

From: [Melanie Roland](#)
To: [BoardOperations](#)
Subject: [EXTERNAL] Written Public Comment for Item 16 on 2.27.24 Meeting
Date: Monday, February 26, 2024 1:59:53 AM

Dear Board Members,

My name is Melanie Roland and I'm a Senior Attorney and the Community Drive Advocacy Lead for The Law Foundation of Silicon Valley. The Law Foundation strongly supports a referral from the County Board of Supervisors, for administration to:

1. Initiate and support implementation of a *Community Task Force to Review Current Standards for Housing Behavioral Health Clients in Unlicensed Independent Livings and Make Recommendations* as outlined in the proposal submitted by Community Living Coalition.
1. Work with the task force to develop a registry of all independent living shared housing and require all behavioral health providers to send their lists of independent livings that house behavioral health clients to one central source.

The task force will ensure that unlicensed shared housing called independent livings that providers use to house behavioral health clients meet an established degree of quality and safety thereby allowing for clients' continued wellness and recovery and protecting clients who live in those homes from conditions that jeopardize their health and welfare.

The registry will:

- Enable city and county government and advocates to protect tenants living in those homes by providing targeted outreach and allowing for rights advocacy to home operators and tenants, blight reduction, and improved habitability to sustain long-term housing stability.
- Allow for a data driven study of the independent living home industry. The registry is a non-intrusive measure to map out independent living home resources within any given community.

Due to continued advocacy over several years by Community Living Coalition and allies, the County provided MHSA funding for the Independent Living Empowerment Project (ILEP). With ILEP sunseting at the end of March this year, no plan exists in Santa Clara County to address long-standing issues with the unsafe and unhealthy living conditions this project was and intended to alleviate. All of the citizens of Santa Clara County deserve affordable and habitable residences, where they can live as safely and freely as possible. With the creation and maintenance of both a community task force and independent living home registry, community stakeholders can finally work with one another to ensure the safety and protection of our most vulnerable citizens in order to help them thrive. For these reasons, we urge the Board to support these measures in order to work towards our common goals as rapidly as possible.

Melanie Roland | Senior Attorney | Community Driven Advocacy Lead | Health Program
Pronouns: She/Her

melanie.roland@lawfoundation.org | p 408.280.2468 | f 408.350.1158



4 North Second Street, Suite 1300
San Jose, California 95113
www.lawfoundation.org

From: [Deborah St. Julien](#)
To: [Chavez, Cindy](#); [BoardOperations](#)
Cc: [District1](#); [Supervisor.Lee](#); [Ellenberg, Supervisor](#); [Simitian, Joe](#)
Subject: [EXTERNAL] Item 16
Date: Sunday, February 25, 2024 10:32:16 PM

Dear Supervisor Chavez and all Santa Clara Supervisors,

As a resident of district 2, as well as a member of Urban Sanctuary, I join with Survivors of the Streets and urge you to:

1. ***Initiate and support implementation of a Community Task Force to Review Current Standards for Housing Behavioral Health Clients in Unlicensed Independent Livings and Make Recommendations as outlined in the proposal submitted by Community Living Coalition.***

The task force will ensure that unlicensed shared housing called independent livings that providers use to house behavioral health clients meet an established degree of quality and safety thereby allowing for clients' continued wellness and recovery and protecting clients who live in those homes from conditions that jeopardize their health and welfare.

2. ***Work with the task force to develop a registry of all independent living shared housing and require all behavioral health providers to send their lists of independent livings that house behavioral health clients to one central source.***

The registry will enable city and county government and advocates to protect tenants living in those homes by providing targeted outreach and allowing for rights advocacy to home operators and tenants, blight reduction, and improved habitability to sustain long-term housing stability.

Several members of our Urban Sanctuary congregation live in, or have lived in, board and care homes and report terrible conditions in their homes.

Unsafe housing contributes the public health crisis of mental health and substance use.

Safe Housing Saves Lives.

I urge you to support the requests above.

