



Sacramento Ending Chronic Homelessness Initiative

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Policy Board To End Homelessness

Meeting Minutes

September 8, 2008

TOUR at 3:30 pm

Meeting: 4:00 to 6:00 pm

St. John's Shelter

4410 Power Inn Road, Sacramento 95826

Attendance:

Board Members Present: Chuck Dalldorf (for Heather Fargo), Roger Dickinson, Paulino Duran, Ann Edwards-Buckley, Sister Libby Fernandez, Steve Heath, Jayna Karpinski-Costa, Paula Lomazzi, Robert McGarvey, Malachi Smith, Scot Sorensen, Michele Steeb.

Board Members Absent: Steve Ayers, Rick Braziel, Susan DeMarois, Tom Gagen.

Staff Present: Tim Brown, Phil Alonso, Susanna Curry, April Tally.

Guests: Toni Moore, Kathy Briem, Frances Freitas, Chris Glaudel, Bruce Wagstaff, Karen Gruneisen, Kiyomi Burchill, Ray Martinez, MaryLiz Paulson.

Action Items:

- The July 2008 Minutes were adopted.
- The Ranking Panel recommendations were approved.

Future Items:

- Recommendation: The Executive Committee recommends that the Board appoint Fred Teichert to the Board.

Minutes:

1. Introductions and Public Comment

- There was no public comment.

2. ACTION: Adopt Minutes from July 2008

- Paula Lomazzi requested a change to page 2 of the minutes. Scot Sorensen moved that the change be approved, and Sister Libby seconded the motion. The Board voted to approve the July minutes, all in favor.

3. ACTION: Appointment to the Policy Board

Recommendation: The Executive Committee recommends that the Board appoint Fred Teichert to the Board.

- This agenda item will be postponed until Fred Teichert is in attendance.

- 4. Recommendations for CoC Application- Suzanne Hammer, DHA-45 minutes**
- a. Ranking Panel Recommendation**
- Suzanne introduced Karen Gruneisen from HomeBase.
 - Karen explained that HUD requires a fair and impartial panel to review performance data on each program to inform on how a Continuum of Care is going to spend HUD's funds.
 - Karen led the group through pages 1-5 of the handout, explained the three new application categories, and explained the factors that providers are scored on.
- b. Ten Year Plan, Objectives and Action Steps Recommendation**
- Suzanne gave a background on the CoC application and led the group through the green handout, titled "Continuum of Care 10-Year Plan, Objectives and Action Steps."
 - The increase in percentages in objectives 2-4 show our programs are having good outcomes.
- c. Discussion and Questions**
- Robert Tobin from Cottage Housing, Inc. is concerned about the "starving programs" in Sacramento.
 - Michele Steeb said that the Policy Board should take responsibility to help starving programs.
 - Tim Brown said that programs that have multi year HUD contracts struggle because there is no cost-of-living increase.
 - Paula Lomazzi encouraged more participation on the Ranking Panel.
- d. ACTION: Approve Recommendations**
- Ann Edwards-Buckley moved that the recommendations be approved, and Sister Libby seconded the motion. The Board voted to approve the recommendations. All were in favor except for Steve Heath, who voted "no" and Michele Steeb, who abstained.
- 6. Director's Updates: Case Management Funding, SSI, and Street Management- Tim Brown, ECHI- 10 minutes**
- Tim referred to the blue handout, titled "ECHI Fundraising Report".
 - ECHI assisted with the submission of the SAMHSA grant proposal and is still waiting to hear on the results.
 - The Case Management Task Force is looking at other jurisdictions and seeing that successful communities are identifying permanent public, local funding sources.
 - Tim gave a background on the SSI task force's work and the potential to save local dollars. Other communities, such as San Francisco and Santa Cruz, are seeing a return of \$5 for every \$1 investment.
 - The task force is working on cross-system partnerships
 - The task force may apply to the California Endowment for planning funding.
 - Right now the task force is focusing on street-level partnerships, but the next steps will involve higher level partnerships. The Interagency Council will be discussing this issue and making a recommendation to the Policy Board.
 - The Interagency Council is also starting a faith initiative providing housing and mentoring to homeless families.

