



**Meeting Agenda  
Continuum of Care (CoC) Board  
Wednesday, August 9, 2023  
2:00pm – 3:30pm  
Ventura County Office of Education  
5100 Adolfo Road, Camarillo**

Zoom Meeting ID: 871 1841 0223

<https://us02web.zoom.us/j/87118410223>

1. Call to Order
2. Board Comments
3. CoC Staff Comments
4. Public Comments: Public Comment is an opportunity for the public to participate in public meetings by addressing the Ventura County Continuum of Care Board in connection with one or more agenda or non-agenda items. This meeting is subject to the Brown Act and public comments may be submitted by using one of the following options:

**Email in advance of the meeting:** If you wish to make public comment on an agenda item via email, please submit your comment via email by 4:30pm on the day prior to the Board meeting. Send emails to: [venturacoc@ventura.org](mailto:venturacoc@ventura.org) Please indicate the agenda item you would like to speak on if relevant and whether you would like your message read by staff or you will be participating and would like to provide your comments during the live meeting.

**During the meeting:** Participants may use the chat function in zoom to indicate they would like to make a comment. Staff will call on participants during the public comment section of the meeting or during specific item following staff presentation of the item.

Continuum of Care Governance Board Business

5. Approval of Board Minutes from July 12, 2023.
6. Approval of a Contract Renewal with the National Health Foundation as a Qualified Organization to Engage People with Lived Experience of Homelessness.
7. Approval of the Funding Recommendations for State of California Homeless Housing & Assistance Program (HHAP) Program Interest in Rounds 1, 2, and 3, as developed by the VC CoC Data, Performance & Evaluation Committee.
8. Receive and File a Report on the Development of a Shared Housing Program for Ventura County.



**Meeting Minutes  
Continuum of Care (CoC) Board  
Wednesday, July 12, 2023  
2:00pm – 3:30pm  
Ventura County Office of Education  
5100 Adolfo Road, Camarillo**

- 1. Call to Order:** Manuel Minjares, Vice Board Chair, called the meeting to order at 2:02pm  
**Board Members:** Mara Malch, Emilio Ramirez, Manuel Minjares, Jack Edelstein, Ingrid Hardy, Michael Nigh, Kevin Clerici, Dr. Sevet Johnson  
**Absent:** Paul Drevenstedt, Pauline Preciado, Stefany Gonzalez, Dawn Dyer, Juliana Gallardo  
**Staff:** Alicia Morales-McKinney, Christy Madden, Felipe Flores, Morgan Saveliff
- 2. Board Comments:** No Comments
- 3. CoC Staff Comments:** Alicia Morales-McKinney shared that the CoC is still awaiting the standard agreement from the state for HHAP 4 and shared that HHAP 5 will be released once the CoC NOFO closes.
- 4. Public Comments:** Doug Lipton (attendee) noted a lack of inter-agency data sharing amongst programs and expressed disappointment with how this impacts clients. Doug shared that people who are unhoused are not always familiar with organizational requirements and a lack of empathy leaves people feeling discouraged to access services and support.  
  
Elizabeth Stone (attendee) thanked Doug for his comments and highlighted the importance of empathy when delivering services. Elizabeth shared two articles with the board, one on trauma informed services, and another on common language development for client interaction and service delivery.

Continuum of Care Governance Board Business

- 5. Approval of Board Minutes from June 14, 2023.**  
Jack Edelstein moved for approval, Dr. Sevet Johnson was second; Mara Malch abstained; the balance of the Board was in favor.
- 6. Receive a presentation from Ventura County Behavioral Health on the State Behavioral Health Bridge Housing Grant.**  
Susan White Wood made a presentation on VCBH's new State Behavioral Health Bridge Housing Grant. Susan shared that this new program is expected to launch by June 2024 and will provide 20 new shelter beds county-wide and up to 3-week motel stays with intensive housing navigation services. In order to qualify for the program, clients must be homeless with severe mental health diagnoses, be willing to participate in VCBH services, and must be referred through CES. Susan shared that HomeKey and CareCourt participants will be prioritized. Susan shared that they received the notice of award two weeks ago and are waiting for the contract to be executed with the state.  
  