Deborah St. Julien

From: [Debra Townley](#)
To: [BoardOperations](#)
Subject: [EXTERNAL] Public Comment - Item 16 - BOS meeting 02.27.24
Date: Sunday, February 25, 2024 12:58:49 PM

Honorable President Ellenberg and Supervisors,

I am writing in support of Lorraine Zeller and the Community Living Coalition and the efforts to greatly improve the lives of people with mental health disabilities after being released from inpatient care and while living in Unlicensed board and care.

Our county does not provide enough support for people exiting inpatient mental health care and it is contributing to Homelessness and trauma for people during crisis.

The support available in many independent living situations is a deterrent for accepting help as these places are often unsanitary and unsafe and do not meet criteria for environments where people should live, much less recover, while waiting for the next steps in their timeline for recovery.

I have witnessed these stories being told by people who have been traumatized by this, exploited for their income, gone without proper nutrition, and who have experienced permanent results from trauma, and exacerbations to their mental health conditions after recognizing that they are not a priority for proper care and their voices have not (so far) been heard. Tragically, this further diminishes self-image, self-worth and self-esteem which contributes to the worsening of mental health symptoms.

Please support the strategies recommended by the petition and the proposal submitted by the Community Living Coalition to initiate and implement a *Community Task Force to Review Current Standards for Housing Behavioral Health Clients in Unlicensed Independent Livings and Make Recommendations* which outlines in more detail the issue, the task force, a timeline, management, and recommended task force membership. These recommendations also include a mandated registry listing all unlicensed shared living "homes" that providers use to house (place or refer) their behavioral health clients.

I am in support with the members of the Community Living Coalition, Sacred Heart's Survivors of the Streets, and other advocates.

I pray that you see the value of these recommendations and requests and that you vote to lift up the lives of those currently suffering by expediting these efforts moving forward.

Thank you for your consideration on this very important matter,

Debra Townley

From: [Jung Pham](#)
To: [BoardOperations](#)
Subject: [EXTERNAL] Public Comment in Support of Agenda Item of Discussion #16. BOS meeting 2/27/24
Date: Sunday, February 25, 2024 8:27:31 PM
Attachments: [image001.png](#)
[DRC Support Letter for Community Taskforce on Independent Living Home Standards.pdf](#)

Dear Board Operations,

Please find attached Disability Right California's written comment to agenda item #16 for this weeks BOS meeting.

Thank you

Jung Pham

He/Him/His

Director

Consumer Assistance, Payee Review, and Investigations (CAPRI)

Disability Rights California

"California's protection and advocacy system"

Bay Area Regional Office

1000 Broadway Ste. 395

Oakland CA 94612

www.disabilityrightscalifornia.org

Tel: (510) 267-1200 Ex. 1266

Fax: (916) 678-5385 (Secure)

E-mail: Jung.Pham@disabilityrightscalifornia.org



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February 26, 2024

RE: Statement of Support for Community Task Force to Review Current Standards for Housing Behavioral Health Clients in Unlicensed Independent Living Homes

Dear Members of the Board of Supervisors,

I am a director with the abuse and neglect investigations unit at Disability Rights California (DRC).

DRC is the State of California's designated Protection and Advocacy system under the Welfare & Institutions Code § 4900 et seq. Under both state and federal law, DRC has the authority to investigate allegations of abuse and neglect involving persons with disabilities.

Since 2009, DRC has investigated abusive living conditions in independent living homes (ILH), also known as 'room and boards', throughout California. DRC has extensive subject matter expertise with the ILH industry as well as the disability communities it houses. I have spent nearly a decade working in Santa Clara County alone on a variety of strategies to improve protections for ILH tenants and create accountability for the providers who operate the homes.

The ILH community operates as an underground industry without oversight or protections for vulnerable tenants living in these homes. Many of the tenants endure uninhabitable and abusive conditions in these ILHs, often because they are the last resort before homelessness. Because there is no clear understanding of the size and reach of the ILH industry it is exceedingly difficult to target lasting improvements and advocacy within the industry. A community taskforce will be a big first step to map and understand the ILH industry within our county.