7. Update on PSH Projects- Jim Hare, SHRA- 10 minutes

- In August, the City Council approved the purchase of SHRA's 7th and H site. The RFQ is due in October.
- The YWCA will hopefully be under construction in late fall.
- MLK Village and Colonia San Martin will be online in late November and will have an opening ceremony.
- There have been some struggles with Hotel Berry
 - The project received tax credits but the value of those credits has dropped due to the turmoil in the financial markets.
 - Must start construction by December 15th, 2008 or will lose the tax credits of \$11 million. There is a gap of \$1-2 million.

7. Challenges related to using Project Based Housing Vouchers for Saybrook and Other Homeless Programs

-MaryLiz Paulson, Housing Authority- 5 minutes

- MaryLiz explained that Section 8 is now called Housing Choice Vouchers and is a homeless prevention program.
- This Housing Voucher program has an annual budget of approximately \$100 million and serves more than 11,000 families in Sacramento County.
- Residency, disability, rent burden are three factors that prioritize families on the list.
- Housing Choice Vouchers provide permanent housing (no time limit).
- The wait list has over 10,000 families.
 - The waitlist was open recently for 5 days and had over 35,000 applications.
 - This is a reflection of the great need in our community.
- The question is: are Housing Choice Vouchers appropriate for homelessness, since the waitlist process and communication through mail is not conducive to a person experiencing homelessness.
- The only limit placed on the Housing Authority is that no more than 20% of the vouchers be Project Based, but otherwise the Housing Authority decides the percentage of the 11,000 to project-based housing vouchers and to tenant-based housing vouchers.
- Project-based vouchers can be an answer, but is not *the* answer. They cost more to administer and after one year, a family in a project can convert their voucher to tenant-based and move out of the program.
- The first Project Based Voucher contract signed with Saybrook in March 2007 and it is a possibility that it is the first of such contracts in the western region of the US using Project Based Vouchers and supportive housing for more than 25% of the units.
- Challenges/Lessons Learned:
 - The wait list needs to be current
 - Don't want to project-base 100% of units at a site
 - Educate partners of the process
 - Target populations
 - Training staff
 - Project the percentage of families that will move out after 12 months
 - Make the process transparent and fair
 - Inspect units beforehand
 - Make the waitlist management more efficient

-Sue Laliberte, Lutheran Social Services- 5 minutes

- This issue has been really tough for the past six months. During this time, Saybrook lost out financially.
- It's been difficult to work with SHRA's list due to differing requirements between Saybrook and SHRA.
- In the last few weeks, SHRA Housing Authority staff has done a great job working through the challenges. However, while this has been fixed in the short term, this is really a systemic issue that needs a long-term solution.
- Jim Hare noted that partnering Shelter Plus Care with services is very different from partnering the Housing Choice Voucher program with services.
- Ann Edwards-Buckely noted that lots of people are working on this and a workgroup is forming to talk about the issue. It will be very short-term, intensive work.
- Bruce Wagstaff said that partners should not rule out trying to work with HUD to change the system.
- Michele Steeb: The impact of this issue on St. John's Shelter is that we don't have places to house our graduating families.
- Frances Freitas: This is also an issue with singles because the Housing Choice Vouchers could be used at developments.
 - Wants Board to entertain ideas on how to deal with these policies locally.
- Tim: the national movement is growing for using Housing Choice Vouchers with homeless PSH projects.
- Robert Tobin asked the Board to take a position on this issue and would like to urge that programs be allowed to have discretion.

9. Board Development- Tim Brown- 10 minutes

- Tim referred to the Policy Board roster and pointed out that there are four openings on the Board.
- Fred Teichert may fit into the "Foundations" category.
- It is possible that a Chamber of Commerce representative could fit into the "Business" section.
- Steve Heath suggested that ECHI ask Jeanne Reaves to serve on the Board.

Announcements

- Tim: Philip Mangano will be visiting on September 10. At 1 pm there will be a press conference at City Hall and then at 2:30 pm there will be a presentation and Q & A at the County Administration building.
- Bruce Wagstaff noted that it is important to bring our issues to him.
- The City of Citrus Heights will have a hearing on the proposed anti-camping ordinance this Thursday at 7 pm., agenda item #11.
- Tim noted that Stand Down will be this weekend at Camp Pollack.