Ingrid Hardy inquired if there is a timeline estimation for when the contract will be executed with the state. Susan shared that the contract is anticipated to be executed within the next 6 weeks. Kevin Clerici asked about the status of board and care facilities and shared that, to his understanding, many

are closing across the state. Susan confirmed that board and cares are closing state-wide. Susan shared that board and cares have the same license from the state as assisted living, but board and cares accept social security in lieu of rent whereas assisted living does not. Susan shared that the number of board and cares has been decreasing due to costs associated with running the programs. Jack Edelstein asked if assisted living also accepts SSI and Susan stated that board and cares are the only programs that accept SSI in lieu of private pay.

**7. Approval of the 2023 Rank and Review Policy for the Housing and Urban Development (HUD) Continuum of Care Funding Competition and Authorization for Staff to Release the 2023 Letter of Intent for Continuum of Care Funded Projects and Release a Request for Proposals for New Projects.**

Alicia Morales-McKinney requested board approval to release the Letter of Intent for CoC funded renewal projects and to release a Request for Proposals for new projects. Alicia shared that the CoC NOFO was released on July 5<sup>th</sup>, 2023 and will be due Thursday, September 28<sup>th</sup>, 2023. Alicia shared that renewals would likely be due to be returned to staff in August who would present findings to the board after meeting with the data committee. Alicia discussed HUD priorities and reviewed the Rank and Review policy with the board. Alicia shared that CoC staff is in the process of reviewing the NOFO, comparing content to last year, and reviewing areas of improvement for sections that previously received lower scores. Alicia shared this years' application focuses more heavily on supporting youth and inclusion and engagement with people with lived experience.

Elizabeth R. Stone shared with the board that FIND works to increase employment amongst people with lived experience by providing employment opportunities to work as peer support specialists. Elizabeth shared that FIND can offer support in many areas and highlighted the importance of incorporating input from people with lived experience.

Kevin Clerici motioned for approval; Dr. Sevet Johnson was second; all in favor.

**8. Receive and file a report on progress to end homelessness among Veterans in Ventura County.**

Alicia Morales-McKinney provided an update on the effort to end homelessness among Veterans. Alicia shared the current work of the Veteran Sub-Committee and discussed efforts to increase data sharing and coordination.

Keven Clerici asked if U.S. Vets will be partnering. Alicia shared that is the hope as they offer valuable resources for the veteran community. Manuel Minjares asked if there is any update on whether the VA is planning on entering data information exchange. Alicia shared that there are ongoing conversations to make data integration happen and that the CoC and partners are exploring HMIS and other data sharing platforms as options.

Doug Lipton shared that he is a veteran of the U.S. Navy and shared that there needs to be more outreach efforts for homeless veterans. Doug explained that in his experience, he was never informed of veteran services while homeless and highlighted the importance of outreach efforts to get veterans connected to benefits and services.

**9. Receive and file a report on Ventura County CoC Committees, Workgroups and Staff updates.**

Felipe provided an update on CoC committee work and briefly shared that LeSar Development Consultants continues to work on their analysis of local homeless programs and services.

Jack Edelstein asked Felipe if he could expand on the work of LeSar. Christy Madden shared that LeSar is a consulting agency that was hired by the county to provide recommendations on the county-wide plan to prevent and end homelessness. Christy explained that LeSar will conduct a qualitative and quantitative analysis and provide actionable recommendations by the fall.

**Additional items not on the agenda:** No further comment.

Next meeting set for August 9<sup>th</sup>, 2023

Meeting adjourned at 3:15pm.

August 9, 2023

VC CoC Governance Board

**SUBJECT:** Approval of a Contract Renewal with the National Health Foundation as a Qualified Organization to Engage People with Lived Experience of Homelessness.

