



# CONTRA COSTA COUNCIL ON HOMELESSNESS MEETING MINUTES

*The Contra Costa Council on Homelessness provides a forum for communication and coordination about the implementation of the County's Strategic Plan to prevent and end homelessness, and for orchestrating a vision on ending homelessness in the County, educating the community on homeless issues, and advocating on federal, state, and local policy issues affecting people who are homeless or at-risk of homelessness. The Council provides advice and input on the operations of homeless services, program operations, and program development efforts in Contra Costa County. Items may be taken out of order based on the business of the day and preference of the Council.*

**Date, Time:** Thursday, December 7, 2017 1:00pm – 3:00pm

**Location:** ZA Room, 30 Muir Road, Martinez, CA 94553

## **Council Member Attendance:**

**Present:** Teri House (Vice Chair), Tracy Pullar, Anne Struthers, Cecelia McCloy, Doug Leich, Miguel Hidalgo-Barnes, John Barclay, Dan Sawislak, Joseph Villarreal, John Eckstrom, Alejandra Chamberlain, Diane Aguinaga

**Absent:** Gabriel Lemus (Chair), Stephanie Bachelor, Gary Kingsbury, Brenda Kain

**Staff Attendance:** Lavonna Martin, Jaime Jenett, Juliana Pooley, Contra Costa Health Services (H3); Amanda Wehrman, Erica McWhorter, HomeBase

**Public Attendance:** Kyle Dunson, Desmond Bittner, Tony, Moreficus, Claude J. Battaglia, Lorne Evite, Diego Garcia, Stephanie Stovall, Maggie Jefferson, Usha Ramachandran, Deanne Pearn, Joshilyn Howe, Gary Conner, Jenny Robbins, Michael E. Pounder, Peter Dragovich, Sarah Thomas, Bill Jones, Sanaa Gad, Araceli Garcia, Ryan Buckley, Johnnie George-Towns, Mariana Moore

## **1. Welcome and Introductions**

- Call to order by Teri House, Vice-Chair

## **2. Approve Minutes (Action Item)**

- Motion
- Statement of Motion:
  - We move to adopt the minutes from the November 2<sup>nd</sup> Council on Homelessness Meeting.
- *Discussion:*
  - *The Council moved to approve.*
- *Procedural Record:*
  - *Motion made by: Doug Leich*
  - *Seconded by: John Eckstrom*



## COUNCIL ON HOMELESSNESS MEETING MINUTES

- *AYES: Teri House (Vice Chair), Tracy Pullar, Anne Struthers, Cecelia McCloy, Doug Leich, Miguel Hidalgo-Barnes, John Barclay, Dan Sawislak, Joseph Villarreal, John Eckstrom, Alejandra Chamberlain, Diane Aguinaga*
- *NOES: None.*
- *ABSTAINS: None.*
- *ABSENTS: Gabriel Lemus (Chair), Stephanie Bachelor, Gary Kingsbury, Brenda Kain*
- *Motion Carried*

### **3. Council Seat Recruitment (Action Item)**

- Presented by Jaime Jenett, H3
- Reminder: submit applications (more info required this year to assist committee)
- Seats available:
  - Affordable Housing Developer
  - Behavioral Health Representative
  - City Government
  - Consumer
  - Educational and Vocational Representative
  - ESG
  - Homeless Service Provider
  - Public Safety #1
  - Public Safety #2
  - Reentry Services Representative
  - Veteran Administration Representative
- All apps are online
- Anyone whose seat is expiring **MUST** reapply
- Ad Hoc Nominating Committee: Doug Leich, John Eckstrom, Anne Struthers
- No Council action needed at this time

### **4. Garden Park Apartments RAD/PBV Changes Update (Action Item)**

- Presented by Deanne Pearn, Executive Director CCIH
- CCIH Overview: Provide services and housing for vulnerable members of the community
- Garden Park Overview: Pleasant Hill Property PSH for 27 chronically homeless families with disabling condition with onsite wraparound supportive services
  - Great track record of helping families and adults in PSH and at affordable housing service sites with housing retention, maintain income, improve parenting skills, achieve major case plan goals
  - Good outcomes for specialized services for children and youth programs this year (increased reading level, academic benchmarks, increase self-esteem through homework clubs, parenting classes and more