For the above-mentioned reasons, DRC strongly supports a referral from the County Board of Supervisors, for the administration to:

- 1) Initiate and support implementation of a *Community Task Force to Review Current Standards for Housing Behavioral Health Clients in Unlicensed Independent Livings and Make Recommendations* as outlined in the proposal submitted by Community Living Coalition.
- 2) Work with the task force to develop a registry of all independent living shared housing and require all behavioral health providers to send their lists of independent livings that house behavioral health clients to one central source.

The task force will ensure that ILH providers housing behavioral health clients as tenants meet an established degree of quality and safety thereby allowing for clients' continued wellness and recovery and protecting clients who live in those homes from conditions that jeopardize their health and welfare.

The registry will:

- Enable city and county government and advocates to protect tenants living in those homes by providing targeted outreach and allowing for rights advocacy to home operators and tenants, blight reduction, and improved habitability to sustain long-term housing stability.
- Allow for a data driven study of the independent living home industry. The registry is a non-intrusive measure to map out independent living home resources within any given community.

Due to continued advocacy over several years by Community Living Coalition and allies, the County provided MHSA funding for the Independent Living Empowerment Project (ILEP). With ILEP sunseting at the end of March this year, no plan exists in Santa Clara County to address long-standing issues with the unsafe and unhealthy living conditions this project was intended to alleviate.

DRC urges the Santa Clara County Board of Supervisors to support the creation of the Community Task Force to review current standards for housing behavioral health clients in unlicensed independent living homes. I thank you in advance for your consideration of the important and critical housing issue in our county.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jung Pham', with a stylized, cursive script.

Jung Pham
Director
Investigations Unit
Disability Rights California

From:
To: [BoardOperations](#)
Cc: [Ellenberg, Supervisor](#); [Chavez, Cindy](#); [Supervisor.Lee](#); [Supervisor.Simitian](#); [District1](#); [Ahmed, TJ](#); [Hellesoe, Jon](#); [Cao, Daniel](#); [Lee, Kevin](#); [Alexander, Katherine](#); [Borja, Xochilt](#)
Subject: [EXTERNAL] written comment - item 16 - BOS meeting 02.27.24 - LZ
Date: Saturday, February 24, 2024 5:01:47 PM
Attachments: [Community Task Force Proposal_01.24.24.docx](#)
[Safe Housing Petition QR.docx](#)
[Slide Show for Lorraine Zeller's Comment.pptx](#)
[Memorandum_20240221041914154.pdf](#)

Honorable President Ellenberg and Supervisors,

I am writing to urge you to adopt the strategies recommended by the attached (brand new!) petition and the proposal to initiate and implement a *Community Task Force to Review Current Standards for Housing Behavioral Health Clients in Unlicensed Independent Livings and Make Recommendations* which outlines in more detail the issue, the task force, a timeline, management, and recommended task force membership. These recommendations also include a mandated registry listing all unlicensed shared living "homes" that providers use to house (place or refer) their behavioral health clients.

This request comes to you from members of Community Living Coalition, Sacred Heart's Survivors of the Streets, and other advocates. Over the past several years Community Living Coalition has been asking for help to ensure that behavioral health clients are not referred or placed by their health providers into unsafe "homes" that jeopardize their physical and mental health. Unfortunately, the Independent Living Empowerment Project, the only effort to support our requests, has failed to make a significant difference in the quality of "independent living" shared housing – otherwise called "unlicensed board and care" or "room and board" where behavioral health clients in our county are placed.

As things stand, residents are known to opt for the streets rather than endure the dangerous, crowded, and unsafe living conditions in these "homes". The PPT attached here includes photos, taken by a family member and advocates, that illustrate these living conditions. Some of these residences are contracted by county behavioral health providers to house their behavioral health clients.

I would like to know where the money to house clients in these independent living shared "homes" is coming from and how those who hold the purse strings consider this expense a good use of the taxpayers' money. Is there any tracking mechanism that documents the number of residents so placed by providers who leave for the streets, are hospitalized, are never checked on or heard from, or are arrested? Does anyone know the resulting financial fall out resulting from this practice? I am also asking for more information on specific plans to utilize the \$2M formerly earmarked for landlord incentives to ensure these residences are habitable. The memorandum attached here from Dr. Terao and Ky Le does not include details for the "habitability improvements fund" it mentions. Please help us understand specifics about this fund and the planning process.

