. HUD does recognize that THs are an effective housing strategy for transitional age youth, victims of domestic violence, and substance abuse programs. The Coordinating Council’s
meeting date has been pushed forward to address this. Regional rep’s to this body are asked to weigh the best interests of the SPA they represent with the best interests of the CoC.

Jessy Needham, former SPA 8 Coordinating Council rep, emphasized HUD wants to see outcomes tied to PH. -- The conversion of TH-type programs to PSH was brought up. David explained that four years ago there was small window when HUD allowed an agency with a TH program to convert it without “reapplying.” At the time, 16 programs serving individuals were notified about this opportunity (none in SPA 8); eventually, two were able to do take advantage of this conversion before HUD disallowed the practice.

6. **Homeless Count 2015.** Nancy reported SPAs 8 and 6 were the only two regions to complete 100% of its tracts during the Street Count component, but we did it virtually in one night (5 tracts were completed the next night). She thanked Julie Jacks, Family Promise, and the faith community for assisting with hosting deployment sites and recruiting many volunteers. She also thanked Grace Weltman, our HC Regional Coordinator, for reaching out to all the cities and making new connections with new law enforcement agencies that were previously not involved with this activity. LAHSA will release the HC data in late April at the CoC level, and then a month or two later at the SPA and city level. Kaiser South Bay offered to host a meeting where we could discuss the results.

7. **Coordinated Entry System Update.** Shari Weaver, SPA 8 CES lead, gave a snapshot of how this program was doing. At the 7-month mark, 84 chronically homeless were housed including 32 Veterans. She emphasized the CES collaborative was working very effectively together. There is going to be another community outreach event hosted at US Vets tomorrow bringing VA housing eligibility and enrollment staff, along with a medical team to engage with the Veterans. Individuals are being successfully placed through many programs, including the DHS’ Housing For Health. The CES “case conferencing” meetings are scheduled twice a month, when specific client cases are discussed to help work out any challenges the housing “navigator” is having.

8. **Committee Reports**

   a. **Advocacy:** Paul Stansbury reported there is concern at the state level about disability benefits being reduced. Also the consolidation at the LA Co level of DHS, DPH, and DMH will be watched closely.

   b. **Governance:** Emma Ogley-Oliver was not available so Nancy reported the Bylaws are ready for approval. She will send out a vote to the membership on its acceptance.

9. **Co-Chairs’ Report:** Nancy reported on the following:

   a. She has an intern from CSUDH who is working 10/week helping to update our Resource Guides. Elizabeth also have interns that need to do community work.

   b. She is looking for assistance with the website.
c. She reminded the Coalition of the $10K Kaiser grant award which includes $2K for training, encouraging anyone to use these funds.

d. Our next monthly meeting will be held in conjunction with LAHSA’s Quarterly Meeting.

10. Member Agency Announcements

a. Elizabeth explained the Ikea’s “Life Improvement Contest” and encouraged people to vote for Rainbow Services, who proposed redoing its children’s playroom.

b. Paul announced NAMI will hold a conference on March 7th for parents of children under 18 with mental illness.

c. Cheryl Castillo of Alliance for Housing & Healing informed us of the PSH and services they offer for those with HIV/AIDS. Its Long Beach location will be getting 18 more PSH units and these are not all for HIV clients.

d. Julie announced Family Promise South Bay has hired its executive director, Nick Rasmussen, who will be starting in April.

e. Elaine Ruggerio said the BHS Family Health Center is just opening in Hawthorne. It will apply to be a FQHC.

f. Louis Mena recently was elected to chair the Long Beach Homeless Coalition. Congratulations to him! Nancy said we would like to have a stronger relationship with this organization.

The meeting adjourned at 11:35 am.

Respectfully submitted by Nancy Wilcox (from Mary Agnes Erlandson’s notes)
LAUNDRY LOVE
SOUTH BAY

Need help? We help you do your laundry for free.

You bring your clothes. We provide quarters, soap, & dryer sheets. We do not turn anyone away. There are no income requirements.

PLEASE NO PRELOADING MACHINES.
PLEASE LINE UP AND TAKE A NUMBER.
If you preload machines without a number, you will be asked to get back in line.

WHEN:
Last Wednesday of each Month
7:00-10 PM (LAST LOAD 8:45 PM)

WHERE:
Clean Scene Laundry
2301 Artesia Boulevard, Redondo Beach, CA 90278

www.stcross.org  info: (310) 376-8989
¿Necesitas ayuda? Le ayudamos hacer la ropa gratis.

Usted trae su ropa.
Le ofrecemos monedas, hojas para la secadora, y jabón.
No rechazamos a nadie. No hay requisitos de ingresos.

PROHIBIDO PRECARGAR MÁQUINAS.
FAVOR DE HACER LA COLA Y TOME UN NÚMERO.
Si uno a precarga máquinas sin tomar un número, tendrá que volver al fin de la cola.

