

Meeting Date: Thursday, February 6, 2020

Meeting Time: 2:30 p.m.

Meeting Location: Community Room (Lodi Police Department)

Attendees: Approximately 35, includes community/regional organizations, residents, city council members, committee members, and city staff/contract staff.

Meeting Minutes:

Called Meeting to Order: 2:30 p.m.

Introductions

Accept minutes of January, 2020

Project Reports:

- a. Sacramento Self-Help Housing (SSHH) – Elizabeth Hudson and two staff members (Jeremy Baird and Fiona) presented:
 - a. This grass-roots organization started approximately 20 years ago. What homeless people need most is a home. Many homeless people have income (social security, retirement, etc.) though it is insufficient to cover cost of housing. Method devised was to help these people to find shared rentals or to have 4-5 people share a home so that they, together, can afford to have a roof over their head. SSHH Worked to help them overcome negative rental history (that would prevent them from renting). Working on master leases for over 100 residents. The agency guarantees that landlords will receive rent on-time and will have accountable tenants. Landlords are more likely to rent to this organization than these individuals, given low income and negative or no rental/credit backgrounds. Providing case-management to tenants. House leader reports daily to organizations to help pro-actively address any issues. Leaders live there too, and are paid employees of SSHH; and peers with other residents so they can help foster community within the living environment.
 - b. SSHH has presence in Stockton. Goal is to have 18 houses in San Joaquin County that have case management. The goal of case management is to overcome barriers to find permanent housing. There is no time limit on case management goals being met, because it could take a long time to overcome barriers.
 - c. These homes look like any other typical house, except there is a small SSHH sign and number. They practice good neighbor policies – which is making sure they are good to neighbors. Available to single-individuals only; no children. In the program, a tenant moves through levels, as they progress from dependence to total independence the rent and life activities. Called “progressive housing”. They also are able to gather good credit and good rental history.
 - d. Tenants can have animals; no drug screening; no AOD. Behavioral Health Services San Joaquin providers referral for level 1 and 2 tenants.
 - e. They provide maintenance and daily visits to homes; and daily check-in with house leaders to know what is going on. Leaders must be in the house certain minimum hours

every-day. This is so SSHH knows what is going on with tenants (issues with health, addiction, employment, maintenance).

- f. Funding: For some homes, the costs are covered by tenants completely. Otherwise, County funded for these homes. County approved this project for five-years. They want to be in a community where supported. They are not looking for funding.
- g. If they have a home in Lodi. Referrals from Lodi only and would come from local county behavioral health office. Fixed rate for rent. Currently have 10 houses in Stockton. They have not identified any sites yet (fair market houses). Behavioral health has recommended that they open houses in Lodi and that there is enough of a need here in Lodi. In Lodi, they would start with two houses, at level one (Housing First model) with wrap around services. Very-low barrier. Will try to move them to higher levels, but it can take longer.
- h. No drugs or alcohol use/possession allowed in house. Zero barriers to entry. As long as not disturbing others, they will not be kicked out for being under the influence – this allows them to detox and to work through treatment programs.
- i. Comments:
 - i. This program works has worked well with their clients.
 - ii. If Lodi wanted to pay more funds to support more homes, how much would it cost? – It is scale-able, so the costs would vary. It would be easy to rent more houses or reduce number of houses, depending on need. \$6,000 monthly is estimate; which covers rent, utilities, staffing (case management), and maintenance.
- b. Behavioral Health Services – will discuss mental health support needs/funding for Lodi residents.
 - a. Meeting: Feb 11th, 4-6 p.m. in this building. Meeting open to public.
- c. Adult and Teen Challenge -
 - a. Faith based ministry started approximately 50 years ago.
 - b. Organization will be opening 10 bed, 3 staff, home starting in June 2020, in Lodi; either be a men’s or women’s facility; short-term 30-45 day stay. Once graduating from this program, then they go to long-term program called “The Ranch.”
 - c. Contact Office will take calls to help people. In central CA (not in Lodi), they have 12-16-month residential care program called “Ranch” for anyone dealing with life-controlling issue. 7 individuals from Lodi are currently in this program. One year ago, opened short-term men’s facility in Jamestown. 30-45 days. They cannot do medical detox or health care facility there; they will refer out for that. Participants have structured schedule: employment; life skills classes; bible studies, etc.. Once graduating from this short-term program, then they move to long-term facility. They are limited from certain government funding because faith based.
 - d. Low-barrier shelter: they can come-in under influence (no drug testing done at beginning); but then no drugs or alcohol allowed during stay, and they have to get clean out of system.
 - e. Not set-up for mental health issues or those that want to be homeless. Must be motivated to want to make a change.
 - f. Organization is looking for additional funding.
- d. HEAP Update:

- Staff presented preliminary findings at January 15th CC meeting – additional environmental review needed: sound analysis and soil samples needed to determine if can mitigate at both sites.
 - CEQA/NEPA – two levels of review; CEQA - How project impacts land around it; NEPA - What are conditions on property
 - Next week will hear if sound can be attenuated to permitted levels.
 - End of February/beginning March will go to council
- e. San Joaquin CoC
- a. Board of Directors Meeting -Homeless Housing Assistance and Prevention (HHAP?) Program. CoC and County received allocation of funds, so keep an eye out for emails to announce funding available. Around \$12 million available county-wide. County will release NOFA in summer/fall for all areas of the county.
 - b. 2021 Point-In-Time County: Looking for lots of volunteers to help to count the unsheltered population. Last count had 400 volunteers and looking for same number (80 volunteers in Lodi). In 2019, they improved methods that will use again (survey, apps).
 - i. Comment: the LCOH will help assist, such as co-chair support.
 - c. County-wide Regional Strategic Plan on Homelessness - outreach concluded and still gathering some input. Has short-term and long-term goals. Some items that may appear in plan: emergency long-term shelters recommending and improve section 8 vouchers. Homebase draft plan has general list and does not seem actionable (specific tasks) or prioritized; so draft will be revised soon.
 - i. Comment: can it be done in warm weather; can we give them resources to join shelters?
 - ii. Response: HUD requires that it be done in January – because folks that will seek shelter, will likely do so in the winter weather, so you are reaching the unsheltered. Yes, can do outreach for resources.
 - iii. Comment: how does it overlap with Census?
 - iv. Response: two separate efforts and not that duplicative (different information is collected)
 - d. City Police has started using HMIS to collect data
- f. Feed 500
- a. Event put on-hold until next year
- g. Community Liaison Officer Report:
- CoC set-up Lodi police to enter homeless outreach data into HMIS system.
 - a.
- h. LCOH
- a. Next LCOH meeting March 5th
 - b. Information posted on website (LCOH has its own website now) including paper on shelters that succeed. www.lodi.gov/940/Homelessness
 - c. Meeting agenda and minutes will be posted there.