



WELLNESS • RECOVERY • RESILIENCE

August 22, 2019 PowerPoint Presentations and Handouts

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Alameda County Supportive Housing Community Land Alliance



Alameda County Behavioral Health Innovation Plan
MHSOAC Presentation August 22, 2019



“It is hard to argue that housing is not a fundamental human need. Decent, affordable housing should be a basic right for everybody in this country. The reason is simple: without stable shelter, everything else falls apart.”

— Matthew Desmond, *Evicted: Poverty and Profit in the American City*



Supportive Housing Community Land Alliance

Presenting Problem/Need:

- The need for *affordable supportive housing for individuals living with a severe mental illness (SMI)* continues to increase. The County has:
 - *Inadequate supportive housing unit creation;*
 - *Severe declines in shared housing options;*
- *Traditional approaches* to housing have **NOT** been effective;
- The County's 2006 15-year plan to address homelessness and housing needs of people with mental illness and special needs *has fallen gravely short* of its goals;
- *Residential hotels have declined nearly 55%* between 2004 and 2015;
- Room and board or independent living facilities utilized by individuals with an SMI have been sold or closed *displacing 500 individuals* between 2014 and 2017;
 - *Over 80 licensed board and care facilities have sold/closed during same time frame.*

The presenting need merits the following innovation solution because current housing models are unable to meet or even keep pace with the housing crisis for our clients living with a severe mental illness. New models need to be tested.

Supportive Housing Community Land Alliance

Proposed Innovation Project to Address Need:

Alameda County proposes to use a *Community Land Trust (CLT)* model to help ease its housing crisis for SMI consumers whose income is at or below 200% federal poverty level. The *CLT* model will:

- **Bring permanent affordable housing to SMI consumers and/or also permitting family members to purchase the housing;**
- **Community control; and**
- **Allow a buyer (SMI consumer or family member) to afford a home by only borrowing on structure, not land.**



The *CLT* entity will be established through the ***Supportive Housing Community Land Alliance*** with a public Request for Proposal Process seeking a: new or existing entity with documented experience in developing, operating, and providing/coordinating supportive services with SMI.

Supportive Housing Community Land Alliance

What is Innovative?

- Community land trust ***model has never been used for supportive housing with SMI consumers.****
- Project is testing the ideas of the Community Land Alliance to ***sustain and fund itself through its fiscal modeling and leveraging private investments in integrated housing projects to cover costs of supportive housing units.***
- Provide an opportunity for development of ***empowerment for SMI consumers and their family members in housing decisions.***
- Increase access to mental health services through permanent supportive housing using a Community Land Trust model.

**In July 2016, the Mental Health Services Act (MHSA) Innovation statutes in Sections 5830 (a-c) were changed and provided authority for counties to use innovation funds to increase access to mental health services, including but not limited to services provided through permanent supportive housing.*

Supportive Housing Community Land Alliance

How will it be Evaluated?*

- **Financial model allowing adequate resources to *sustain* operation:**
 - Track time/effort to secure funds
 - Compare operating/expense costs to traditional models
- **Equitable representation on Board:**
 - Membership rosters, minutes
 - Surveys, focus groups
- **Effect on closure rates of various Supportive Housing models**
 - Conduct basic needs assessment
 - Training/follow-up surveys and needs assessment, interviews
- **Balance community wealth using private sector for public good:**
 - Consumer/family responses
 - Family investment in housing projects
 - SSI and income before/after housing

**Evaluation services will be provided by an external consultant procured through the County's Request for Proposal process.*

Supportive Housing Community Land Alliance

Innovations Budget

Total Innovation Budget: \$6,171,599 over 5 years	
Salaries/Personnel \$4,287,066	CLA Staff development, and County Staff for procurement/implementation/monitoring
Operating \$994,532	FY 19/20: \$162,891 FY 20/21: \$167,778 FY 21/22: \$172,811 FY 22/23: \$177,995 FY 23/24: \$183,335
Consultants \$805,000	Legal and Business Consultants attuned to community land trusts, Evaluation \$45,000/yr x 5 yrs= \$225,000
Non Recurring \$85,000	Start up funds, incorporation, legal fees

Supportive Housing Community Land Alliance

If successful, how will it be Sustained?

- Ideally the *project will result in a financial model* that will:
 - Sustain operation of the Community Land Alliance; and
 - Provide funding for future purchase and maintenance of properties.
- **Further funding** will be sought through other funding sources (No Place Like Home, tax credits, or alternative sources identified by Community Land Alliance).
- Negotiations continue with several consumer family members, and private donors interested in either donating property or who are interested in purchasing housing through a community land trust for their consumer family member.