My suggestion, in addition to ensuring safe and healthy housing that would lead to stability and prevent tragic and expensive outcomes, is to think and plan creatively with meaningful participation of persons with lived experience and

create alternatives to these independent living arrangements. I have already sent staff of a couple of our supervisors information about SHARE! Collaborative Housing, a successful program based in Los Angeles. These links - <https://shareselfhelp.org/programs-share-the-self-help-and-recovery-exchange/share-collaborative-housing/> and https://clkrep.lacity.org/onlinedocs/2018/18-0475_MISC_a_10-3-18.pdf provide more information. Some members of Community Living Coalition and I met, months ago, with their director and I am happy to arrange an introduction.

Many thanks for the difficult job that you do to care for all the residents of Santa Clara County. I know it's not easy!

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Lorraine Zeller".

Lorraine Zeller
Founder/Coordinator
Community Living Coalition

PROPOSAL– submitted by Lorraine Zeller, Community Living Coalition founder/lead

The Santa Clara County Board of Supervisors will assign a *Community Task Force to Review Current Standards for Housing Behavioral Health Clients in Unlicensed Independent Livings and Make Recommendations*.

The goal is to ensure that unlicensed shared housing called independent livings used by providers to house behavioral health clients doesn't jeopardize residents' health and safety.

This task force will begin meeting no later than May or June, 2024.

THE PROBLEM

Leaders and community members, for several years, have spoken and written to the Board of Supervisors about the urgency of responding to situations in the independent living "homes" housing vulnerable adults in our community and pointed out that tenants often return to the streets rather than endure unbearable conditions in these homes. County mental health providers often depend on this housing for their clients but it is unclear how they attempt to ensure these unlicensed homes meet any safety or quality standards.

The 2020 Behavioral Health Services Management Audit <https://board.sccgov.org/sites/g/files/exjcpb936/files/audit-div-behvr-hlth-srvs-mgmt-audit-9-23-20.pdf> found that "case managers stated that they are often forced to place clients in the least desirable option, unlicensed board and care facilities, even though they know that the conditions may not support client wellness or recovery. The sentiment of the focus groups was that although living conditions at unlicensed facilities are substandard, these facilities are better than a shelter or returning to homelessness on the street."

In a county meeting [Finance Government Operations Committee](#) on June 9, 2022 which included public comments from several individuals and agency leaders, County Executive Jeff Smith voiced his opinion that some unlicensed board and cares are "adult abuse systems."

On April 1, 2022 the Independent Living Association (ILA) <https://ilacalifornia.org/santa-clara-county/> was launched in Santa Clara County as ILEP (Independent Living Empowerment Project) to address the problem of substandard living conditions in independent livings where behavioral health clients are referred or placed by their health providers. ILEP has staff reach out to independent living homes within the county and offer to support their business if they meet quality standards. After a year and a half, the ILA has five member homes meeting ILA standards. Due to slow progress, the project will end on March 31, 2024 and the contract will not be renewed. Nothing else is being done in Santa Clara County to address living conditions in these group homes. Funding tied to ILEP through a Behavioral Health Bridge Housing grant will be redirected (see "funding").

COMMUNITY IMPACT

Issues with substandard and poorly run independent livings not only affect the residents, but also impact the entire community. Concerned neighbors and community members have been known to report these independent living group homes to the Responsible Landlord Engagement Initiative (RLEI) in order to alleviate issues that often result in visits by emergency responders. These properties disrupt the neighborhood's safety, security, and well-being. RLEI is known to improve resident and neighborhood health, but it is a reactive rather than preventive tool. Beyond the neighborhood, the entire community is impacted by the costs of increased homelessness, emergency room visits, and justice involvement of unstably housed individuals.

See task force model at <https://www.sedgwickcounty.org/community-taskforce/>

BASIS FOR RECOMMENDATION

This call for a community task force is based on recommendations from several sources including the US HHS report titled “Understanding Unlicensed Care Homes Final Report – 2015”, the Grand Jury report titled “Independent Livings in Alameda County: Taming the Wild West”, and direction from Supervisor Chavez at the February 7, 2023 Board of Supervisors meeting.

