



South Bay Coalition to End Homelessness General Meeting Minutes

Wednesday, September 23, 2020

Via Zoom Video Conference

Attendees: This list was unavailable.

Welcome. SBCEH co-chairs Mark Silverbush and Nancy Wilcox opened the meeting at 10:03 am. Because the meeting was held via video conference, our traditional round of introductions was not made.

CES Report. Shari Weaver, CES Director for Service Planning Area (SPA) 8/South Bay, gave the following report:

- CES provides the vast majority of housing and homeless prevention funding for our region. These are the SPA 8/South Bay's CES housing placements attained during FY2019-20 that ended on June 30th.
Family System (households with a minor aged child(ren))
 - Permanent Housing (PH) Placements – Goal: 124 households with 235 placements
 - Prevention – Goal: 67 households with 81 retained housing or moved into new PHAdult System
 - Permanent Housing Placements (all efforts through Outreach/Housing Navigation & RRH) – Goal:145 with placements 183
 - Prevention – Goal 44 / 54 retained housing or moved into new PHYouth System (for young adults ages 18-24)
 - Permanent Housing Placements – Goal 26 with 37 placements
 - Prevention – Goal 8 with 12 retained housing or moved into new PH
- A Bridge Home San Pedro & Wilmington
 - Both sites opened on July 7th and have the capacity for 100 residents (36 women/64 men) Residents are allowed to have their pets at each of these sites.
 - Current Occupancy – San Pedro 92 Residents / Wilmington 33 Residents (Wilmington was on quarantine due to a positive COVID test and was just cleared one week ago to take in new residents.
 - Both sites have been recently inspected by DHS to bring us in compliance with COVID distancing guidelines and the need to decompress some of the beds.
- Project Room Key (PRK) Lomita Site Closed at the 8-31-20. PRK is a program where COVID-vulnerable people experiencing homelessness temporarily stay in motels. Harbor Interfaith helped to oversee the the 57-unit PRK Lomita site. During the four months of its operations, 89 people were enrolled. The following summarizes where they went now that the site is closed.
 - Permanently Housed:18
 - Transferred to another PRK site pending housing placement (i.e., they are actively enrolled in a permanent housing program but need more time to complete this process): 30
 - Transferred to Higher Level of Care programs after a hospital stay: 7
 - Exited to Isolation/Quarantine programs: 6
 - Transferred back to a downtown Los Angeles service provider (Note: early in the pandemic, some shelters had to reduce the number of people they safety could serve. Since the Lomita site was one of the first PRKs to open in the County, it was asked to take twelve participants outside of the South Bay region): 12
 - Exited for non-compliance or did not return: 16
- HUD NOFA Provider Meeting (Hosted by SBCEH): Tues. 9/29/20 at 10 a.m. Discussion with Regional Providers on recommendations for Project Ranking, Performance Evaluation and Reallocation. The goal is to sustain existing projects by improving scores on the LA CoC NOFA application.

Special Topic: Shared Housing for Seniors. Kris Freed is the Chief Program Officer with LA Family Housing (LAFH), located in SPA 2/San Fernando-Santa Clarita Valleys. Grace Farwell is the Senior Project Manager with South Bay Cities Council of Governments (SBCCOG). Kris began with an overview of Shared Housing and the pilot program LAFH is operating, followed by Grace who described the SBCCOG's SPA 8 pilot.

Kris' presentation included the following remarks (please see attached briefing):

