



Mental Health Services Act (MHSA) Housing Initiative March 3, 2021



SAN MATEO COUNTY HEALTH
**BEHAVIORAL HEALTH
& RECOVERY SERVICES**

Before we begin...

- Meeting is being recorded
- Stipends for clients and family members participating
 - Please remain online after the meeting ends
- Raise hand button - test
- Quick Poll





Agenda

1. Introductions & Ground Rules
2. Overview & Purpose
 - Objectives for all 3 meetings
3. Background Information
4. Housing Continuum & Housing Assistance
5. Next Steps



1. Introductions



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Participation Guidelines

- Please enter your questions in the chat box as we go
- There are “Q&A” slides incorporated into the presentation
 - “Raise Hand” button
 - Host will call on one participant at a time; you can then unmute yourself
- Ground Rules
 1. Share the airtime; allow every voice to be heard (step up/step back)
 2. Practice both/and thinking; consider all ideas along with your personal advocacy
 3. Be brief and meaningful when voicing your opinion
 4. Success depends on participation (share ideas, ask questions)
 5. Share your unique perspective and experience
- Decision points – majority vote
- A recommendation will be made for public hearing, 30-day public comment and final approval by the Board of Supervisors



2. Overview & Purpose



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MHSA Housing Priority

- MHSA & Three-Year Plan Priorities
- MHSA Housing Initiative Goals:
 - Identify gaps in services based on a proposed Housing Continuum of housing support services
 - Define and prioritize outcomes
 - Develop and prioritize housing strategies for future funding consideration



Meeting Objectives

- Meeting #1 (March 3rd):
 - Review background information and opportunity for additional Q&A
 - Present additional layers to the Housing Continuum to include:
 - Programs and numbers served
 - Eligibility and State requirements were applicable
- Meeting #2 (April 7th):
 - Present set of outcomes and data to support/inform decisions
 - Brainstorm additional outcomes as necessary
 - Prioritize across all outcomes to focus strategic direction
- Meeting #3 (May 5th):
 - Present set of best practice solutions
 - Brainstorm additional solutions as necessary
 - Prioritize across all strategies to recommend





Questions?

No tenemos documentos pero mis hijos
son ciudadanos. Pertenece a los EE. UU.
El peor temor es que digan que mis hijos
son "perros" y que me quiten a mis hijos".

3. Background Information



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MHSA Available Funding

- Inequitable impact of COVID has led to higher revenues than expected for MHSA
- Ongoing budget for FSP services, including supportive services and other housing supports will be increased by at least \$1M
- One-time funding for housing developments, system development efforts, facility renovations and technology infrastructure; amount TBD
 - As we move forward the exact amounts will become clearer and the proposed MHSA budget will be presented to the MHSARC for a public hearing, 30-day public comment process and approval.



Materials High-Level Review

- What MHSA can fund
 - Fact Sheet – How Can MHSA Be Used To Support Homeless Individuals
- Q&A
 - Any additional questions



A woman with dark, curly hair is speaking into a microphone. She is wearing a light blue top and a necklace. The image is overlaid with a teal filter. To the left, the shoulder and arm of another person are partially visible. The background is a blurred crowd of people.

Questions?

4. Housing Continuum & Housing Assistance



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Housing Continuum - example

Pre- Housing Engagement: Drop-In Centers / Shelters / Field Services / Post- Psychiatric Emergency Services, Hospitalization, Incarceration



Housing Continuum for Individuals with Mental Illness

** Based on Luke-Dorf Inc and Washington County, Oregon*

REHABILITATION CENTERS

- Locked
- 24/7 Staffing
- Most restrictive
- Ideal for highly symptomatic individuals

RESIDENTIAL TREATMENT

- Unlocked
- 24/7 Staffing
- Stabilization and skills building
- Ideal for individuals out of higher level of care

RESIDENTIAL BOARD & CARE

- Unlocked; eligibility requirements
- 24/7 Staffing
- Skill building and long-term stability
- Ideal for support with basic needs

TRANSITIONAL

- Independent units
- Staffing on-site
- Intensive support services on-site
- Ideal for stable individuals needing support

SUPPORTIVE HOUSING

- Independent integrated housing
- Support service staffing on-site
- Ideal for individuals who are able to manage their needs with some support

INDEPENDENT LIVING

- Independent housing
- Some support
- Ideal for individuals who need minimal to no support