**BACKGROUND:** The Ventura County Continuum of Care (VC CoC) Board authorized an allocation of \$95,000 in FY2022-23 VC CoC Planning Grant funds to be used for the inclusion of experience and expertise of people who are currently or have experienced homelessness. HUD has encouraged Continuums of Care to “hold space” for those who are willing to share their lived experience. Holding space by providing unconditional support and actively seeking input from different perspectives can make a positive impact on our homelessness system.

**DISCUSSION:** In August 2022, the VC CoC Board authorized funding the National Health Foundation to engage people with lived experience with following activities:

- Organize a community workgroup for PLE to begin activities and hold space for discussion;
- Offer stipends to PLE who are willing to engage and offer input;
- Provide training to the VC CoC service providers on how to better engage with PLE;
- Debrief with PLE after community meetings for feedback;
- Offer mentoring opportunities for PLE through peer support;
- Attend VC CoC committee meetings to provide input;
- Report back to the VC CoC Board with recommendations.

The National Health Foundation has been partnering with peer support services, A Friend In Deed, which is managed and led by Elizabeth R. Stone. Elizabeth has been working with local street outreach teams and connecting with service providers throughout the County to engage more people in the PLE workgroup. She currently chairs the Transitional Age Youth (TAY) BHAB Committee and is a member of the VC CoC Data Committee. Elizabeth has been actively involved in peer support work through a State grant and regularly attends community meetings to provide feedback and input. Additionally, she has been leading a weekly PLE workgroup to hold space for feedback and discussion on new initiatives.

**RECOMMENDATIONS:** Authorize VC CoC staff to renew the contract with National Health Foundation for \$95,000 in FY2023-24 HUD CoC Planning Grant funds to engage people with lived experience and expand the community workgroup countywide.

August 9, 2023

VC CoC Governance Board

**SUBJECT:** Approval of the Funding Recommendations for State of California Homeless Housing & Assistance Program (HHAP) Program Interest in Rounds 1, 2, and 3, as developed by the VC CoC Data, Performance & Evaluation Committee

**BACKGROUND:** The Ventura County Continuum of Care (VC CoC) Board adopted HHAP grant priorities on December 9, 2021 and re-reviewed the funding priorities for adoption on June 14, 2023 for Program Interest in Rounds 1, 2, and 3. VC CoC staff released the HHAP 1-3 Program Interest Request for Proposals (RFP) on June 28, 2023, with applications due on July 21, 2023. We are recommending an allocation of \$95,000 in interest from Rounds 1, 2, and 3.

In response to the RFP, proposals for HHAP 1-3 Program Interest funds were received for Rapid Rehousing and Operational Subsidies. There was a total of five applications received with a total funding request in the amount of \$470,473. All applications met eligibility and were included in the rank and review process. VC CoC staff used a standard scoring criterion when reviewing the HHAP 1-3 Program Interest proposals which includes the following categories: 1) applicant capacity, 2) project design and approach, 3) financial capacity, feasibility, sustainability, 4) past performance (HMIS data quality and performance), 5) coordination and collaboration, and 6) HHAP funding priority. The VC CoC Data Committee reviewed the staff analysis of proposals received and made funding recommendations based on State and VC CoC Board priorities.

The VC CoC Data Committee is recommending funding for the following two proposals: 1) United Way of Ventura County's Landlord Engagement Program in the amount of \$47,500 for Rapid Rehousing to increase landlord incentives, including application fees, no loss of rent holding fees, holding deposits, signing bonuses, and mitigation fees; and 2) Turning Point Foundation's Our Place Safe Haven in the amount of \$47,500 for Operating Subsidies in support of quality staffing that is appropriate for the higher needs of those experiencing homelessness with mental illness and/or substance use disorders, as well as operational costs for this critical low barrier specialized shelter with services.