- The homeless services system is successfully housing people in LA but we can't control the "inflow" so more and more people are falling into homelessness. Solutions need to look at existing housing stock, including spare bedrooms that people have. Shared housing also provides built-in social supports.
- HUD requires that leases be separating for each tenant.
- Part of problem is our current homelessness system's use of landlord incentive funds: landlords are taking advantage of how we "1-up" each other for the same unit, causing these incentives to grow.
- Because of the affordability of shared housing, we can now look at moving individuals and families into better parts of town that they were not able to afford by renting an apartment.
- Everyone's a good fit for shared housing. 52% of persons ages 18-30 are now living a parent, so this is very common and normal solution.
- Today there are a lot of shared housing options, unlike the older sober living model in past years where 3+ people were in one bedroom.
- LA Family Housing's pilot: the first attempt unfortunately was not successful but they learned a great deal from it. Their current effort involves asking a lot of personal questions to find a compatible roommate. They are currently testing a "paper version" of the matching tool on the Project Room Key sites LAFH is operating. Once a set of good matches has been identified, the people engage in a "speed dating" activity. LAFH is based in SPA 2, but they are looking for participants across LA so there will be more options to choose from.
- Kris recorded a [90 minute training on shared housing available on Youtube](#) that is used by the State of California to help educate agencies about this housing intervention's components, looking at budgets, etc., and then how to normalize this approach by asking how many are married, have kids, etc., to point out people are already living in a shared housing environment.
- They are providing case management the first 90 days to help stabilize someone who has moved in, which they feel is critical to ensuring long-term success. During this time period, conflict resolution and "problem solving" techniques are often taught. LAFH is leveraging its rapid re-housing and permanent supportive housing projects to provide this stabilization.
- If the match doesn't work, you can speak to the business of shared housing:
 - Kris gave the example if one person can pay the rent but another cannot, the landlord/homeowner still gets rental income from the one. LAFH moves quickly to identify a replacement while helping to find solutions to the person in financial difficulties.
 - There is opportunity to use COVID incentive money right now, but she recommends paying landlord on the backend, not the front end.
- There is a huge push from HUD to use Section 8 with this model. LA successfully got HUD to increase the number of people that can stay per bedroom from 2 to up to 4 if all are family members.
- Additional details on LAFH's Senior Pilot:
 - Funded by Hilton 4 years ago, but didn't produce something they use. LAFH received funds to create a new tool (not from Hilton), but asked Hilton for financial assistance in helping message their approach.
 - LAFH is working with "low acuity" Seniors since it is a growing homelessness population. Its program is not for someone with a severe mental illness.
 - \$1500-\$2000 incentives are provided to both landlords (who must split leases) and participants to encourage participation (and typically are used to living alone). The only requirement is that they complete a 6 month post-placement survey. Its pilot is not a rental assistance program.

- In our county's past, society didn't have as many homeless because communities helped each other. Our safety system is designed to help those with the greatest need, not those who need light touches.

Grace's presentation included the following remarks (please see attached briefing):

- SBCCOG received Measure H funding to provide homelessness coordination with its 15 cities plus City of LA and SPA 8's unincorporated area. Last year it received additional Measure H "Inventions" funds that is being utilized for its home sharing pilot.
- Its pilot differs from LAFH in that they are focused on keeping seniors in their own homes so they can age in place. These seniors may be looking to increase their fixed income, or for someone to provide extra help. There is no age limit on who can enroll. Because of the funding, the homeowners must be within SPA 8.
- The COG is partnering with Silvernest, a national agency that provides an online service that match seniors looking for a rental with homeowners. Portland has a similar program to the one being launched in the South Bay. There is also one in Arizona working with college students needing a room to rent. Automatically lease payments can be set up. The South Bay Silvernest program is having its soft launch very soon.
- The COG's grant is offering a limited 6-month free membership and background checks.
- Grace felt the COG's challenge is finding homeowners to participate. After sharing who the COG is reaching out, she asked that we help spread the word about the program. Marketing materials will be developed as part of the grant.
- She has held meetings with the local SPAS 8 service providers (Harbor Interfaith, PATH, StMargaret's Center) and asked for referrals from the people they see.

Co-Chair's Report. Nancy reported that LAHSA is still waiting for HUD guidance on the 2021 Homeless Count but feels some kind of an enumeration will be held. She reviewed the upcoming SBCEH General Meeting schedule and asked for feedback on whether there was interest in having a December meeting, as well as suggestions for future meeting special topics.

Advocacy Report. Nancy gave a brief update on state and federal bills for Paul Stansbury, who had a meeting conflict.

Member Announcements

- **SoCal ROC** started in-person classes for essential workers, but some of them did get pushed back a few weeks so agencies can still refer clients to the school. Contact Jennifer Pasavento at DrPesavento@scroc.k12.ca.us for details, or check [SoCal ROC's website](#).
- **SHARED! Collaborative Housing** has a trained peer-bridger at each site to help with conflict resolutions and connecting the residents with resources. The organization is actively looking for homes that it can master-lease across the South Bay including in Torrance and Long Beach. Contact Tom Haberkorn at tomh@shareselfhelp.org if you know of interested homeowners with single family detached houses that would like to consider using their property for this program.

The meeting was adjourned at 11:52 am.

Respectfully submitted by Nancy Wilcox.