## COUNCIL ON HOMELESSNESS MEETING MINUTES

- GPA is under water because of increased operating costs but patchwork of funding keeping it afloat—new idea to correct for this: restructure the financing using more of HUD funds to support this priority population
- What is RAD/PBV conversion
  - Re-directs some of the funds from operating costs into supportive services
  - Won't cover all costs, but will shore up financial stability and help free up funds to expand amount of people they serve
- Goals of RAD/PBV conversion
  - Set to begin January 2018 (recently moved up by HUD)
  - Reassigning funds to give clients new types of vouchers using new RAD/PBV funding streams
  - Primary goals of funding shift:
    - Shore up fiscal sustainability of project
    - Allows for tenants to take vouchers into community, which creates flow to free up units in the project for others in need
    - Will also potentially free up resources to expand CCIH capacity to serve more people
- Context:
  - CCIH worked with HUD and Contra Costa PHA to execute the shift and obtain vouchers
  - This is the CoC looking for ways to sustain projects outside of CoC traditional funds, so as not so dependent on those funds to do good work and to allow CoC funds to focus on other priorities that may not have such alternative sustainment options
  - This is exciting opportunity for the community, CCIH and GPA
  - Anytime shift or change is requested, the Council must approve it—formal request will happen January 2018, this is context for the Council
  - Initially thought formal request wouldn't be needed until February 2018 but HUD updated the timeline and the formal request and approval of change by the CoC will be needed by January 2018
- **Procedural Note:** This approval will require adding a motion to today's agenda pursuant to the Advisory Body Handbook. Upon a determination by a two-thirds vote of the body that there is a need to take immediate action and that the need for action *came to the attention of the local agency after the agenda was posted.*
- Motion
- Statement of Motion:
  - We move to add to the agenda an action item to vote to approve changes to the CCIH GPA grant.
  - *The Council moved to approve.*
- *Procedural Record:*
  - *Motion made by: Anne Struthers*
  - *Seconded by: Doug Leich*



## COUNCIL ON HOMELESSNESS MEETING MINUTES

- *AYES: Teri House (Vice Chair), Tracy Pullar, Anne Struthers, Cecelia McCloy, Doug Leich, Miguel Hidalgo-Barnes, John Barclay, Dan Sawislak, Joseph Villarreal, John Eckstrom, Alejandra Chamberlain, Diane Aguinaga*
- *NOES: None.*
- *ABSTAINS: None.*
- *ABSENTS: Gabriel Lemus (Chair), Stephanie Bachelor, Gary Kingsbury, Brenda Kain*
- *Motion Carried*
- Action Item added to Agenda: Endorse and approve changes to the CCIH GPA grant.
- Motion
- Statement of Motion:
  - We move to endorse and approve changes to the CCIH GPA grant to shift funds as currently allocated from operating costs to operating costs and supportive services.
- Discussion:
  - Implications of the change
    - Nothing changes regarding eligibility or who they serve; All the requirements remain the same
    - A little more paperwork for the new voucher
    - All persons will come through Contra Costa's coordinated entry system
    - All existing families have been qualified to go through the PHA process necessary for new voucher, and those that didn't qualify are still okay.
      - Note: The unqualified families did not qualify because they are doing too well (their income has substantially increased since entering the program and are not required to move out under terms of the project and current funding streams) but can stay and transition out into new units that better fit their new better circumstances
    - Part of this new money will go to support families that now no longer qualify and will be
    - HUD is working well with CCIH—for now they are okay they want to be sure CoC is okay with the shift in funding (via letter of support from Council and H3)
    - Contra Costa PHA supports the shift and the project and has concluded their part
  - What is happening with families that don't qualify?
    - 5 families are above 80% of AMI now, which is requirement of new voucher (which is why we have to hold some of the CoC dollars to continue to support these families after the shift in funding happens)