### HHAP Round 1-3 Program Interest Funding Recommendations

Applicant	Project Title	Activity Type	Request	Recommendation
UWVC	UWVC Landlord Engagement Program	RRH	\$ 95,000	\$ 47,500
Turning Point Foundation	TPF RRH	RRH	\$ 91,943	\$ -
Turning Point Foundation	PSH Op Subsidies	Op Subsidies	\$ 94,782	\$ -
Turning Point Foundation	Safe Haven Op Subsidies	Op Subsidies	\$ 93,748	\$47,500
Salvation Army	Hope Center	Op Subsidies	\$ 95,000	\$ -
			<b><u>\$470,473</u></b>	<b><u>\$95,000</u></b>

**RECOMMENDATIONS:**

1. Approve the VC CoC Data Committee funding recommendations for California Homeless Housing & Assistance Program (HHAP) Program Interest in Rounds 1, 2, and 3.



August 9, 2023

VC CoC Governance Board

**SUBJECT:** Receive and File a Report on the Development of a Shared Housing Program for Ventura County.

**BACKGROUND:** Shared Housing encompasses many different types of shared living situations, including temporary and permanent destinations. Fundamentally, shared housing involves two or more related or unrelated people or households sharing a single apartment or home, where there is both separate (private) and shared living space.

For households receiving HUD assistance, HUD regulations (24 CFR § 982.615 through 24 CFR § 982.618) define Shared Housing as “...a single housing unit occupied by an assisted family and another resident or residents. The shared unit consists of both common space for use by the occupants of the unit and separate private space for each assisted family. The unit may be a house or an apartment.” HUD and the VA also encourage public housing agencies and service providers to adopt policies and operational practices that support Shared Housing.

- [Notice PIH 2021-05](#): provides important reminders about Shared Housing as a permissible and viable option, along with reminders about related programmatic requirements.
- [PIH Rule 86 FR 53207](#): Includes requirement that PHAs allow for Shared Housing as a special housing type for HUD VASH, regardless of whether allowed for other households in administrative plan.

VC CoC Staff opted to receive Training and Technical Assistance (TTA) offered by the State Department of Housing and Community Development (HCD) to learn more about developing a local Shared Housing program. Staff invited United Way of Ventura County’s Landlord Engagement Program to participate in monthly meetings with TTA provider, Homebase.

**DISCUSSION:** National, State and local efforts are underway to support Shared Housing, driven in part by what people say they want and recognition that most people spend their last night before becoming unhoused at a family member or friend’s home. Also, rising rent costs have continued to be a barrier for people seeking rentals independently. Providers assisting people who are unhoused are increasingly focused on diversion strategies, by helping people safely return to family or friends. These can be either temporary or permanent with the right support and resources.

The need for policies, investments, and services to support Shared Housing has never been greater:

- Rent costs are increasing faster than wages
- Affordable rental housing options are decreasing relative to demand

- Federal emergency rental assistance is decreasing
- Leading to increasing housing insecurity and homelessness

Increasing focus and resources to stabilize or create sustainable Shared Housing can help, in part, to mitigate these conditions by opening more short- or long-term housing options for households who struggle to individually afford housing, including people experiencing homelessness who do not require long-term supportive services. In Shared Housing, households – typically individuals without children - split rent payments to reduce individual rent burden to make housing affordable. Shared Housing programs are being stood up in communities around the country to facilitate and help people stabilize in permanent housing. Often called “roommate matching,” such programs focus on matching individuals with similar interests and a willingness to cohabitate. Additionally, anecdotal evidence indicates such programs also help to decrease social isolation and increase self-determination.

VC CoC Staff continue to work with Homebase, State TTA provider, to further understand and develop a Shared Housing program in Ventura County. It is recommended that our CoC provide training to local service providers, landlords/property managers and stakeholders to implement strategies in support of this program. For instance, states such as Connecticut are incorporating strategies for supporting existing shared living situations (e.g., for people who are “doubled-up” and imminently at-risk for literal homelessness) into statewide training on Housing Problem-Solving, while many communities are beginning to facilitate Shared Housing options for families and Veterans where each have a federal rental subsidy voucher (e.g., HUD-VASH, Housing Choice Voucher Program (“Section 8”).

