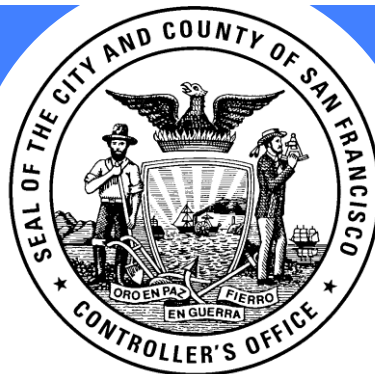


Our City, Our Home Oversight Committee

Regular Meeting



CITY & COUNTY OF SAN FRANCISCO

Office of the Controller

04.28.2022

Meeting Agenda

1. Call to Order
2. Public Comment
3. Action Item: Approval, with possible modification, of the Minutes of the meetings on March 21, 2022 and March 24, 2022. (5 min)
4. Action Item: Resolution Making Findings to Allow Teleconferenced Meetings Under California Government Code Section 54953(e). (10 min)
5. Action Item: Presentation and Approval of Permanent Housing Recommendations by the Committee. (30 min)
6. Action Item: Presentation and Approval of Mental Health/Behavioral Health Recommendations by the Committee. (25 min)
7. Action Item: Presentation and Approval of Prevention & Diversion Services Recommendations by the Committee. (20 min)
8. Action Item: Presentation and Approval of Emergency Shelter & Hygiene Services Recommendations by the Committee. (15 min)
9. Propose Agenda Items for Subsequent Meetings, with possible action by the Committee.
10. Adjourn

Call to Order

- Call to Order
- Roll Call
- Confirmation of Quorum
- Ramaytush Ohlone Land Acknowledgement:

We acknowledge that we are on the unceded ancestral homeland of the Ramaytush Ohlone who are the original inhabitants of the San Francisco Peninsula. As the indigenous stewards of this land and in accordance with their traditions, the Ramaytush Ohlone have never ceded, lost nor forgotten their responsibilities as the caretakers of this place, as well as for all peoples who reside in their traditional territory. As guests, we recognize that we benefit from living and working on their traditional homeland. We wish to pay our respects by acknowledging the ancestors, elders and relatives of the Ramaytush Community and by affirming their sovereign rights as First Peoples.

Public Comment on any matter within the Committee's jurisdiction that is not on the agenda.

Call In Number: 1-415-655-0001

Access Code: 2496 976 2816

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Approval, with Possible Modification, of the Minutes

- Special Meeting of March 21, 2022
- Regular Meeting of March 24, 2022

Public Comment on Agenda Item 3, Meeting Minutes

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Resolution making findings to allow teleconferenced meetings

- On September 16, 2021 Governor Newsom signed AB 361 into law. AB361 amends the Brown Act to allow local policy bodies to continue to meet by teleconferencing during a state of emergency, provided that the policy bodies make certain findings at least once every 30 days.
- These findings include considering the circumstances of state of emergency.
- On February 25th, 2020, the Mayor of the City and County of San Francisco declared a local emergency, and on March 6, 2020, the City's Health Officer declared a local health emergency. Both declarations remain in effect.
- On July 31, 2020, the Mayor issued an emergency order that prohibited policy bodies other than the Board of Supervisors from meeting in person under any circumstances.

Resolution making findings to allow teleconferenced meetings

- On February 10, 2022, the Mayor issued an emergency order requiring certain City boards and commissions to resume meetings in person at a physical location. However, the order continues to prohibit all other policy bodies, including the Our City, Our Home Oversight Committee, from meeting in person.
- Federal, State, and local health officials continue to recommend measures to promote safety for indoor gatherings, including vaccination, masking, improved ventilation, and other measures.
- The Our City, Our Home Oversight Committee has met remotely during the COVID-19 pandemic and can continue to do so in a matter that allows public participation and transparency while minimizing health risks to members, staff and the public.

Resolution making findings to allow teleconferenced meetings

RESOLVED, That the Our City, Our Home Oversight Committee finds as follows:

The State of California and the City remain in a state of emergency due to the COVID-19 pandemic. At this meeting, the Our City, Our Home Oversight Committee has considered the circumstances of the state of emergency.

State and City officials continue to recommend measures to promote physical distancing and other social distancing measures, in some settings.