## COUNCIL ON HOMELESSNESS MEETING MINUTES

- Those families are not required to move despite their high income and can stay however long they want (because there are no income requirements in these units under the current program rules and funding streams)
- These are small units and the families that don't qualify for new vouchers have outgrown the unit size (so motivated to move anyway)
- Every family has an individualized plan about what is happening, including moving options and when and how to move when the time comes
  - The Council moved to approve.
- *Procedural Record:*
  - *Motion made by: Anne Struthers*
  - *Seconded by: John Barclay*
  - *AYES: Teri House (Vice Chair), Tracy Pullar, Anne Struthers, Cecelia McCloy, Doug Leich, Miguel Hidalgo-Barnes, John Barclay, Dan Sawislak, Joseph Villarreal, John Eckstrom, Alejandra Chamberlain, Diane Aguinaga*
  - *NOES: None.*
  - *ABSTAINS: None.*
  - *ABSENTS: Gabriel Lemus (Chair), Stephanie Bachelor, Gary Kingsbury, Brenda Kain*
- *Motion Carried*

### 5. Trinity Center Relocation and Plans Update (Action Item)

- Presented by Donna Colombo, Executive Director, Trinity Center
- Trinity Needs to Change Locations
  - City of Walnut Creek approved the development plans for the new facility
  - Currently on edge of downtown Walnut Creek
  - New building (St. Paul's Commons) will house new program and provide more services
  - Currently Trinity's work is primarily with single adults not families, but recently seeing more families requesting services
  - Need a temporary site while construction of new facility is ongoing
    - Local NIMBYism at temporary site is a concern (because facility is in view of everything)
    - If Trinity can't move and remain open at the temporary site, it is likely that Trinity Center will have to close because will not be able to use or save the current funding
- Temporary Site
  - Donor offered this property for use
  - Trinity Applied to the City for conditional use permit: Temporary site plan
    - Minor alterations for operations
    - Limited outside changes



## COUNCIL ON HOMELESSNESS MEETING MINUTES

- Mobile shower unit lease with White Pony Express
  - City Council unanimously approved permit with conditions (conditions likely due to the local NIMBY pushback)
    - Meet every 6-8 weeks with residents to work on any concerns
    - If significant problems in that location, they could be closed
- Appeal:
  - Opposition (stakeholders in new construction condos (\$800-900,000 units)) appealed the approval of the use of the temporary site
  - Appeal about city being negligent on affordability and homelessness, not about Trinity Center
  - Likely opposition not aware of city's current successful efforts to address problem of homelessness and likely an attempt to delay process
    - Problem is that if delay goes any longer than the hearing date, Trinity will have to close, which jeopardizes their funding and eliminates source of resources and services for their clients
    - So far NO facts shown that there is danger to public safety
- Timeline
  - December 2017: appeal hearing date
    - If delayed can lose funding for the housing
    - Permit Must be approved this day to begin timely rehab of temporary site and make space available in time for Trinity move in without shutting down
  - February 2018: move to temporary center
  - March 2018: break ground on new building
  - June 2019: Trinity move in to new building
- Many community concerns
  - Addressing concerns; difficult part to get people to listen to the mitigating factors
  - Community forums on 12/7 and 12/14 at Vacant Temporary Site at 6:00pm (1271 S. California Blvd.) and see what it will look like
- Next Steps
  - **City Council hearing 12/19: need support** from county to help show how well programs are working and respond to community concerns
  - If approved sign lease and begin tenant improvements
  - Raise additional funds for operations
  - Change locations!
- Q&A
  - How can Council/CoC help?
    - Public support with CoC members and Council—signs and presence at City Council hearing on 12/19
      - Have representatives from Council and County about reporting, compliance, oversight, participation in efforts, etc.