Homebase is working with VC CoC and United Way’s staff to develop a virtual training session that will focus on the major aspects of Shared Housing including roommate matching, master leasing, landlord relations, Coordinated Entry System (CES) referrals and more. Homebase will provide information on best practices and engage participants in refining a Shared Housing program in Ventura County.

The following provides a brief sampling of recent and emerging resources related to Shared Housing:

- [U.S. Interagency Council on Homelessness: Shared Housing – An Effective, Rapid, and Solution-Based Housing Option](#)
- [Shared Housing Institute](#)
- [VA SSVF Shared Housing Toolkit](#)
- [Shared Housing ICF/CA HCD Training](#)

# SHARED HOUSING PROGRAM

## VENTURA COUNTY



VENTURA COUNTY  
**CONTINUUM OF  
CARE ALLIANCE**

ENDING HOMELESSNESS  
IN VENTURA COUNTY



## Shared Housing

### WHY SHARED HOUSING

There are over 1 million available bedrooms in Los Angeles. ALA Shared Housing converts spare rooms into affordable housing which allows the senior homeowner to age in place and for housing seekers to secure affordable rent.

### HOW IT WORKS

ALA screens, matches, and monitors two people to share a home based on living preferences and compatibility. Arrangements may be rent or a combination of rent and daily living support such as cleaning, cooking, or transportation.

### OUR SUCCESSES

ALA has had 2,500 successful matches since our inception in 1978, with a match rate of 94%. The average duration is 2.5 years. Given the program's myriad benefits, the popularity of Shared Housing as a housing option is growing for seniors.



## SHARED HOUSING

< TOOLKIT MENU

### At a Glance

- Type:** Development type
- Where tool is used:** Residential neighborhoods
- Timeline:** Short-term
- Who implements:** Homeowners
- Relative density impact:** Low



## Expanding System Capacities for Shared Housing

The Shared Housing Institute develops tools, resources and trainings on effective shared housing practices. Our work is built from the strength of partnerships. We engage with organizations, experts, and communities to collectively expand this housing option to prevent and end homelessness.

Contact Us



## Shared Housing

is when two or more people live together and share common space in temporary or permanent housing. SHI promotes shared housing as a critical permanent housing solution to end homelessness.

### What is the NSHRC?

The National Shared Housing Resource Center (NSHRC) is a network of independent non-profit homesharing programs across the United States. Our goals are to raise awareness of the benefits of homesharing, encourage best practices and cross learning among programs, and to foster the development of new homesharing programs.

### What is Homesharing?

Homesharing enables two or more unrelated people to share housing for their mutual benefit. A person offers a private bedroom and shared common area in exchange for rent, help around the house or a combination of the two. Every homesharing arrangement is unique. It's about people helping people.