MORE STRUCTURED INTENSIVE CARE

LESS STRUCTURED SUPPORTS

Housing Continuum



Pre-Housing Engagement

Drop-In Centers	Shelters	Field Services	Post Psychiatric Emergency Services	Hospitalization	Incarceration
<p>Services or activities for homeless and/or those with mental illness.</p> <ul style="list-style-type: none"> • Available without an appointment • Range from M-F 8-5 to 1 x per week <p>➤ In county:</p> <ul style="list-style-type: none"> • 20 sites 	<p>Beds for homeless individuals</p> <ul style="list-style-type: none"> • Usually for 90 days or less. <p>➤ In County:</p> <ul style="list-style-type: none"> • 25 MH beds • 221 general beds 	<p>Services delivered by outreach teams to individuals who are homeless and/or have mental illness and/or substance use challenges.</p> <ul style="list-style-type: none"> • Services provided in community locations, place of residence, street or encampments <p>➤ In County:</p> <ul style="list-style-type: none"> • 11 BHRS Outreach Teams • 5 Homeless Outreach Teams (HOT) 	<p>Services to individuals following a psychiatric emergency room visit or hospitalization.</p> <ul style="list-style-type: none"> • New clients referred to Access for assessment for ongoing services and outreach Teams ensure linkage and ongoing peer support • Current clients follow up services are coordinated with care team and outreach team when needed 	<p>In-patient psychiatric stay for individuals with acute symptoms and are a danger to self or others.</p> <ul style="list-style-type: none"> • No discharge to homeless • Coordinated step down plan • Outreach team if needed <p>➤ In county:</p> <ul style="list-style-type: none"> • 34 locked beds • Additional beds on case basis 	<p>Behavioral health services for incarcerated and post incarcerated individuals.</p> <ul style="list-style-type: none"> • MH and AOD services in SMC county jail • Mental Health Court and diversion with mental health team case management

Housing Continuum cont'd



SMC Housing for Individuals with Mental Illness

Rehabilitation Center	Residential Treatment	Residential Board and Care	Transitional	Supportive Housing	FSP Supported Housing	Independent Housing
<ul style="list-style-type: none"> • Locked facilities • 24/7 Staffing • Most Restrictive • Ideal for highly symptomatic individuals <p>➤ In County:</p> <ul style="list-style-type: none"> • 64 beds <p>➤ Out of County:</p> <ul style="list-style-type: none"> • 65 beds 	<ul style="list-style-type: none"> • Unlocked • 24/7 Staffing • Stabilization and skills building • Ideal for individuals leaving higher level of care <p>➤ In county:</p> <ul style="list-style-type: none"> • 29 Crisis Residential beds • 37 Social Rehabilitation beds • 163 AOD beds 	<ul style="list-style-type: none"> • Unlocked, eligibility requirements • 24/7 Staffing • Skill building and long-term stability • Ideal for support for basic <p>➤ In county:</p> <ul style="list-style-type: none"> • 194 Beds <p>➤ Out of County:</p> <ul style="list-style-type: none"> • 129 Beds 	<ul style="list-style-type: none"> • Independent units • Staffing on-site • Intensive support services on-site • Ideal for stable individuals needing support • Focus on moving to permanent housing <p>➤ In County:</p> <ul style="list-style-type: none"> • 7 units, 6 bedrooms 	<ul style="list-style-type: none"> • Independent Integrated or dedicated housing • Permanent housing • Support Services on-site • Ideal for individuals who manage their needs with some support <p>➤ In County:</p> <ul style="list-style-type: none"> • 165 units, 9 NPLH units pending 	<ul style="list-style-type: none"> • Range of housing includes Single Room Occupancy, Room and Board, Shared Housing, and independent housing • Individuals receive on site and off site services based on Assertive Care Treatment (ACT) <p>➤ In County:</p> <ul style="list-style-type: none"> • 309 individuals enrolled in FSP 	<ul style="list-style-type: none"> • Independent housing in community • May have some supports • Ideal for individuals who need minimal to no support • Rental assistance include mainstream, Shelter Plus Care, Project-Based Vouchers, and Housing Choice vouchers and other rental support are utilized

Housing Assistance Services

Skill Development Instruction on daily living skills for success in housing	Housing Case Management Services to find and maintain successful housing	Rental Assistance Short-term and long-term assistance	Homeless Assessment and Housing Referral Identification of housing needs and referral to available housing	Housing Locator Services to identify available housing	Landlord Tenant Assistance Services to educate tenants, mediate issues with landlords, identify and support landlords who rent to special populations
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Pre-Housing Engagement



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Drop-In Center

- Services or activities for homeless and or those with mental illness
- Available without an appointment
- Range from M-F 8-5 to 1x per week
- In County:
 - 20 sites



Shelters

- Beds for Homeless Individuals
- Usually 90 days or less
- Case Management
- Linkage to housing resources
- In County:
 - 25 beds mental health beds
 - 221 general population beds



Field Services

- Services delivered by outreach teams
- Services provided in community locations, place of residence, street or encampments
- Outreach to homeless individuals, individual with mental illness and or substance abuse disorder
- In County:
 - 11 BHRS outreach teams
 - 5 Homeless Outreach Teams (HOT)

Post Psychiatric Emergency Services

- Services to individuals following a psychiatric emergency room visit or hospitalization
- New clients
 - Referred to Access or Regional Clinic for same day assessment
 - Outreach Teams to ensure linkage
 - Peer Support
- Current clients
 - Follow up services are coordinated with care team
 - Outreach team when needed.

