



Sacramento Ending Chronic Homelessness Initiative

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Policy Board To End Homelessness

Meeting Minutes

September 10, 2007

Serna Village - 5836 Dudley Blvd, McLeelan AFB

Attendance:

Board Members Present: Tom Gagen, Susan DeMarois, Supervisor Roger Dickinson, Vincene Jones (for Mayor Heather Fargo), Sister Libby Fernandez, Paula Lomazzi, Councilmember Robert McGarvey, Rick Brazier (for Chief Albert Najera), Mayor Jeff Slowey, Malachi Smith, Reverend Scot Sorensen.

Board Members Absent: Paulino Duran, Ann Edwards-Buckley, Len McCandliss, Michelle Steeb.

Staff Present: Diane Luther, Phil Alonso, Toni Moore, Kathy Briem, Frances Freitas, Susanna Curry, Roma Eisenstark.

Special Guests: Michelle Callejas, Jim Hare, Lisa Bates, Tim Brown, David Husid, Pegg Knerly, Mike Rostishyn, Joan Holm, George Smith, Arla Helms, Russ Selby, Lasheyett Thomas, Carrie Thomas, Jessica Hendrickson, Hillary Ridings, Stephan Dues, Cynthia L. Abbott, Everard B. Mattox, William Boykin, Deborah Wright.

Action Items:

- The Board approved the minutes from both May's and July's meetings.
- The Board approved the Meeting Schedule for 2008.
- The Board approved the Staggered Terms of Service.
- The Board approved the appointments of both Susan Demarois and Steve Heath.

Future Actions:

- There were no future actions called for.

Minutes:

1. Introductions

- Tom Gagen began the meeting by declaring a quorum and welcoming and thanking everyone for their attendance and interest in addressing the issue of homelessness.
- Tom welcomed and introduced Susan DeMarois and Steve Heath, two potential new Board members who are waiting to be appointed later in the meeting.

2. Public Comment on Homelessness

- One man discussed his frustration with the fact that homeless families are separated because they have to stay at different shelters.
- Robert McGarvey mentioned that there have been efforts at places such as Mather Community Campus to keep homeless families together.
- Another man mentioned that he had a hard time finding housing for his family. He couldn't get his children back because he needed housing, but then he needed his children with him to qualify for housing. He appreciates Serna's help in reuniting his family.
- One woman said that, as a homeless woman, she is very unhappy that she can't get the services she needs. Tom offered the woman a chance to sit down with a staff member after the meeting to discuss her frustrations.

3. Minutes – May and July

Recommendation: Adopt

- The Board approved the minutes from both May's and July's meetings. Scot Sorensen moved that the minutes be approved and Paula Lomazzi seconded the motion. The Board voted (9 ayes, 0 nays) to approve the motion.

4. New Policy Board Appointees

Recommendation: Appoint Susan DeMarois from UC Davis, and Steve Heath from United Way

- Susan gave more detail of her role at the UC Davis Medical Center.
- Steve Heath talked about his work experience, noting that he served as CEO of the United Way for close to 3 years.
- The Board approved the appointments of both Susan Demarois and Steve Heath. Scot Sorensen moved that the appointments be approved and Jeff Slowey seconded the motion. The Board voted (9 ayes, 0 nays) to approve the motion.
- The Ten Year Plan specifically defines the parts of the community that must be represented on the Board (see p. 63-64 of the Plan). Susan fits in the "Hospital/Healthcare System Representative" slot and Steve fits into the "Representative from a Local Foundation" slot.
- Steve Ayers will join us at the November 5th meeting and the Board is expected to appoint him to serve in one of the "Business Representative" slots.

5. Staggered Terms of Service

Recommendation: Adopt Terms in Chart

- Diane Luther explained a sheet included in the handout packet showing a suggested break down for the terms of service of the current Policy Board members.