Because of the COVID-19 pandemic, conducting meetings of this body in person would present imminent risks to the safety of attendees, and the state of emergency continues to directly impact the ability of members to meet safely in person.

4. Teleconferenced Meetings

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FURTHER RESOLVED, That for at least the next 30 days meetings of the Our City, Our Home Oversight Committee will continue to occur exclusively by teleconferencing technology (and not by any in-person meetings or any other meetings with public access to the places where any policy body member is present for the meeting). Such meetings of the Our City, Our Home Oversight Committee that occur by teleconferencing technology will provide an opportunity for members of the public to address this body and will otherwise occur in a manner that protects the statutory and constitutional rights of parties and the members of the public attending the meeting via teleconferencing.

4. Teleconferenced Meetings

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FURTHER RESOLVED, That the secretary and staff of the Our City, Our Home Oversight Committee is directed to place a resolution substantially similar to this resolution on the agenda of a future meeting of the Our City, Our Home Oversight Committee within the next 30 days. If the Our City, Our Home Oversight Committee does not meet within the next 30 days, the staff is directed to place a such resolution on the agenda of the next meeting of the Our City, Our Home Oversight Committee.

Public Comment on Agenda Item 4, Resolution making findings to allow teleconferenced meetings

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5. Permanent Housing Recommendations

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Progress toward an Our City, Our Home Reserve Policy

- Global goal of a 10% reserve target by category.
- These reserves would be filled using:
 - Unencumbered year-end expenditure savings unless those current year savings are part of a future year spending plan,
 - Revenues greater than annual budget.
- Reserves can be drawn to cover revenue shortfalls vs. budgeted levels.
- Working on codification and implementation details.
- Currently reserve is seeded at 10% of fund balance for all but 1 (Emergency Shelter & Hygiene) bucket.

Permanent Housing Liaison Recommendations:

Operating Housing in OCOH Funded Programs

- Increases PSH services funding for TAY and family sites
- **Adults:** HSH proposes \$31.8m over 2 years to 791 households in FY23 (partial funding with Homekey subsidy); Fully funds 1,024 households in FY24.
 - *Liaison proposes increasing to \$32.0m over 2 years to increase caseworker wages in OCOH adult sites to \$28/hr, same level as HSH recommends for TAY and Family site caseworkers.*
- **Youth:** \$12.8m over 2 years; 225 households (78 units identified so far)
- **Families:** \$13.1 m over 2 years; 240 households

Permanent Housing Liaison Recommendations:

Flexible Housing Pool (Scattered Site PSH) and Emergency Housing Vouchers

- Proposes increase subsidy level to align to rental market/population needs
- Leverages federal EHV subsidies to serve more households
- **Adults:** \$71.6m over 2 years for 1,363 households (populations served: Adults, Bayview, Senior, COVID vulnerable)
- **Youth:** \$4.8m over 2 years for 115 households
- **Families:** \$14.2m over 2 years to serve 306 households at a higher subsidy and services level

Permanent Housing Liaison Recommendations:

Medium Term Subsidies (Rapid Re-Housing):

- Increases subsidy level to align with rental market/population needs
- **Adults:** \$20.4m over 2 years for 350 households; workforce services paid from prior year allocations
- **Youth:** \$11.5m over 2 years for 180 households

Adult Housing Acquisition/Homekey Round 1.0 Capital Costs:

- Proposes using one-time funds close capital gap (\$15.4m) for new 339 units
- HSH has been unable to identify an alternative funding source
- **Adults:** \$32.6 in FY23 (\$15.4 m higher than OCOH recommendation from FY22)

5. Permanent Housing Recommendations

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Permanent Housing Liaison Recommendations:

SRO Family Subsidies

- **Family Housing** proposal to maintain 100 family household investment (implemented by MOHCD), \$4.2m over 2 years
- *In response to April 22 Town Hall, the Liaison recommends increasing the investment to 150 families; \$6.2m over 2 years.*

Family Housing Ladder: NEW

- **Family Housing:** 70 slots with subsidy aligned to rental market for 2-3 bedroom units
- \$5.4m over 2 years