From the HHS report “Understanding Unlicensed Care Homes”:

<https://aspe.hhs.gov/reports/understanding-unlicensed-care-homes-final-report-0#execsum>

A coordinated, interagency, multidisciplinary effort across state and local agency and organizational levels is an important component to addressing unlicensed care homes.

Key agencies and team members involved in local or state teams to address unlicensed care homes include APS, ombudsmen, building code enforcement, social workers and first responders such as EMS, police, or firefighters, and other representatives from local advocacy groups such as Disability Rights. Each of these agencies is able to address different elements of the complex situations that exist within unlicensed care homes, including the needs of residents, as well as issues with the building and any criminal acts of the operators.

From the Alameda County grand jury report (recommendation 19-24):

<https://docplayer.net/142221843-Independent-living-homes-in-alameda-county-taming-the-wild-west.html>

Alameda County must establish a countywide, interagency Group Living Facilities Working Group as an ongoing venue for county agencies to coordinate and respond to systemic group living issues in incorporated and unincorporated Alameda County. Representatives from relevant city agencies within the county should be invited and encouraged to participate.

From the February 7, 2023 SCC Board of Supervisors meeting:

<http://sccgov.igm2.com/Citizens/FileOpen.aspx?Type=12&ID=9558&Inline=True>

County Supervisor Cindy Chavez called for a partnership to ensure safe living conditions for people placed in independent living shared housing and asked County Administration to report in April 2023 on “strategies to include safety oversight and support through existing resources, including code enforcement and public safety”.

Funding

The cost to set up and operate this task force is expected to be minimal. The Independent Living Empowerment Project, designed to improve living conditions of clients residing in unlicensed group homes will not be renewed. This project was to have included \$2,000, 000, out of the total \$50,000,000 from the Behavioral Health Bridge Housing grant award (see attached), for rental assistance and landlord outreach. With the loss of this project, funds will not be used for that purpose and the county has no plan to support improved living conditions for clients residing in these group homes. We propose that at least part of that funding be redirected to set up and implement this task force.

See the following from the Santa Clara County Behavioral Health Bridge Housing application:

Housing Navigation Services (\$2,000,000): A Landlord Incentive Program Fund will be initiated to ensure that people at-risk for homelessness can maintain their rental dwellings. The funds for rental assistance and landlord outreach and mitigation funds will be expended evenly over the four-year grant period at a rate of \$500,000 per year. 120 (unduplicated) individuals will be housed as a result of the Landlord Incentive Program Fund over the four-year grant period. (pg 33)

A total of 75 housing operators/owners are participating in the ILEP program and have received incentives to improve housing conditions of individuals residing in their homes by June 30th, 2024. (pg 36)

See task force model at <https://www.sedgwickcounty.org/community-taskforce/>

Management

The task force will have a third-party external moderator/facilitator assisting in the dialogue and efforts of these meetings.

Proposed task force members

Community Living Coalition
Residents/former residents of ILs – at least three
ILA member operators
San Jose Code Enforcement
Santa Clara County Code Enforcement
Adult Protective Services
San Jose Police
San Jose Fire Marshall
Community Care Licensing

RLEI (Responsible Landlord Engagement Initiative)
Office of Supportive Housing
Office of the County Executive
Law Foundation
Urban Sanctuary or faith community
Sacred Heart – SOS/SHAAC/SURJ
NAMI (National Alliance on Mental Illness)
BHCA (Behavioral Health Contractors' Association)
Valley Homeless Health Care Program

Resource members

Alameda County Healthy Homes
Disability Rights CA
CHIP staff/Ronda Brown
Destination Home
ILA Member Operators

Recommended Meeting Frequency

Monthly

Recommended Timeline

The potential timeline is six months to complete recommendations and present to BOS but will be determined and driven by the work and outcomes of this task force.