CUÁNDO:
LA ÚLTIMA MIERCOLES DE CADA MES
19:00-22:00 (ÚLTIMA CARGA 20:45 PM)

DÓNDE:
Clean Scene Laundry
2301 Artesia Boulevard, Redondo Beach, CA 90278

www.stcross.org info: (310) 376-8989
88 Cities Strong: Increasing Housing Opportunities in SPA 8

csh.org

Our Mission

Advancing housing solutions that:

- Improve lives of vulnerable people
- Maximize public resources
- Build strong, healthy communities
What We Do

CSH is a touchstone for new ideas and best practices, a collaborative and pragmatic community partner, and an influential advocate for supportive housing.

- **Training & Education**: Research-backed tools, trainings and knowledge sharing
- **Policy Reform**: Systems reform, policy collaboration and advocacy
- **Lending**: Powerful capital funds, specialty loan products and development expertise
- **Consulting & Assistance**: Custom community planning and cutting-edge innovations

Maximizing Public Resources

CSH collaborates with communities to introduce housing solutions that promote integration among public service systems, leading to strengthened partnerships and maximized resources.

Public Systems → CSH → Maximized Resources
Supportive Housing

Permanent, affordable, independent, tenant centered, flexible, voluntary

Local Initiatives

- 88 Cities Strong
- TAY
- FUSE
- Just In-Reach
Other Projects and Partnerships

- CES
- Moving-On
- Veterans
- Elder and Aging
- Community Advocates
- Property Management Knowledge Exchange

SPA 8 Work

- Jurisdictional Engagement
- Agency Specific TA and Support
- Project Specific Support
- SH Learning Lab
Q & A

- David Howden david.howden@csh.org
COST EFFECTIVENESS OF TH PROGRAMS

- Most programs are cost effective. TH produces outcomes for essentially what it costs to run ES
- FSS costs about $10K per household for RRH
- Range of TH for individuals $2600 to $79K;
- Range for families $7300 to $229K Median $28K;
- How to decide where to set the amount that we determine is the cap? Using median or average?
- Affects about 10% of all TH projects - 8 programs
  - consider looking at a 3 year range regarding cost effectiveness for overspending agencies (to ensure they are not just having a bad year)
  - 80 Transitional programs in the LA CoC application = 20 - 25 million; 10% would mean 2 - 2.5 million for reallocation to PH (Grant $ only, not match included in numbers)
  - 8 are on the high end (about 10%)
- Discussion on geographical distribution of TH programs and where reallocations fall - would we make exception for an area that has limited TH programs? Josh will have more information by Wednesdays’ meeting
- Some asked to look at the cost of non CoC programs?
- Likely reallocation opportunities will be RRH or PSH for chronically homeless won’t know until NoFA is released
  - last round of funding allowed for 20% of funding to be applied towards supportive services for RRH families -taking into consideration the level and depth of services; cost per placement varies due to differences - length of stay & number of people being served - are the higher cost programs due to length of stay per family -cost utilization used as a part of the CoC application - HUD incentivizes CoC that utilize -how many units per SPA?
  - huge increase in TAY and TAY families recently -consideration of local needs if possible - TAY, DV, SA -next CoC application/NOFA will likely be released in April per HUD -do we reallocate TH or take the chance of it going away completely
  - encouraging LAHSA to assist projects at risk of losing $$ to look for other funding options
  - pathway for appeal to include most recent APR to look at cost effectiveness - if it is at the benefit of the continuum
  - how have the new structures - CES/FSS - affected these numbers? A LOT of change has happened in the last year
  - discussion around acuity level for special populations - more services and longer length of stay = better outcomes
REALLOCATION STRATEGIES

- No longer able to convert current grant to PSH or RRH - agencies would have to give up TH grant and take a CHANCE at applying for new program
  - looking at offering bonus points (maybe 5) for agencies that give up a grant and apply for new funding = committee did not think this was a good idea or that anyone would actually take the chance;
  - more emphasis on Strategy 3 to examine the high cost TH
- SSO's = about 16 left, $3 million
- looking at evaluation scores/performance improvement program - LAHSA to provide TA to assist agency in improving performance; agency can choose not to participate
- discussion around performance relating to agencies that did not know about their funding and therefore their numbers are based on 9 months instead of the full year.
- Recommend to look at a 3 year period of performance
- HUD will likely have the Tier 1 and 2 for rankings this year. Up to us to look at how we rank/prioritize SSO's.

- If the SSO's go away completely - how do we do this work?
- Is it in our best interest to have reallocation pool in our application = example given of losing $2 million a few years back when we kept TH and SSO's in the application; TH was funded, $ lost for SSO's - at the national conference last year HUD clearly said they will not continue funding SSO's

TIMELINE

- LAHSA Staff would like a recommendation to go to the commission this month.
- Voting next week on strategies and exceptions for TH - though more information is needed to make decisions/vote and we need community input ASAP. LAHSA staff stated that they will not force a vote if council members are not ready