## COUNCIL ON HOMELESSNESS MEETING MINUTES

- H3 will be at meeting on 19<sup>th</sup>
    - CoC/H3 will provide to Trinity it's specific program info and County CoC data
  - Has the appellant responded to you?
    - No one, including the HOA and appellant has responded to attempts to engage
  - Can Council submit letter of support to submit to Walnut Creek City Council?
    - Yes, there is time within the next week to submit letter and additional documentation supporting the need for Trinity's services, safety, work of the city and county on addressing the issue of homelessness
    - H3 will also submit a letter
- **Procedural Note:** Letter of support to Walnut Creek City Council will require adding a motion to today's agenda pursuant to the Advisory Body Handbook. Upon a determination by a two-thirds vote of the body that there is a need to take immediate action and that the need for action *came to the attention of the local agency after the agenda was posted.*
- Motion
- Statement of Motion:
  - We move to add to the agenda an action item to vote to submit a letter of support on behalf of Trinity Center to the Walnut Creek City Council.
  - *The Council moved to approve.*
- *Procedural Record:*
  - *Motion made by: Cecelia McCloy*
  - *Seconded by: Joseph Villarreal*
  - *AYES: Teri House (Vice Chair), Tracy Pullar, Anne Struthers, Cecelia McCloy, Doug Leich, Miguel Hidalgo-Barnes, John Barclay, Dan Sawislak, Joseph Villarreal, John Eckstrom, Alejandra Chamberlain, Diane Aguinaga*
  - *NOES: None.*
  - *ABSTAINS: None.*
  - *ABSENTS: Gabriel Lemus (Chair), Stephanie Bachelor, Gary Kingsbury, Brenda Kain*
- *Motion Carried*
- Action Item added to Agenda: Submit letter of support on behalf of Trinity Center to Walnut Creek City Council.
- Motion
- Statement of Motion:
  - We move to submit a letter of support for Trinity Center's temporary site plans to the Walnut Creek City Council.
- *Discussion:*
  - *The Council moved to approve.*
- *Procedural Record:*



## COUNCIL ON HOMELESSNESS MEETING MINUTES

- *Motion made by: Cecelia McCloy*
- *Seconded by: Joseph Villarreal*
- *AYES: Teri House (Vice Chair), Tracy Pullar, Anne Struthers, Cecelia McCloy, Doug Leich, Miguel Hidalgo-Barnes, John Barclay, Dan Sawislak, Joseph Villarreal, John Eckstrom, Alejandra Chamberlain, Diane Aguinaga*
- *NOES: None.*
- *ABSTAINS: None.*
- *ABSENTS: Gabriel Lemus (Chair), Stephanie Bachelor, Gary Kingsbury, Brenda Kain*
- *Motion Carried*

### 6. Annual Report

- Presented by Dana Ewing, H3
- Link to interactive version: <https://insight.livestories.com/s/v2/2016-2017-annual-report/bc4f18b1-7419-496e-a6d5-8adb18753f44/>
- Summary of all the systems-level data from this fiscal year: activities taking place, summary of PIT count and fiscal year data, systems level review, demographic and city data
- Online Interactive tool with pop out features describing specific data, including numbers and percentage rates
- Outlines federal and state funding for homeless services in County this fiscal year (new housing resources established and how much)
- Community Key Strategies and outcomes with system measures

### 7. Ensuring Opportunity Housing Forums Update

- Presented by Mariana Moore, Ensuring Opportunity Campaign
- Goal: bring together big tent strategies with anyone with stake to accomplish initiatives/priorities (state level, county and city level)
- Housing Town Hall Findings (each county district-5)
  - Each co-sponsored by Supervisors (great partnership, successful strategy)
  - MFAC was very instrumental and great partner—Thank you!
  - Thanks for everyone's participation, support and engagement
  - Diverse group of residents, leaders, stakeholders
  - Very strong turnout: Largest turnouts Richmond and Alamo
  - Will be followed up by survey to get more data and snapshot of community and needs
  - Each had panel discussion with attendee post cards to submit to electeds and local officials participants were from, including concerns and needs; also had detailed worksheets on barriers, proposed solutions, urgent needs
    - Top 3 Most urgent housing needs:
      - Long term housing
      - Affordable housing for low income



## COUNCIL ON HOMELESSNESS MEETING MINUTES

- Tenant protections with rent control
- Top 3 barriers
  - NIMBYism
  - Lack of funding for affordable housing
  - Lack of commitment//funding for affordable housing
- Top 3 solutions
  - Dedicated funding for affordable housing
  - Increased resident advocacy for affordable housing (need tools, messaging, advocacy—simple messages appropriate for locals to use for effective advocacy)
  - Willingness to support alternative housing solutions (tiny homes, ADUs, micropads, etc.)
- Regional differences
  - West County: very knowledgeable residents that wanted more advocacy
  - South County: focus on seniors housing
  - Far East County: long term housing with Services and NIMBYism
  - Central County: tenant protections
  - North County: long-term housing with services
- Follow up plan
  - Surveys
  - Activate participants to do more advocacy
  - Build awareness attention and advocacy to make moves on these efforts (politically and socially)
  - County wide housing convening (March 2018) —more info to come!
  - November 2018 statewide housing bond: make sure Contra Costa comes out strongly in support and to prep for local contra costa housing bond for specific money for Contra Costa's use

