



Mountain Housing Council Supportive Housing Project Team

Meeting Summary

Mountain Housing Council
Support Housing Programs Work Group
7.24.2018 | 1:00pm-3:00pm

Meeting Participants:

Alison Schwedner, Director, Tahoe Truckee Community Collaborative
Anne Rarick, Supervisor, Emergency Warming Center
Cathy Foley, Coordinator, Emergency Warming Center
Jainell Gaitan, Housing Program Supervisor, Placer County
Justin Yavorsky, Homeless Outreach Coordinator, Project MANA
Kathie Denton, Program Manager, Adult System of Care Placer County
Priya Mathew, MHSAs Coordinator, Nevada County
Brendan Philips, Nevada County

Staff Support:

Seana Doherty, Freshtracks, Lead Facilitator
Debbie Daniel, Freshtracks Associate

Purpose of Meeting

- 1) Get everyone in the same room for clarity and determine if there is a desire to get a supportive housing project off the ground in the Truckee-North Tahoe region.
- 2) Challenges
 - a. When a viable property comes on the market, we aren't ready to make an offer.
 - b. May need a bridge funder who can quickly make an offer and place a down payment.
 - c. Need a lead for the project.
- 3) Come up with an action plan moving forward.
- 4) Opportunities
 - a. Funding (MHSAs from Placer, NoPlaceLike Home funding in Nevada)



Summary of Discussion

- 1) Decide which model for our project. Options:
 - a. Renovate existing large home/old hotel – can get up and running quicker
 - b. Integrate supportive housing into a larger, new project – longer to get off the ground, but get more units
 - c. Work on both models
- 2) What is the need for Supportive Housing in our region?
 - a. Emergency Warming Center serves about 20 chronically homeless clients who could benefit from Supportive Housing.
 - b. Would be stronger case to make for free land or donated property if we had data on how many County Behavioral Health clients could benefit from Supportive Housing.
- 3) Current Models
 - a. Placer County
 - i. Land Legacy purchased Timberline for Placer with lease option agreement (18 months) to sell to AMI when Placer was ready. This gave Placer enough time to get approval with CalHFA to use Placer's MHSA Housing dollars for purchase and rehab. This is a shared Housing Model so Placer could use 100% MHSA Housing dollars. Adult System of Care and Turning Point provide the services and AMI is the property manager. Placer has an MOU with AMI. This is permanent supportive housing. Placer also applied for Project Based Shelter Plus Care dollars.
 - ii. Main Street – 18 Studio Units rehabbed in a 100-year old building plus onsite Manager Unit. Case Managers come every day and adding a Peer Advocate. AMI provides property management. Purchased with MHSA dollars from CSS. Whole Person Care dollars are also used for subsidies for their clients.
 - iii. Another site has 2 bedroom/2 bath units and shared kitchen and living room. Applied for Shelter Plus Care Vouchers for funding. Can only charge 30% of client's income towards the rent so need subsidy to make up the difference.
 - b. Nevada County: Has 30 beds at 2 houses with Shared Living. Tenants pay rent directly to AMI.
- 4) Ideas for Potential Project
 - a. Model: AMI as Property Manager and Service Provider such as one of the Counties, Project Mana, Turning Point, etc...
 - i. County Behavioral Health certifies the client as eligible for Supportive Housing and refers client to AMI.



- ii. AMI screens the client for eligibility for housing (ex. no major property damage in the past, Megan's law).
 - iii. Could possibly use a local property management company if AMI is not interested in working in our region.
 - iv. Another option is Mercy Housing which has developed properties in our region and continued to manage them. They can provide some supportive housing services.
 - b. Location: Cottages behind CVS/Safeway Complex owned by Joseph Foundation. Need to research further if cottages could be donated to project.
 - c. Funding: How much money is available?
 - i. Placer County has \$1 million MHPA dollars set aside for Supportive Housing annually. Can apply every year.
 - ii. Nevada County MHPA housing funds are currently tied up. Nevada County could possibly use its \$500,000 (or a portion) of its non-competitive No Place Like Home funding. County Counsel is requiring that these funds be awarded via an RFP process. Would need to have a geographic specific RFP for only the Tahoe Truckee Region. Would be helpful to include a site available in the RFP.
 - d. Clients: Need to determine population to be served. Mentally ill or homeless or both? No Place Like Home can only be used for chronically homeless and mentally ill. Only some of the units need to meet the stricter requirements for No Place Like Home and must be shared living.
- 5) Homeless Resource Council (HRC) – Tahoe Truckee Region can apply every year for funds for a bonus project. Phebe put in a project request in the past, but it was not selected for funding. Would be helpful to have representation from Tahoe Truckee region on the Homeless Resource Council in the future.

Next Steps

- 1) Write a letter to the Placer County Campaign for Community Wellness Leadership regarding request for \$1 million for a joint project with Nevada County from Mountain Housing Council Supportive Housing Team. Include how many units Placer will get (ex. \$200,000/bed). Next step is to draft Concept Paper and share with Supportive Housing Team. (MHC)
- 2) Research if No Place Like Funds can be used to purchase X number of units for Supportive Housing from the Artists Lofts. (Priya)
- 3) Contact current developers or landowners in Truckee-Tahoe (MHC):
 - i. Tahoe Forest Hospital: Re: Joseph Foundation cottages behind CVS as a potential site and donation.



- ii. Artists Lofts: contact developer about partnership--\$ for units
- iii. Meadow View (Luke Watkins): 56 low income units in Placer, near Truckee
- iv. Coburn Crossing (Triumph Development): 138 deed restricted locals apts—could we use 10-15 for supportive housing with our current funding?