Hospitalization

- Inpatient psychiatric stay
- Individuals with acute symptoms and are a danger to self or others
- No discharge to homelessness
- Coordinated step down plan
- Outreach team if needed
- In county: 34 locked beds
 - Additional beds on case basis



Incarceration

- Behavioral health services for incarcerated and post incarcerated individuals.
- In County Jail:
 - Mental Health Services
 - AOD treatment program
- Mental Health Court
 - Drug Court
 - Service Connect

Housing for Individuals with Mental Illness



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Rehabilitation Centers

- Locked Facilities
- 24 hour, 7 days a week staffing
- Most Restrictive
- Ideal for highly symptomatic individuals
- In County: 64 beds
- Out of County: 165 beds

Residential Treatment

- Unlocked
- 24/7 Staffing
- Stabilization and skills building
- Ideal for individuals leaving higher level of care
- In County
 - Crisis Residential: 29 beds
 - Social Rehabilitation: 37 beds
 - AOD Residential Treatment: 163 beds



Residential Board and Care

- Unlocked
- Eligibility requirements
- 24/7 Staffing
- Skill building and long-term stability
- Ideal for basic support
- In County: 194 Beds
- Out of County: 129 Beds

Transitional

- Independent Units
- Time limited stay
- Staffing and intensive support services on-site
- Ideal for stable individuals needing support
- Focus on moving to permanent housing
- In County: 7 units, 6 bedrooms
 - Some space in shelters

Supportive Housing

- Independent, integrated or dedicated housing
- Permanent housing
- Support services on-site
- Ideal for Individuals who are able to manage their needs with some support
- In County: 165 units
 - Pending: 29 total



Supportive Housing Financing

- Total Project Cost: \$9,554,270 16 units at 15%-30% AMI
- City of RWC: \$610,875
- SMC DOH HOME/CDBG \$1,018,700
- SMC DOH HOME/CDBG \$ 400,000
- SMC AHF \$950,000
- CALHFA –MHSA \$1,973,895
- HCD MHP \$1,334,263
- General Partner Equity \$350,000
- Tax Credit Equity \$2,916,537



Full Service Partnership Supported Housing

- Range of housing includes Single Room Occupancy (SRO), Room & Board (R&B), shared housing, and independent housing
- All receive on-site and off-site service based on Assertive Community Treatment (ACT) model
- In County: 309 individuals enrolled in FSP

Independent Housing

- Independent housing in community
- May have supports not connected to housing
- Ideal for individuals who need minimal to no support
- May have rental assistance.

Housing Assistance



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Rental Assistance

- Short-Term (Often 1x only)
 - Rapid Re Housing
 - Move in Deposit
 - Moving costs
 - Utility Deposit/Payment
 - Back rent
- Permanent Assistance
 - Main Stream Vouchers
 - Project Based Vouchers
 - Housing Choice
 - Master Leasing
 - Affordability restrictions

Housing Case Management

- Independent housing with mainstream and Shelter Plus Care vouchers
- Assistance with housing applications, securing documents, interview preparation
- Tracking housing openings
- Provided by FSP, Regional BHRS case managers, peer employees and peer volunteers

Skill Development

- Independent living skills
- Wrap for housing
- Occupational therapy for independent living skills
- Peer coaching

Homeless Assessment and Housing Referral

- Housing Locator service
- Core Service Agency
 - Coordinated Entry System (CES)
 - Homeless Assessment
 - Housing Referral System
 - Rapid Re-Housing
 - Rent and Utility Assistance
- Basic Needs
- Information and Referral

Landlord Tenant Assistance

- How to be a good tenant
- Eviction prevention
- Fair Housing
- Landlord/ Tenant Mediation
- Outreach to potential landlords
- Landlord support for special needs populations
- On site Resident Services Coordinator

Collaborative Planning

- Continuum of Care
- Housing Operations and Policy (HOP) Committee
- Housing Our People Effectively (HOPE) Interagency Council (IAC)
- Housing Our Clients
- Department of Housing
- Human Service Agency
- County Health
- Health Plan of San Mateo
- Non-Profit Housing Providers
- Non-Profit Mental Health Housing and Service Providers
- Consumers and Family Members

Future Developments & Events

- County to purchase and renovate hotels for homeless and seniors
 - Towne Suites: 95 units for seniors
 - Pacific Inn: 74 units
 - Coastside Inn: 52 units
- New source of rental assistance funds
 - Rent and utilities: current and in arrears





Questions?



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5. Next Steps



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What additional information do you need?

- Type in chat
 - Data, programs/services, other?
- Email Judy Davila: c_jdavila@smcgov.org or MHSA@smcgov.org



THANK YOU!

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Meeting Feedback:

www.surveymonkey.com/r/HousingTaskforce



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