The task force will include an implementation oversight committee comprised of residents, family members, and direct service providers to ensure recommendations are executed and will meet three months from their report and recommendations to the BOS on implementation status and quarterly thereafter.

Support Safe Housing for Behavioral Health Clients – Sign the Petition!



Join with Community Living Coalition and Sacred Heart's Survivors of the Streets and urge the Santa Clara County Board of Supervisors to:

- 1) Initiate and support implementation of a Community Task Force to *Review Current Standards for Housing Behavioral Health Clients in Unlicensed Independent Livings and Make Recommendations* as outlined in the proposal submitted by Community Living Coalition.
- 2) Work with the task force to develop a registry of all independent living shared housing and require all behavioral health providers to send their lists of independent livings that house behavioral health clients to one central source.

The task force will:

Ensure that unlicensed shared housing called independent livings that providers use to house behavioral health clients meet an established degree of quality and safety thereby allowing for clients' continued wellness and recovery and protecting clients who live in those homes from conditions that jeopardize their health and welfare.

The registry will:

- Enable city and county government and advocates to protect tenants living in those homes by providing targeted outreach and allowing for rights advocacy to home operators and tenants, blight reduction, and improved habitability to sustain long-term housing stability.
- Allow for a data driven study of the independent living home industry. The registry is a non-intrusive measure to map out independent living home resources within any given community.

For more information email ljz1496@gmail.com

DO YOU HAVE A STORY TO SHARE ABOUT UNLICENSED BOARD & CARE?

If so, we want to hear it--anonymously!
Leave a voicemail, but not your name. Tell us about your experiences with unlicensed Board & Care.



"Unlicensed Board & Care"

Shared housing where low-income behavioral health clients are referred or placed by their health care providers.

These "homes" are also called known as room and board or independent living.

Being unlicensed means there is no oversight which leads to, in too many cases, freedom for operators to take advantage of tenants endangering their health and welfare.

Please support our campaign by spreading the word.

SAFE HOUSING FOR ALL!















County of Santa Clara
Behavioral Health Services Department



24-4470

DATE: February 27, 2024 (Item No. {{item.number}})

TO: Board of Supervisors

FROM: Sherri Terao, Director, Behavioral Health Services Department

SUBJECT: Appropriation Modification for Behavioral Health Bridge Housing Funds

RECOMMENDED ACTION

Approve Request for Appropriation Modification No. 150 - \$5,345,659 increasing revenue and expenditure appropriations in the Behavioral Health Services Department budget, relating to Behavioral Health Bridge Housing. (4/5 Vote)

FISCAL IMPLICATIONS

On November 7, 2023 (Item No. 43) the Board of Supervisors approved a revenue agreement with Advocates for Human Potential, Inc. (AHP), the State of California's Behavioral Health Bridge Housing (BHBH) program administrator. The County's total BHBH Round 1 award of \$51,568,399 is to be used from fiscal year (FY) 2023-2024 through FY 2026-2027 to provide temporary housing, rental assistance, and other services for unhoused or at-risk people with serious mental illness (SMI) or substance use disorder (SUD). The Behavioral Health Services Department (BHSD) would manage the grant funding, and both BHSD and the Office of Supportive Housing (OSH) would implement the programming.

The requested Appropriation Modification would increase revenue and expenditures in the amount of \$5,345,659 in one-time funds in the BHSD for FY 2023-2024. Of those funds, \$4,642,459 would be transferred from BHSD to OSH to increase expenses in OSH's budget appropriation. BHSD administration will continue to manage these funds and would incorporate the balance of the award through the County's annual budget process. Exhibit 1 below provides a summary of the total budget by department and fiscal year.