Comments and Questions



www.ACMHSA.org



Proposed Motion

The Commission approves Alameda County's Innovation plan as follows:

- Name: Supportive Housing Community Land Trust (CLA)
- Amount: \$6,171,599
- Project Length: 5 years

Reedy, Grace@MHSOAC

From: Lori Litel <LLitel@unitedparents.org>
Sent: Tuesday, July 30, 2019 2:57 PM
To: Reedy, Grace@MHSOAC
Cc: Robancho, Lester@MHSOAC; Melissa Hannah
Subject: Supportive Housing Community Land Alliance Innovation Plan

Dear Grace,

United Parents supports the Alameda Supportive Housing Community Land Alliance Innovation Plan. The plan is definitely innovative using a community land trust model to increase the housing available for low income individuals who have psychiatric disabilities, given the severe shortage of housing (affordable) in the bay area. The land trust would sell to individuals who are 200% of poverty. Additionally, the land trust model would coordinate housing subsidy and property management for 200 current supportive housing units, and provide at the beginning an additional 4-6 units which will service 10 new clients. The planning process included both clients and family members. Further, NAMI was also included as an integral partner in the development of this innovation plan. We appreciate the level of stakeholder engagement.

Best regards,

Lori Litel

Executive Director
United Parents
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805 384 1555/1080 Fax
llitel@unitedparents.org



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Visit Parents and Caregivers for Wellness on [Facebook](#)

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Reedy, Grace@MHSOAC

From: Alison Monroe <amonroe@jps.net>
Sent: Wednesday, July 31, 2019 10:37 AM
To: Reedy, Grace@MHSOAC
Subject: Comment on INN Project "Alameda County Supportive Housing Community Land Alliance Innovation Plan"

Dear Ms. Reedy,

I support Alameda County's request for this grant to set up a land trust. Robert Ratner of Alameda County BHCS understands the desperate need for licensed housing for the seriously mentally ill, and this proposal is a step in that direction, in the face of all the trends that cause board-and-cares to shut down and put our schizophrenic children on the street and into jail.

Housing has to be specifically tailored to the seriously mentally ill—ideally, to Alameda County's thousand sickest—so that people coming out of mental hospitals and jails have a safe place to stay where someone is keeping track of them and where they have a chance of a long-term stay.

Thank you

Alison



Awarding of the Transition Age Youth Stakeholder Contract

Tom Orrock, Chief, Commission Grants

Michele Nottingham, Health Program Specialist I, MHSOAC

August 22, 2019

Agenda Item 2



RFP Timeline

- June 27, 2019: RFP released to the public
- August 2, 2019: Deadline to submit proposals
- August 5-16: Multiple stage evaluation process to review and score proposals
- August 22, 2019: Results presented to the Commission
- October 2019: Anticipated start date