### 8. Committee Updates

- PIT Count Updates
  - Overview
    - Contra Costa does this annually (HUD requires every other year)
    - Surveys, Counts of people sleeping inside and outside
    - Some of most important info
  - Need volunteers!
    - Will get training, partners, and will work in conjunction with other H3/CoC PIT efforts
    - H3 website
    - See quarterly newsletter
  - Securing community sites



## COUNCIL ON HOMELESSNESS MEETING MINUTES

- Confirmed approval for use of phone surveys (via 2-1-1)
- Focus groups with homeless youth
- CORE will focus on encampments
- Securing community sites to do surveys (any churches available?)
- Youth engagement pilot activities (increase contact with youth, families and TAY)
  - Robocalls to school district (with help of Alejandra Chamberlain, Council Member, and school districts)
  - Youth focused breakfast events near schools (with help of White Pony Express)
    - Antioch Library
    - Park near Kennedy High School
    - Have info to connect them to 2-1-1 to do survey
  - Community college tabling (with giveaways, etc)
    - DVC
    - Have info to connect them to 2-1-1 to do survey
  - Health academies
- Multiple sites where Count will happen
- Homeless Awareness Month
  - 17 jurisdictions and Board of Supervisors (out of 20) adopted proclamations!
    - Communication, Data and resources
    - City of Richmond reached out and co-sponsored Storied Streets as a result
    - City of Antioch reached out to also do screening as a result (January 11, 2018, 7pm El Campenile Theater)
  - Excellent work!
  - Supplies Drive for Homeless Awareness Week
    - Diane A., Antioch Police Department, Teri H., Brenda K.
    - Brought in 1,000 pounds of donations (toothbrushes, pre-made kits, hats, etc.) for CORE team to hand out
  - Feedback:
    - Reach out month before and get in touch to get proclamations the month before so people know and could get better attendance at events
- Outstanding Landlord and Volunteer awards given!
- Storied Streets film events raised money for housing security fund and increased communication
  - Walnut Creek: \$654
  - Richmond: \$244
- MicroPad in Richmond during Homeless Awareness Week
  - Great conversation starter
    - After Richmond in the news, Oakland



## COUNCIL ON HOMELESSNESS MEETING MINUTES

- EBMUD is working to bring down or waive connection fees to make it more affordable (special hearing, Supervisor Gioia submitted letter of support)
- Other opportunities to display them? Possible, but others are already built
  - San Francisco: Panoramic
  - The one in Richmond lives in Berkeley, will open it on weekends with advanced notice
    - Possible field trip in February 2018
- 2017 CoC Trainings (Staff, Agencies)
  - Emergency Preparedness
    - Wed. Dec. 13, 10-12pm, 30 Muir Rd., Martinez
    - Wed. Dec. 20, 1-3pm, 13601 San Pablo Ave., Office 1262, Rm. A-1194
    - Other trainings targeted at case managers
  - PIT Count Training—January 2018
  - Advocacy Training (public speaking)—next Fall!
  - Mental health first aid—February 2018
  - Mental illness crash course (navigating the system, referrals, client engagement strategies)—March 2018
  - Suicide awareness training (risk factors, de-escalation, staff support)—April, August, December 2018
  - Intake Training (data collection and entry)—February, May, August, November 2018
  - HMIS User Training—February, March, August and November 2018
  - VI-SPDAT Training—January, April, July and October 2018
- Consumer Advisory Committee Updates
  - First meeting
  - Drafting work plan about what else they wanted

### 9. Community Announcements

- Love a Child Missions: Christmas at the Fair, County Fairgrounds, 1201 West 10<sup>th</sup> Street, Antioch, CA 94509

### 10. Pin It

- No January Monthly Council Meeting
- Next Meeting: CoH Quarterly Meeting, Friday, January 19, 2017