Exhibit 1 – Budget Summary FY 2023-2024 – FY 2026-2027

	FY 2023-2024	FY 2024-2025	FY 2025-2026	FY 2026-2027
BHSD	703,200	9,564,927	10,925,464	10,057,081
OSH	4,642,459	6, 018,051	4,825,019	4,832,198
Totals	5,345,659	15,582,978	15,750,483	14,889,279

REASONS FOR RECOMMENDATION AND BACKGROUND

California's BHBH program was signed into law in September 2022 under Assembly Bill (AB) 179 and will provide funding to counties through June 30, 2027. The purpose of the BHBH grant is to address housing stability and homelessness among people with serious behavioral health conditions. Funding will support an array of housing options, such as rental assistance programs and assisted living settings. The BHBH grant aims to help the most vulnerable individuals who suffer from serious behavioral health conditions and who are unhoused. Having access to housing will support these individuals in maintaining treatment due to increased safety, supportive services, and the ability to have basic necessities met. Under this grant, all bridge housing settings must include voluntary supportive services to help individuals obtain and maintain housing, manage symptoms of their behavioral health conditions, and support wellness and recovery.

On May 16, 2023 (Item No. 34), the Board of Supervisors ratified a grant to Department of Health care Services (DHCS) submitted by BHSD and OSH to receive funding to support shelter/interim housing (e.g., transitional housing, recovery housing), rental assistance, and licensed assisted living settings (e.g., residential care facilities, adult residential care facilities).

On November 7, 2023 (Item No. 43), the Board of Supervisors approved a Revenue Agreement between BHSD and AHP to allocate \$51,568,399 in BHBH grant funding to BHSD to support shelter/interim housing, rental assistance, licensed assisted living settings, outreach and engagement, program administration/implementation, and start-up infrastructure.

The recommended action would approve an Appropriation Modification to increase revenue and expenditures in the BHSD FY 2023-2024 Adopted Budget to receive \$5,345,659 in grant funding. The BHBH program provides the County with resources to increase temporary shelter and permanent housing for unhoused and at-risk individuals who have SMI and/or SUD. **Exhibit 2** below provides the initial \$5,345,659 expenditure plan, number of planned night beds, and current status for each program.

Exhibit 2 – Expenditures for FY 2023-2024

Programming	Implementing Department	Units	FY 2023-2024	Status
Shelter and Interim Housing	OSH	Budget	\$ 1,200,000	Beds are currently in use.
		Nightly Beds	30	
Transitional Housing Unit Master Leasing	BHSD	Budget	\$ 703,200	Contract negotiations are ongoing.
		Nightly Beds	40	

Capital Infrastructure for New Palo Alto Shelter	OSH	Budget	\$ 3,250,000	Construction has started and the contract is pending.
		New Beds	44	
County Program Implementation		Budget	\$ 192,459	Staffing is in place.
Budget Total			\$ 5,345,659	

Attachment 1 – Program Plan, provides the grant distribution schedule for all four years, planned programming uses, and the number of planned night beds or households funded with BHBH funds. The status of programs and planned additional services scheduled for operations starting in FY 2024-2025 are described below.

- **Substance Use Treatment Services (SUTS) Outpatient Homelessness Prevention services** are being planned, expanding the existing homeless prevention system in summer 2024.
- **Criminal Justice Involved SUTS Outpatient Rapid Rehousing** is pending solicitation and expected to be operational in fall 2024.
- **Rental Assistance for Intensive Outpatient Clients Living with Family** will be incorporated into existing contracts and service expansion will begin in summer 2024.
- **Board and Care Patches** will be incorporated into existing contracts and service expansion will begin in summer 2024.
- A **Habitability Improvements Fund** is in the planning stage of development and will utilize the experience gained from similar pilot programs. A qualified service provider needs to be identified.
- BHSD would repurpose and expand an existing **Outreach and Engagement** team to provide services beginning in summer 2024 to meet the needs of County residents who could benefit from this service.

CHILD IMPACT

The recommended action would have a positive impact on children and youth by increasing housing support available to households that include children and youth and are receiving behavioral health services.

SENIOR IMPACT

The recommended action would have a positive impact on seniors by expanding housing services to serve older adults receiving behavioral health services.

SUSTAINABILITY IMPLICATIONS

The recommended action balances public policy and program interests and enhances the

Board of Supervisors’ sustainability goals of social equity and safety by accepting funding to support the expansion of housing services for people with serious mental illness or substance use disorders.

CONSEQUENCES OF NEGATIVE ACTION

Failure to approve the recommended action would prevent BHSD and OSH from receiving \$5,345,659 in grant funding to provide housing supportive services for residents of Santa Clara County receiving behavioral health services.