- Mayor Slowey pointed out that Citrus Heights and Rancho Cordova are the only cities (besides Sacramento) represented on the Board. He asked if it would be appropriate that he and Robert McGarvey step down at the end of their term of service to make way for the other cities (Folsom, Elk Grove, etc). Roger Dickinson responded that eventually, we would want to have all of the cities represented on the Board. Diane Luther explained that HUD limits the number of public officials that can serve.
- Paula Lomazzi noted the importance of including a currently homeless person on the board. She will see if she can find someone who may be interested.
- The Board approved the Staggered Terms of Service. Jeff Slowey moved that the Terms be approved and Vincene Jones seconded the motion. The Board voted (11 ayes, 0 nays) to approve the motion.

6. 2008 Meeting Schedule

Recommendation: Adopt schedule

- A draft of the 2008 meeting schedule was distributed.
- Roger Dickinson can't attend full meetings on the 2nd Monday of the month because he has a conflict with the RT board.
- The July 7th meeting may be a problem because the elected officials will be on recess.
- The Board approved the Meeting Schedule for 2008. Paula Lomazzi moved that the Meeting Schedule be approved and Scot Sorensen seconded the motion. The Board voted (11 ayes, 0 nays) to approve the motion.

7. Serna Village Presentation – 15 Minutes

- Robert Tobin, Executive Director of Cottage Housing Inc., introduced the Shoemaker family, residents of Serna Village.
- Mr. Shoemaker said that he initially received assistance from the Volunteers of America, where he found out about Serna Village. Serna has given him his family and his life back. He likes the feeling of community at Serna.
- Some of the Shoemaker children discussed the Sky Lab at Serna Village, where they learn leadership, go on field trips, and can join the cooking crew, homework club, and gym club. There is an incentive program to participate in community service or youth activities which allows them to earn and purchase bikes, etc.
- Robert Tobin gave a brief presentation on Cottage Housing's two sites: Serna Village and Quinn Cottages.
- Robert explained that this site (Serna Village) is a success story and that they are able to handle NIMBYism in the area.
- Robert showed statistics for the graduation rate at Serna Village (note: "graduation" here refers to those who leave with a stable income and housing lined up for the future).
- Robert showed graphs displaying the high graduation rate, high number of beds, high number of those served, increased employment and a drop in welfare participation. One client previously noted that the program moves a participant from being a "tax taker to a tax maker".

- The program has been successful in “reuniting families, developing tax makers, and creating homeowners”.

Questions/Comments

- How much does a resident pay for housing?
 - i. In general, about 1/3 of each resident’s income is used for rent at Serna.
 - ii. About ½ of the units at Serna Village are subsidized through Section 8 and about ½ are not and this greatly affects what we have to charge for rent.
- What are the criteria to get into Serna?
 - i. In order to live at Serna you must be a homeless family and be willing to create a personalized development plan and provide service back to the community. Serna’s residents have also decided to have a clean and sober community.
- Is this permanent housing?
 - i. Yes, residents can stay as long as they pay rent. This is unlike Quinn Cottages, where there is a limit of 2 years.
- There is a very long waiting list to get into Serna.
- There are 83 families and 200 kids currently at Serna.
- The unit cost is about \$25/person/day (as opposed to an estimated \$100/person/day in jail or \$50/person/day in foster care).
- HUD challenges: amount of funding received from year to year doesn’t account for inflation, the 2% cap on administrative costs makes it hard to manage a HUD grant, and HUD has a limit on the amount of the funding that can be spent on one unit.

8. Martin Luther King Housing Project Presentation – Mercy Housing – 15 Minutes

- Stephan Daues of Mercy Housing introduced the project. This development, which will hold about 80 units for singles, will be located at 47th Avenue and MLK. Mercy Housing expects that the development will have full occupancy in about 12 months.
- Stephan showed the Policy Board a number of architectural drawings and graphics of what the completed MLK Project will look like.
- Stephan led the Board through various aspects of the site as shown on his drawings and graphics, such as that the resident area will be gated and will have landscaped walkways, etc.
- Stephan mentioned that there are three types of funding in any PSH development: money for capital, operating costs, and service costs.
- Mercy Housing enjoys great relationships with service providers in the community. Turning Point will be the primary provider at MLK.
- A variety of populations will be served at MLK.
- The AB 2034 cut directly affects MLK, but the development will not stop, we will need to figure out how to deliver the services. The MLK development is also partially funded by Proposition 1C.

