



PLAN FOR ACCELERATING TRANSFORMATIVE HOUSING (PATH) INNOVATIONS COMMITTEE MEETING

COMMITTEE MEETING MINUTES

DATE: Thursday, February 20th, 2025, 9:30 am – 11:00 am

RECORDING OF MEETING:

https://us02web.zoom.us/rec/share/rP9ayLJKO-6KU9rDZ_KEdyb_K6moaemcgWEONIP7zvGebW9Y_HpcmWEf1isFyi-2.dBhVxd1aMSkL0CsS?startTime=1740072830000

PASSCODE:

@U7bXQp!

Time	Agenda Item	Presenter/Facilitator
9:30	Welcome and Introductions	- Matt Lemon, Focus Strategies
	Hybrid Meeting Norms	- Matt Lemon, Focus Strategies
	Review and Approval of Minutes	- Matt Lemon, Focus Strategies
	Public Comment – Open Period for public comment on items discussed or not listed on the agenda.	- Members of the public
9:55	Point in Time Count Update – Update on count completed in January 2025	- Jamie Schechter, H3
10:00	Unsheltered Data Dashboard – Quarterly review of unsheltered metrics	- Jamie Schechter, H3
10:15	Coordinated Entry Highlight: Program Referrals From Unsheltered Status – Update on recent referrals to new PSH Projects from Unsheltered Status	- Mary Juarez-Fitzgerald, H3
10:30	Stakeholder Spotlight: Housing Consortium of the East Bay (HCEB) – Next Step Interim Housing Program	- Darin Lounds, HCEB - Chaeanna Williams, HCEB - Mary Juarez-Fitzgerald, H3
10:50	Announcements	- All
10:55	Next Steps	- Matt Lemon, Focus Strategies



PLAN FOR ACCELERATING TRANSFORMATIVE HOUSING (PATH) INNOVATIONS COMMITTEE MEETING

Welcome and Introductions

Committee Members in Attendance: Shawn Ray, Leanne Matthews, Juno Hedrick, Wayne Earl

Staff and Consultants: Jamie Schechter (H3), Mary Juarez-Fitzgerald (H3), Janel Fletcher (H3), Stephanie Bodisco (H3), Matt Lemon (FS), Claire Burrus (FS)

Additional Attendees: Giovanni Velasco Morales, Chaeana Williams, Brianna Ramos, Camille Cooley, Carmen Cano, Lynna Magnuson, Marichelle Alcantara, Olivia Henderson, Kristin Kane, Darin Lounds

Hybrid Meeting Norms

Matt Lemon described hybrid meetings norms including a recommendation to wear masks in person, practicing social distancing, raising your hand, saying your name before speaking and maintaining a safe and respectful environment. Individuals who behave in a manner that threatens the safety of the group or that does not honor meeting norms may be asked to leave.

Review and Approval of Minutes

Wayne Earl made a motion to approve the minutes from December 19, 2024. Shawn Ray seconded the motion. There was no discussion. The motion passed unanimously with four votes in favor and zero votes against.

Public Comment

No public comment was offered.

Point in Time Count Update

Jamie Schechter shared a few photos from the unsheltered Point in Time Count and offered appreciation to the San Pablo Police Department, Contra Costa Health, the Brentwood Police Department, the Contra Costa Department of Information Technology, and the over 150 volunteers who participated in the count. Jamie Schechter noted that Point in Time Count surveys would be administered in the upcoming week and that data would be released in Spring 2025. She also noted that H3 received positive feedback from surveys collected from volunteers.

Unsheltered Data Dashboard

Jamie Schechter presented data several quarterly metrics, including data on prevention, evictions, and Rapid Exit. Jamie Schechter shared that between October and December 2024, 99% of households exiting prevention services exited to temporary or permanent housing. She noted that Catholic Charities accounts for a majority of prevention services in this quarter due to acquisition of new funding. Jamie Schechter shared that between October and December 2024, 273 eviction notices were served – a decrease from the prior quarter. Jamie Schechter shared that 100% of 38 people exited from rapid exit



PLAN FOR ACCELERATING TRANSFORMATIVE HOUSING (PATH) INNOVATIONS COMMITTEE MEETING

programs exited successfully between October and December 2024. She noted that the only current provider of rapid exit programs is Hope Solutions.

Juno Hedrick inquired about the Hope Solutions rapid exit program. Jamie Schecter shared that the program uses the Keep People Housed program and prioritizes participants based on several vulnerability factors including eviction history and health conditions. She noted that funding for this program goes quickly.

Wayne Earl noted that although eviction data can serve as a useful upstream indicator for people with leases, many people who enter homelessness in the community are not recent lease holders. He inquired as to whether any other upstream indicators might be considered to more comprehensively cover the various circumstances of people at risk of homelessness in the community. Jamie Schecter recommended that the Committee review insights from a recent UCSF report about homelessness in California for more information. Mary Juarez-Fitzgerald noted that the upcoming prevention tool pilot would collect data on whether applicants were lease holders, and that data collected with the tool could be reviewed by the Committee in the near future.

Coordinated Entry Highlight: Program Referrals From Unsheltered Status

Mary Juarez-Fitzgerald shared recent referral data for three Permanent Supportive Housing programs in the community. She reviewed the number of referrals made to each program and the shelter status of each individual referred to the program. She shared that 54 referrals were made to El Portal Place, 13 to Rick Judd Commons, and 15 to Valor Village. The percentage of participants referred from unsheltered status ranged from 40 to 54%, with the remainder of referrals for people in shelter.