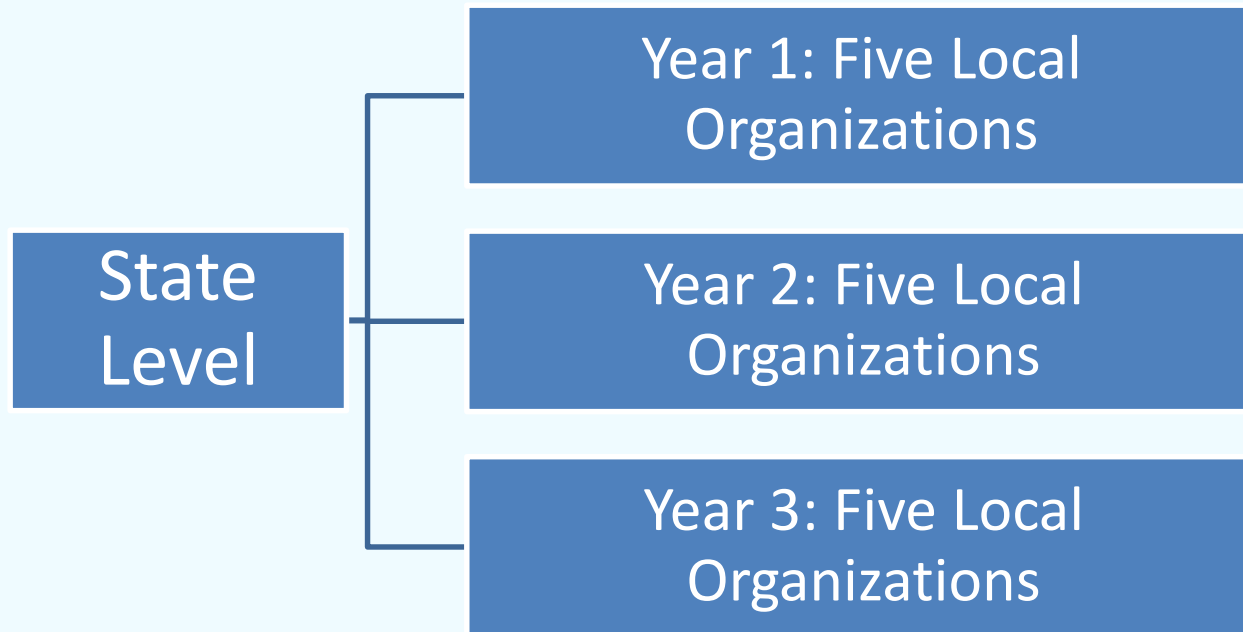


Background

- At the June 2019 Commission meeting the scope of work and minimum qualifications for the Transition Age Youth RFP were approved.
- One contract to a state-level advocacy organization of \$1,840,000.



State/Local Collaboration



RFP Response

- The Commission received 5 proposals.
- Three more proposals than in previous TAY Requests for Proposals.



RFP Evaluation Process

The RFP contained the scoring requirements and rubric.

Stage 1: Administrative Submission Review

Stage 2: Technical Review

Stage 3: Calculation of Scores

As outlined in the RFP, the proposal with the highest overall score is recommended for an award.



Proposed Motion

For the organization with the highest scoring proposal, staff recommends the Commission:

- Authorize the Executive Director to issue a “Notice of Intent to Award Contract” to the highest scoring proposer.
- Establish August 29, 2019 as the deadline for unsuccessful bidders to file an “Intent to Protest” and September 6, 2019 as the deadline to file a letter of protest consistent with the requirements set forth in the RFP.
- Direct the Executive Director to notify the Commission Chair and Vice Chair of any protests within two working days of the filing and adjudicate protests consistent with the procedure provided in the Request for Proposals.
- Authorize the Executive Director to execute the contract upon expiration of the protest period or consideration of protests, whichever comes first.



Conflict of Interest Code Amendments



Filomena Yeroshek, Chief Counsel
August 22, 2019

Brief Background

- California Fair Political Practices Commission requires biennial review of Conflict of Interest Code
- Conflict of Interest Code specifies
 - Who must file Statement of Economic Interest (Form 700)
 - What economic interests must be disclosed on the Form 700
- Amendments change the “Who” must file because of new staffing classifications
- Staff worked with FPPC to develop the draft amendments



Overview of Draft Amendments

- Requires electronic filing of Form 700
- Replaces two classifications abolished by the State with the new classifications
 - Old: Research Program Specialist
 - New: Research Data Specialist
- Replaces supervisor classification to better align with duties
 - Old: Mental Health Program Supervisor
 - New: Health Program Manager
- Adds new classification: Health Program Specialist



Next Steps

- Vote today on the draft amendments
- 45-day public comment period
 - Late Oct 2019 - Anticipated end of 45-day period
- Commission vote on whether to adopt the amendments
 - Nov 2019 meeting – Anticipated Commission vote
- FPPC 45-day public comment period
 - Approves or returns to Commission for revision



Proposed Motion

- The Commission adopts the draft amendments to the conflict of interest code and authorizes the Executive Director to take the necessary steps to begin the rulemaking process and to submit the code with the supporting documentation as required by law.





MHSOAC Budget Overview

Norma Pate, Deputy Director,
MHSOAC



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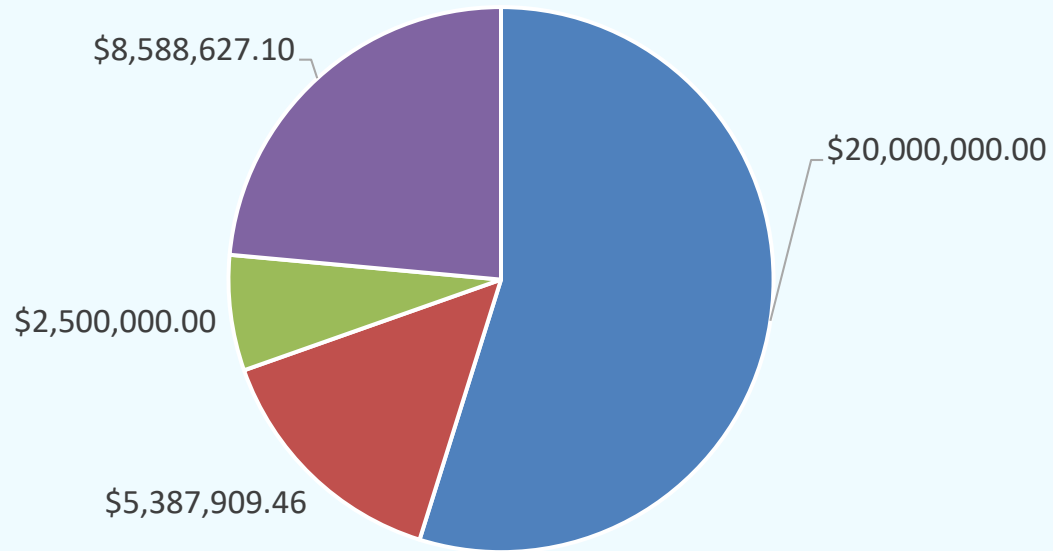
MHSOAC Expenditures for Fiscal Year 2018-19