STEPS FOLLOWING APPROVAL

Upon approval, the Clerk of the Board is requested to send e-mail notifications to Hilary Barroga, Soo Jung, Angeleah Macatiag, Earl Ong, and Evonne Lai.

ATTACHMENTS:

-

From: [Elisa Koff-Ginsborg](#)
To: [BoardOperations](#)
Subject: [EXTERNAL] Public Comment 2.27.24 Agenda Item 16
Date: Friday, February 23, 2024 6:40:07 PM
Attachments: [2.23.24 to BOS re Independent Living Homes Agenda item 16.pdf](#)

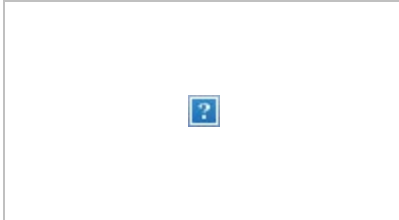
Attached please find a letter to the Board of Supervisors regarding Item 16 on the February 27th meeting agenda.

Thanks,

Elisa

--

Elisa Koff-Ginsborg
Executive Director
Pronouns: She, Her, Hers



email: elisak@bhcascc.org



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February 23, 2024

The Honorable Susan Ellenberg, President and Members of the Board of
Supervisors, County of Santa Clara
70 West Hedding Street
East Wing, 10th Floor
San Jose, CA 95110

RE: Independent Living Homes

Dear President Ellenberg and Supervisors,

As you consider the behavioral health public health crisis, BHCA joins the Community Living Coalition in asking you to consider that many of our County's most vulnerable adults --- those living with mental illness and/or addiction live in "independent living homes" -- homes that are not licensed care providers but provide room, board and some level of services for two or more unrelated individuals. Consumers, advocates, service providers and media reports have for a long time highlighted potential safety and quality concerns. Unlike licensed Board and Care homes, independent living homes do not fall under any specific oversight as providers of housing for vulnerable adults.

Members of BHCA support the creation of a multi-agency task force as recommended by the federal Department of Health and Human Services in their 2015 report calling for collaboration from different levels of government as "each of these agencies is able to address different elements of the complex situations unlicensed (care) homes, including the needs of residents, as well as issues with the building and any criminal acts of the operators". This taskforce would include consumers, family members, behavioral health service providers, independent living operators and representatives from agencies such as city and county code enforcement and fire marshal, Adult Protective Services, Public Guardian, Behavioral Health, Office of Supportive Housing, law enforcement and other city and county agencies concerned with the welfare of clients residing in independent livings.

A comprehensive list of independent living homes has not existed hampering both access to and understanding of the quality of this type of housing so many in our community rely upon. BHCA supports the creation of a public registry. Such a list would foster easier access to housing and enable stakeholders to

Member Agencies

AACI
Abode Services
Advent Group Ministries
Alum Rock Counseling Center
Bill Wilson Center
Caminar
Catholic Charities
Children's Health Council
Community Solutions
Fred Finch Youth Center
Gardner Family Health Network
HealthRight 360
HealthTrust
Home First
Hope Services
Horizon Services
Indian Health Center
Kidango
LifeMoves
Mekong Community Center
Mental Health Advocacy Project
Momentum for Mental Health
National Alliance on Mental Illness
Pacific Clinics
Parisi House on the Hill
PATH
Pathway Society
Peninsula Healthcare Connection
Rebekah Children's Services
Seneca Kinship Center
TURN Behavioral Health Services
Ujima Adult & Family Services

provide targeted outreach and rights education to home operators and tenants, blight reduction, and improved habitability to sustain long-term housing stability.

For too long no action has been taken to address a category of housing that is no single agency or organization's priority. The task force will focus on voluntary measures to support operators to improve the quality of homes and education and support for clients living in homes. It is imperative that vulnerable County residents live in an environment that allows for continued wellness and recovery rather than in conditions that jeopardize health and welfare.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Elisa', with a stylized flourish extending from the end.

Elisa Koff-Ginsborg
Executive Director