New Development of Family PSH: NEW

- **Family Housing:** New development with 40 units for homeless families.
- \$8m in FY23 for 50% share of City-subsidized capital costs

Permanent Housing Liaison Recommendations:

HSH Allocated Costs

- Implementation, operation, and data costs
 - **Adults**: \$8.5m over 2 years
 - **Youth** : \$3m over 2 years
 - **Families**: \$3.9m over 2 years

Reserve

- Set aside \$16m in one-time savings to fund housing reserve
 - \$9m **Adult Housing**
 - \$3.1m **Youth Housing**
 - \$4m **Family Housing**

Permanent Housing Liaison does not recommend

PSH Equity Services as proposed by HSH:

- Proposes higher services levels across the City's PSH portfolio to achieve equity systemwide, at total proposed cost \$25.5m over 2 years.

The Permanent Housing Liaison:

- *Affirms an urgent need to improve case management ratios and staff wages across the City's PSH portfolio.*
- *Does not recommend the use of OCOH funds to achieve PSH equity in pre-OCOH projects*
- *Urges the Mayor and the BOS to allocate PSH Equity Services funding of the pre-OCOH portfolio (\$12.2m in FY23 and \$12.3m in FY24) from non-OCOH sources.*

Public Comment on Agenda Item 5, Presentation and Approval of Permanent Housing Recommendations

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Mental Health Liaison Recommendations Assertive Outreach

Overdose Prevention Services

- Maintains funding for access to medications, harm reduction, etc.
- \$16.6m over 2 years

Street Overdose Response Team

- 3 post-overdose engagement teams at higher CBO costs than initially budgeted
- \$11.9m over 2 years

Street Crisis Response Team

- Continues budget for 7 teams
- \$24.9m over 2 years

Street Medicine Behavioral Health Expansion

- \$5.1m over 2 years

Mental Health Liaison Recommendations Case Management

Behavioral and Clinical Health Services in PSH

- Behavioral Health Services provided via CBO contract
- Slight increase as costs shift from Prevention & Diversion to ongoing Mental Health services.
- \$7.8m over 2 years

Care Coordination and Case Management

- Maintain implementation of investment plan
- \$19.5m over 2 years

TAY Care Coordination

- Maintain implementation of TAY services
- \$1m over 2 years

Mental Health Liaison Recommendations Drop-In Services

Mental Health Service Center

- Maintains funding for Behavioral Health Access Center services and planned expansion
- \$11.3m over 2 years

TAY & Transgender Mental Health Services

- 3FTE added at Dimensions Clinic to support TAY and Transgender populations.
- TAY: \$1.5m over 2 years
- Transgender: \$1.9 over 2 years

Behavioral & Clinical Health Services

- Maintains funding for enhanced behavioral health services in shelters and drop-ins.
- \$4.2m over 2 years

Mental Health Liaison Recommendations Treatment Beds

Treatment Beds

- Maintains investment strategy
 - \$51.7mm over 2 years:
- | | |
|--|---|
| <ul style="list-style-type: none">• Residential Step Down (SUD) (70 beds)• TAY Residential Treatment Beds (10 beds)• Drug Sobering (20 beds)• Locked Sub Acute (31 beds)• Psych Skilled Nursing Facility (13 beds)• Residential Care/Board and Care (69 beds) | <ul style="list-style-type: none">• Mental Health Residential (30 beds)• Managed Alcohol (20 beds)• Co-Op Beds (6 beds)• Urgent Care & Crisis Diversion (16 beds)• Transit Services |
|--|---|

Updated Bed Dashboard reflecting revised bed plan

DPH Behavioral Health Residential Treatment Expansion

The San Francisco Department of Public Health (DPH) is increasing residential treatment and care services by approximately 400 overnight treatment spaces, or beds. The expansion effort is guided by the 2020 DPH Behavioral Health Bed Optimization Report, Mental Health SF legislation, and with input from stakeholders. The goal is to offer high quality, timely, easily accessible, coordinated, and recovery-oriented care delivered in the least restrictive setting.