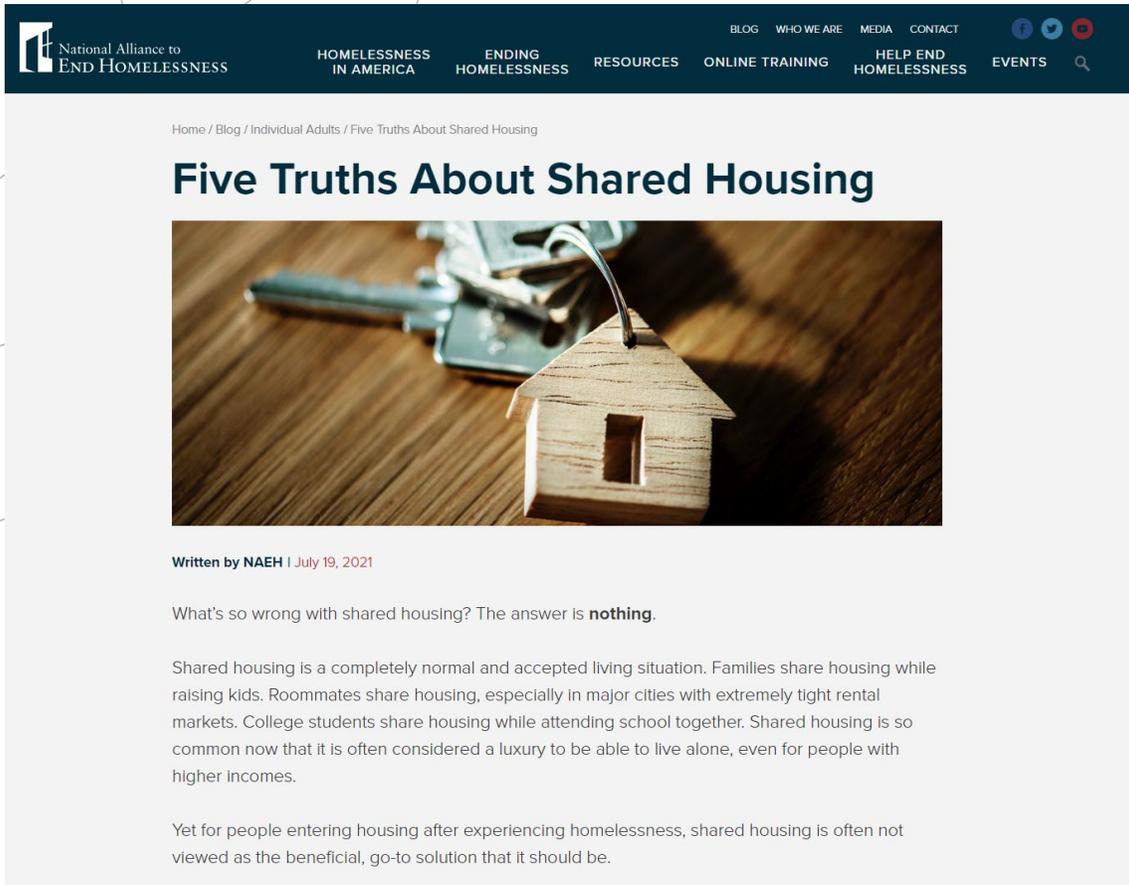
### Homeshare Programs

In the U.S., some homeshare programs work in specific neighborhoods, others in much larger geographic areas. Some programs target specific populations, but most focus on matching older adults with younger homesharers. If you are looking for a housemate, visit the Program Directory which lists Homesharing programs by State.

The National Shared Housing Resource Center is a network of independent non-profit homesharing programs across the United States. We do not offer homesharing opportunities. If you are looking for housing see the Directory which lists homesharing programs by state with their contact information.



# SHARED HOUSING.....



The screenshot shows the top navigation bar of the National Alliance to End Homelessness website. The header includes the organization's name, 'HOMELESSNESS IN AMERICA', and 'ENDING HOMELESSNESS'. The main navigation menu contains: BLOG, WHO WE ARE, MEDIA, CONTACT, RESOURCES, ONLINE TRAINING, HELP END HOMELESSNESS, and EVENTS. Social media icons for Facebook, Twitter, and YouTube are also present. The breadcrumb trail reads: Home / Blog / Individual Adults / Five Truths About Shared Housing. The article title is 'Five Truths About Shared Housing'. Below the title is a photograph of a wooden house-shaped keychain on a wooden surface next to a set of keys. The byline is 'Written by NAEH | July 19, 2021'. The first paragraph states: 'What's so wrong with shared housing? The answer is **nothing**.' The second paragraph explains that shared housing is a normal living situation, common among families, roommates, and college students, and is often considered a luxury. The third paragraph notes that for people who have experienced homelessness, shared housing is often not viewed as the beneficial solution it should be.

Is NOT a lesser option

IS Flexible

Is totally worth it financially

Can maximize quality of life

Does not have to be forever