Questions/Comments

- What is the community feeling in the area about the new development?
 - i. There needs to be more effort to re-engage with community partners.

9. Six Month Progress Report – Diane Luther and Jim Hare – 15 Minutes
Recommendation: Review and Applaud

- Diane Luther mentioned that Mercy housing has taken the lead on the plan, and applauded the organization for its efforts.
- Diane led the group through the 6-month report of the Ten Year Plan.
- Jim Hare led the Board through status report charts for Units through Development, Prevention Units, and Units through Leasing.
- Jim focused on the newest addition: the 7th and H Streets Project (on the Prevention Units chart). Currently, there is a facility owned by the city of Sacramento on the property. The department in that facility will be moving.
- A discussion has started with the city around tearing down the current facility and developing an SRO PSH project on the site. This will be a multi-year process. The plans will go to the city council by the end of this year.
- In other news, the Board of Supervisors approved the final specifications of the Colonia San Martin Project in August.
- This is a great time for creating PSH units through development; there are lots of projects underway.

Questions/Comments

- Are people displaced by the rehabilitation of Hotel Berry (under Prevention Units Status Report)?
 - i. Benefits will be given to those both temporarily and permanently displaced.
- What is the response from the community re: 7th and H?
 - i. There has been a mixed response. There has been both support and opposition. There was a recent meeting with the neighborhood association and there will be another meeting again soon.
- Has there been a discussion about the population served by 7th and H?
 - i. This has not yet been determined, but they are trying to get ready for Hotel Marshall going off-line. There is potential there to target foster youth.
- Diane Luther continued through the 6 month report and noted that there may be an article in this week or next week's SN&R about the homeless Plan.

10. Governor's Veto of AB 2034 Funding – Frances Freitas – Status Report Only - 10 Minutes

- There are about 285 individuals in Sacramento County currently being served by these funds. County Mental Health has been planning for the possibility of these cuts, so clients will not be abandoned and forced onto the streets again.
- Frances strongly emphasized that this cut is disastrous to our efforts at ending homelessness for people with disabilities.
- The County is waiting for guidelines from the State Department of Mental Health in order to plan a reaction.
- Sacramento's two local AB 2034 pilot programs received awards from the federal government for being successful programs.

Questions/Comments

- Scot Sorensen asked: Supporters of the cut to AB 2034 say that mental health services are double-funded. How can they say this/what is the argument against this claim?
 - i. MHSAs cannot supplant existing programs (such as AB 2034). Also, the funding level for mental health cannot go below 03/04 level. These two points may be helpful in the lawsuit that may be placed against the state.

11. Criminal Justice Initiative – Tim Brown

Recommendation: Discussion – 10 Minutes

- This committee meets at 10 am on the 3rd Tuesday of every month at the Downtown Partnership office at 900 J Street, Suite 400. There has been one meeting so far.
- The committee has representatives from the County DA Office, the Downtown Partnership, and the River District.
- They are in the process of drafting a mission statement. They are focusing on frequent user strategies, Housing First projects focused on criminal justice system users, building partnerships, contacting the police/sheriffs, educating themselves on various parts of systems.
- The committee recognizes that data shows that diversion programs more than pay for themselves.

Questions/Comments

- Is the committee working on any lawsuits/legislation issues related to homelessness and the criminal justice system?
 - i. No, at the moment the committee is focusing on housing and services to homeless people.

Serna Village residents then led about a dozen members of the Policy Board and staff on a 15 minute tour of the site, including a resident's unit.

***The next meeting of the Policy Board is on November 5th (November 12th is Veterans Day, a National Holiday)