Wayne Earl noted that El Portal Place took four years to develop. He encouraged the group to consider the array of services available to people experiencing homelessness while Permanent Supportive Housing developments are built. Janel Fletcher recommended that the group review data for scattered-site Rapid Rehousing programs through a similar lens looking at sheltered status prior to referral.

Leanne Matthews inquired whether there is a waiting list for the programs. Mary Juarez-Fitzgerald specified that Permanent Supportive Housing programs receive referrals through the Coordinated Entry System, which generates and maintains a dynamic prioritization list. She clarified that referrals are not pulled on a first-come-first serve basis and as such Coordinated Entry is not conceptualized as a waiting list. Jamie Schecter reminded the group that individual properties may have waitlists separate from the Coordinated Entry System for units not specifically dedicated to Coordinated Entry referrals.

Leanne Matthews shared that she knows a few people who have recently moved into El Portal Place and were able to be housed next door to one another. She shared that being housed alongside people they already knew was helpful for their transition process.

Wayne Earl inquired about the options available in the County for people who are not able to self-resolve but are also not considered to have high enough vulnerability to be prioritized for Permanent



PLAN FOR ACCELERATING TRANSFORMATIVE HOUSING (PATH) INNOVATIONS COMMITTEE MEETING

Supportive Housing and Rapid Rehousing programs. He expressed interest in learning more from Bay Area Community Services about the services they provide. Jamie Schechter indicated interest in discussing the potential service gap further and reviewing more of the other service types available, such as bridge to PSH, Rapid Rehousing, and Shallow Subsidy programs. She also noted that the system has focused many resources on prevention to try to address homelessness in a more upstream manner. Wayne Earl noted that the longer people experience homelessness, the more trauma is incurred.

Shawn Ray inquired about the cost effectiveness of Permanent Supportive Housing programs such as El Portal Place, which Jamie Schechter noted cost \$400,000 per door to build. He asked what happens when residents no longer require the level of care that Permanent Supportive Housing provides. Jamie Schechter shared that “move on” programs have been used to support people to exit Permanent Supportive Housing programs with vouchers such as Emergency Housing Vouchers. She noted that many participants maintain service needs indefinitely, however. Mary Juarez-Fitzgerald shared that many people prioritized for Permanent Supportive Housing are seniors or people with disabilities living on fixed incomes or those who may benefit from aging in place.

Stakeholder Spotlight: Housing Consortium of the East Bay

Chaeanna Williams and Marichelle Alcantara with the Housing Consortium of the East Bay (HCEB) provided a presentation alongside Mary Juarez-Fitzgerald from H3 on the Next Step Interim Housing Program recently launched by HCEB.

Marichelle Williams shared that HCEB provides services to extremely low-income individuals with developmental disabilities, serious mental illnesses, other special needs, and histories of homelessness. The services that HCEB provides for people experiencing homelessness include safe parking, a tiny home village, shelter, street outreach, and resource centers. All the services provided by HCEB are low barrier, offer individualized support, and are focused on long-term stability and well-being.

Chaeanna Williams provided a brief presentation on the Next Step Interim Housing Program, a pilot program offered in partnership between HCEB and H3 operating out of Concord. She shared that the program launched on January 1, 2025, and has already reached full capacity across 38 rooms. The purpose of the program is to provide trauma-informed, safe interim housing to facilitate the transition of individuals from homelessness to permanent housing.

Mary Juarez-Fitzgerald shared that eligibility for the interim housing program is limited to people experiencing homelessness with an identified housing solution. The first group prioritized for the pilot are people enrolled in emergency shelter, to promote flow through the system. She shared that the program has no maximum length of stay, however each household’s stay is reassessed every 30 days. She shared a few success stories from the program.



PLAN FOR ACCELERATING TRANSFORMATIVE HOUSING (PATH) INNOVATIONS COMMITTEE MEETING

Wayne Earl asked whether the program residents were already receiving support from other programs prior to enrolling in the interim housing program. Mary Juarez-Fitzgerald shared that some were and some were not already connected with other services.

Juno Hedrick inquired about the temporary nature of the Next Step program for participants who lose the housing opportunity they had identified when they entered the program. They asked whether people in these circumstances might stay at Next Step indefinitely. Mary Juarez-Fitzgerald shared that the priority is to ensure that people in these circumstances do not exit to unsheltered homelessness, and that participants and HCEB staff will discuss alternative housing options in a best effort to exit to housing. Chaeanna Williams noted that HCEB meets not only with clients but also with landlords and property management companies to match clients with the best options available for them, which helps promote flow through the program.

Juno Hedrick asked how the Next Step program is introduced to prospective participants. Jamie Schecter indicated that a shelter case manager can bring the program up as an option in a case management meeting. Juno Hedrick raised the potential risk of individual staff members' judgements playing a role in who is and is not offered the program. They shared a bit of their lived experience regarding opportunities like this being used as an incentive or reward for certain types of behavior in shelter settings. Mary Juarez-Fitzgerald specified that only people in shelter with already identified housing solutions would be eligible for the program. She shared that shelters have been directed to offer Next Step openings, when available, to all shelter residents with a housing solution identified. She also shared that some people may opt to stay in shelter given that there is a higher level of care available in shelter and based on individual preferences and circumstances. For example, Next Step does not provide transportation support that shelters may. This could be a determining factor for some residents.

Announcements

No announcements were made.

Next Steps

Matt Lemon stated that the next scheduled meetings are a Working Group meeting on March 20, 2025, a Working Group meeting on April 17, 2025, and a Committee meeting on May 15, 2025.

The meeting adjourned at 10:30 a.m.