

Housing Inventory and Pipeline Liaison-City Partnership meeting  
4/15/2022

Present: Ken Reggio (OCOH Committee Member), Michelle Cunningham (OCOH), Jennifer Friedenbach (OCOH), Shanell Williams (OCOH), Amy Sawyer (Mayor's Office), Laura Marshall (Controller's Office), Jessica Shimmin (Controller's Office) Noelle Simmons (Department of Homelessness and Supportive Housing), Emily Cohen (HSH), Elizabeth Hewson (HSH), Gigi Whitley (HSH)

Department of Homelessness and Supportive Housing (HSH) is refining subsidy rates, but overall the budget proposals are aimed at increasing equity across the system as a whole.

- New things in the budget are family new development project with the Mayor's Office of Housing and purchasing City Gardens (family building). These two investments will maximize housing acquisition funds.
- Want to make sure that flex pool and RRH subsidies are sized appropriately and are fully funded.
- HSH expects another set of federal Emergency Housing Vouchers (EHV) coming!

Project based Permanent Supportive Housing (PSH): agreement to fund projects at a sustainable level that matches the cost of delivering services. More flexibility in TAY and Family budgets right now.

Per Unit, Per Month (PUPM) operating for Transition Aged Youth (TAY) and Family:

- Proposing to adjust service levels to a 1:20 case management ratio. (Currently 1:25).
- Main drivers of the rates will be staffing patterns needed, appropriate salary levels to hire and retain staff (\$28 per hour for case managers, minimum), and client needs/priority service types.
- Proposing \$1,075 Per Unit Per month for families
- Proposing \$892 per unit per month for TAY
- Last year budgeted services at \$550 per unit per month across populations

Inequities in legacy portfolio, want to fund a sustainable system.

- For TAY and Families, proposing to bring entire portfolio to these support service staffing ratios. Proposing to pay for this with OCOH Fund.
- TAY and Family Housing have significant unprogrammed funds, which made it possible to fully support staffing ratios. Not enough in the fund to make the same adjustment for all adult housing sites.
- Increasing support services in "legacy" family sites will cost \$3.2m ongoing.
- TAY units roughly \$1m to increase service ongoing.
- This does not address operating issues: janitors, desk clerks, etc. HSH has put a proposal to the Mayor's Budget Office.
- Emily Cohen said that \$4m annually is relatively small investment in terms of the OCOH fund, but it will have a transformative impact in terms of equity and care.
- Noelle Simmons said that their hope is that investing the legacy buildings will ensure that they're fully occupied and that people retain their housing.
- Elizabeth Hewson said that most family and TAY PSH is funded through LOSP. The services gap is significant. Want to re-establish housing ladder for families and TAY to create more supported flow through the system. Working hard to take advantage of state funding for TAY. OCOH is allowing HSH to take advantage of housing options that didn't seem possible.
  - Site based PSH is intended to target people with the highest needs. They need a longer-term stable housing situation with wraparound continuum of services. Can't continue adding to the system without addressing existing challenges.

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- Member Friedenbach is concerned about a slippery slope, where more and more system work comes out of OCOH Fund. Agrees that quality of services is an issue; everyone agrees on that. Appreciates that HSH took operating fund ask to the Mayor's budget office.
- Acquired 240 units of family housing, LOSP pipeline and master lease asks on general fund also continue to grow. HSH can share their broader proposal to MYR to give an idea of how OCOH Fund asks fit into the bigger picture.

Single adults

- Master lease sites that have case management caseloads of 1:80, case managers paid \$20 per hour.
  - Trying to shift rates for new projects and proposals, but this also heightens gap between project based PSH (two tier system)
  - Estimated to bring services funding levels up in adult "legacy" stabilized buildings to is \$12m. Proposing \$4.5m to
    - Proposing to bring up in some of the lowest/most challenged buildings.
    - Asking for general fund \$\$ to increase salaries toward the \$25/hr
    - \$1650 per unit per month, \$28/hr, is being paid in OCOH funded programs.
    - 1:25 case management ratio in the 20 most underfunded buildings.
    - Member Reggio encourages increasing to \$28.
    - General Fund ask is \$11m
1. Department is proposing not to change course, significantly in FY23 and FY24.
    - a. Group thought this was a reasonable proposal.
    - b. Some questions, for example around RRH/Medium term subsidies: How to target these resources to households that can be successful? Would these \$\$ be more successfully added to acquisitions?
    - c. Flex Pool: could these be used for operating in any of the new acquisitions?
  2. Increase services and operations funding
    - a. All were in favor of sustainable services/operations funding and agree that OCOH Fund should provide this for OCOH funded programs
    - b. All were against the idea that OCOH fund would increase services and operations funding for the entire homeless response system.
    - c. Does the 20K PUPA budgeted last year for services and operating adult housing the full amount, or is it supplemented by another funding source?
  3. Reserve
    - a. Member Reggio and Member Friedenbach were in favor of this IF it doesn't cut into services. Okay with using surplus and end of year fund balance
  4. One time funds for Homekey projects: Diva and Grenada
    - a. Asking to restore \$15m for capita improvements.
    - b. HSH committed to looking for other funding. They have done but haven't been able to find other funding sources. They HAVE been able to leverage \$100million in HomeKey funds, that otherwise would have come out of OCOH Fund. Need another source for these one-time costs. In a perfect world they would ask the state to fund that, but here we are.

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5. Increase funding for developing Family units (new construction)
  - a. Very supportive of this.
  
6. Housing Innovation Challenge
  - a. Won't be part of the Committee's budget recommendations, but possibly a policy position.