FY 2018-19	\$36,566,000
Total Budget: \$36,566,000	
Personnel Services	\$4,586,126.32
Operations (OE&E)	\$1,350,015.29
Information Technology	\$529,910.91
Communications	\$675,894.00
Evaluation	\$876,204.01
Research Policy Projects	\$319,891.54
Innovation	\$2,595,000.00
Innovation Youth Event	\$155,585.00
Stakeholders	\$5,387,909.46
Triage	\$20,000,000.00
Remaining Balance	\$89,463.47



MHSOAC Expenditures FY 2018-19

Total Expenditures FY 2018-19



■ Local Assistance ■ Stakeholder/Advocacy ■ Innovation Incubator ■ Personnel/Operations



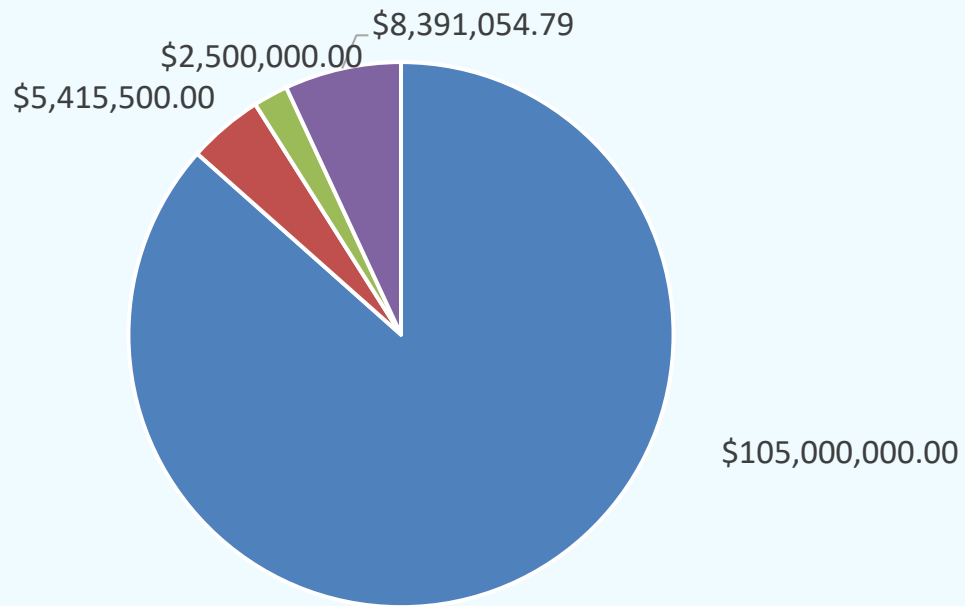
MHSOAC Budget Fiscal Year 2019-20

FY 2019-20 Total Budget: \$121,852,000	\$121,306,554.79	Future Approval
Personnel Services	\$4,960,589.79	
Operations (OE&E)	\$1,531,631.00	
Information Technology	\$923,500.00	
Communications	\$298,990.00	
Evaluation	\$676,344.00	
Innovation Incubator	\$2,500,000.00	X
Stakeholders	\$5,415,500.00	
Triage	\$20,000,000.00	
Mental Health Student Services Act	\$50,000,000.00	X
Youth Drop-In Centers	\$15,000,000.00	X
Early Psychosis Research and Treatment	\$20,000,000.00	X
Remaining Balance	\$545,445.21	X



MHSOAC Proposed Budget FY 2019-20

Total Budget FY 2019-20



■ Local Assistance ■ Stakeholder/Advocacy ■ Innovation Incubator ■ Personnel/Operations



Proposed Motion

The Commission approves the final FY 2018-19 expenditures and the proposed FY 2019-20 budget as presented.