<p>Goal 30 Beds</p>	<p>Open 2021 Hummingbird - Valencia Status Serving clients Open 28 beds currently available</p>	<p>Psychiatric respite facility to serve people experiencing homelessness from the Mission and Castro</p>
<p>Goal 20 Est. Beds</p>	<p>Open 2020 Managed Alcohol Program Status Permanent location and additional funding will expand the program from 10 beds to 20 beds Open 10 beds currently available</p>	<p>Pilot Medical supervision for people with chronic alcohol dependency in a permanent supportive housing setting</p>
<p>Goal 20 Beds</p>	<p>Open 2021 12-month Rehabilitative Board and Care Status Serving clients Open Client placement varies</p>	<p>Pilot Out-of-county supervised living and treatment for people with chronic mental health illness and/or coming from locked facilities</p>
<p>Goal 31 Est. Beds</p>	<p>Open 2021 Mental Health Rehabilitation Beds (aka LSAT) Status Serving clients Open Client placement varies</p>	<p>Out-of-county psychosocial rehabilitation for people who are conserved in a locked setting</p>
<p>Goal 13 Est. Beds</p>	<p>Open 2022 Psychiatric Skilled Nursing Facilities (aka PSNF) Status Serving clients Open Client placement varies</p>	<p>Out-of-county secure 24-hour medical care for people with chronic mental health conditions</p>
<p>Goal 20 Est. Beds</p>	<p>Opening Spring 2022 SOMA RISE ^Δ (aka Drug Sobering Center) Status Completing construction 1 2 3 4 5 6</p>	<p>Pilot 24-7 program for people experiencing homelessness with drug intoxication, providing short term stays and linkage to services</p>

KEY

March 22, 2022

Project Phases and Status		Complete
Δ MHSF legislation	<ul style="list-style-type: none"> 1 Program design 2 Regulatory assessment 3 Facility selection 	<ul style="list-style-type: none"> 4 Out for bid/contracting 5 Community outreach & City approvals 6 Permit & construction
		In process
		Planned
<p>Goal 75 Est. Beds</p>	<p>Opening Spring 2022 Dual Diagnosis Transitional Care for Justice Involved People Status Contracting in process 1 2 3 4 / /</p>	<p>Transitional care for justice involved people with a dual diagnosis of mental health and substance use issue</p>
<p>Goal 69 Est. Beds</p>	<p>Opening Summer 2022 Residential Care Facility ^Δ (aka Board and Care)* Status Contracting in process 1 2 3 4 / /</p>	<p>Supervised residential program for individuals with mental health issues who require assistance with activities of daily living.</p>
<p>Goal 6 Est. Beds</p>	<p>Opening 2022 Cooperative Living for Mental Health ^Δ Status Accepting applications 1 2 3 4 / /</p>	<p>Communal living for people with chronic mental health and/or substance use Additional \$11M to stabilize leased properties available through MOHCD</p>
<p>Goal 16 Est. Beds</p>	<p>Opening 2023 Crisis Diversion Facility ^Δ Status Program design in development 1 2 3 4 5 6</p>	<p>Short-term, urgent care intervention as an alternative to hospital care</p>
<p>Goal 70 Est. Beds</p>	<p>Opening 2023 Residential Step-down - SUD ^Δ Status Active negotiations to acquire a building 1 2 3 4 5 6</p>	<p>Long-term sober living environment for clients coming out of residential care programs</p>
<p>Goal 30 Est. Beds</p>	<p>Opening 2023 Enhanced Dual Diagnosis ^Δ Status Contracting in process 1 2 3 4 / /</p>	<p>Transitional medically enhanced care for people with a dual diagnosis of mental health and substance use issues</p>
<p>Goal 10 Est. Beds</p>	<p>Opening 2023 Transitional Age Youth (TAY) Residential Treatment ^Δ Status Program design in development 1 2 3 4 / /</p>	<p>Supervised treatment for young adults with serious mental health and/or substance use issues</p>

Mental Health Liaison Recommendations

DPH Allocated Costs

- Implementation, operation, and data costs pulled out for transparency.
- \$14m over 2 years

Mental Health Liaison Recommendations New Proposals

Reserve

- Seed a reserve using \$16.3m in one-time fund balance

Dual Diagnosis Transitional Care / The Minna Project

- Transitional housing for justice involved adults with wraparound behavioral health services, contracted with Community Based Organization.
- 75 slots
- \$9.6m over two years, ongoing expense

Reporting and Outcome Tracking

- Address gaps in data systems and capacity to measure service capacity, performance and outcomes.
- \$2.3m one-time expense using one-time fund balance

Mental Health Liaison Recommendations New Proposals

Site Acquisition for Behavioral Health Access and Drop In

- Acquisition of one or more sites to increase behavioral health services and drop in capacity. Program model is in development.
- \$17.5m one-time expense using one-time fund balance

Facility Maintenance fund for OCOH acquired sites

- Reserve 2% of the value of OCOH funded capital assets over 10-20 years to support maintenance and repairs in OCOH funded buildings.
- \$4m use of one-time fund balance

Public Comment on Agenda Item 6, Presentation and Approval of Mental Health Recommendations

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Homelessness Prevention and Diversion Liaison Recommendations

- **Eviction Prevention & Housing Stabilization**
 - \$26.7m over 2 years
 - 2,500 households served
- **Homelessness Prevention Financial Assistance and Services**
 - \$54.7m over 2 years
 - Proposing to increase funding to meet the needs of this moment.
 - 2,000 households served
- **Problem Solving** (Continues \$28.5M investment over two additional years)
 - Adults, Veterans, Justice Involved, Families, TAY, All populations
 - Proposing to carry forward FY22 budget during FY23 and FY24.
 - No additional funding until FY25.

Homelessness Prevention and Diversion Recommendations

HSH Allocated Costs

- Implementation, operation, and data costs pulled out for greater transparency
- \$3.5m over 2 years

Shallow Subsidies for PSH

- Caps PSH rent at 30% of income in full PSH portfolio, 2,800 households
- \$13.6m over 2 years

Behavioral Health & Clinical Health Services in PSH

- Serves 2,000 households
- \$8.3m over 2 years (complemented with OCOH Mental Health funding)

Reserve

- \$5 million in one-time funds to seed a reserve

Public Comment on Agenda Item 7, Presentation and Approval of Permanent Housing Recommendations

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Emergency Shelter & Hygiene Services Liaison Recommendations

Hotel Vouchers for Youth

- HSH proposes \$600k ongoing in FY24
- \$1.2m for 20 rooms per night (programmed in FY22 for two years)

HSH Allocated Costs for Administration

- Displays implementation, operations, and data costs for greater transparency
- \$4.6 m over 2 years

Family Shelter Operations

- Ongoing funding for a non-congregate family shelter for 40 families
- \$3.7m over 2 years

RV Trailer Program (Currently Pier 94)

- Continue operations; 120 slots
- \$15.9m over 2 years

Emergency Shelter & Hygiene Services Liaison Recommendations

Safe Sleep and Cabins

- Continues 2 Safe Sleep sites: Mission (33 tents) and Bayview (22 tents) through next fiscal year
- Continues pilot program of 70 cabins at 33 Gough site through next fiscal year
- \$8.1m in FY23, no funding in FY24

Case Management – Navigation Center for Justice Involved Adults

- 50 slots implemented by Adult Probation paying for building and other costs
- \$1.9m over 2 years

Vehicle Triage Center at Candlestick Point

- Ramps up to 130 slots in FY23
- \$6.1 M over two years

Emergency Shelter & Hygiene Services Liaison Recommendations

Hotel Vouchers for Victims of DV and Pregnant People

- Department proposes to carry forward unspent FY22 budget for implementation in FY23 of 20 rooms per night.
- *Liaison recommends adding \$.6m budget for each population (\$1.2m annually), increasing the number of hotel rooms available each night from 10 to 20 for DV and from 10 to 20 for pregnant people.*

Adult/TAY Navigation Center Operations

- Department proposes \$29.8 m over 2 years to maintain operations.
- *Liaison recommends reducing by \$1.2m each year to increase hotel voucher budget for victims of DV and pregnant people.*

Public Comment on Agenda Item 8, Presentation and Approval of Emergency Shelter & Hygiene Recommendations

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9. Future Agenda Items and Committee Updates

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Propose agenda items for future meetings and provide Committee updates

Public Comment on Agenda Item 9, Future Agenda Items and Committee Updates

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Thank you.

Questions?

Email the Committee at OCOH.CON@sfgov.org

Or, visit the Committee's website: sf.gov/ocoh