

Siskiyou Crossroads: A “No Place Like Home” Project

A collaboration of Siskiyou County and
Rural Communities Housing
Development Corporation, with support
from the City of Yreka

February 15, 2022

Project Summary

50 Unit Project, 49
with Affordable
Rents



24 units are set aside for individuals experiencing homelessness in a supportive housing setting. 25 units will be affordable to Yreka residents from the local workforce and/or seniors



Supportive housing for individuals experiencing homelessness has been well researched as an effective tool to end homelessness and promote independence



The project leverages millions of dollars in non-County funds to develop needed housing for our community



The State of California is providing local governments and affordable housing developers with unprecedented funding to address housing needs and homelessness in their communities

Supportive Housing Units are Funded by “No Place Like Home”

- Program enacted by the State in 2016.
- Dedicates up to \$2 billion in bond proceeds to invest in supportive housing for individuals experiencing homelessness with a mental illness.
- Siskiyou County applied for and received \$500,000 in noncompetitive allocation NPLH funds and \$8,158,695 in NPLH competitive funds, for a total of \$8,658,695.

No Place Like
Home Program
(NPLH)

NPLH Development Sponsor

- Siskiyou County selected Rural Communities Housing Development Corporation (RCHDC) as the County's Development Sponsor for its NPLH housing project in July 2020, after a Request for Qualifications process
- RCHDC presented to the Board of Supervisors on October 6, 2020 to describe their background, experience and share early plans for the NPLH project
- On December 8, 2020, the Board of Supervisors approved an Exclusive Negotiating Rights Agreement with RCHDC to purchase County-owned property located on Foothill Drive in Yreka for the NPLH project

Other Supporting Siskiyou County Efforts



10-Year Plan to Address Homelessness
(Completed July 2019)

A county-wide collaborative plan and threshold requirement for NPLH.



Site Feasibility Study
(Completed April 2020)

Assisted RCHDC in identifying an appropriate site.



Other Funding

The County applied for and received funds to support the project from Partnership Health Plan, Mental Health Services Act, HHAP and PLHA

What is Supportive Housing?



It combines affordable housing and services. It is designed for people with serious mental illness or other disabilities who need support to live stably in their community.



Housing with no pre-determined time limit on how long someone can stay. Residents have a regular lease where they pay rent and have the same rights and responsibilities of anyone renting housing.



Services can include case management, substance use or mental health counseling, assistance in locating and maintaining employment, life skills training, etc.



Proven solution for people who have experienced chronic homelessness, as well as people with other disabilities.



Is shown to be successful, cost effective and beneficial to communities.

Project Success Components: Supportive Services

These are the minimum services that will be offered to residents

Case management: Each tenant will have a County case manager who meets with them regularly

Peer support activities

Mental health care, such as assessment, crisis counseling, individual and group therapy, and peer support groups

Substance use services, such as treatment, relapse prevention, and peer support groups

Support in linking to physical health care, including access to routine and preventive health and dental care, medication management, and wellness services

Benefits counseling and advocacy, including assistance in accessing SSI/SSP, enrolling in Medi-Cal

Basic housing retention skills (such as unit maintenance and upkeep, cooking, laundry, and money management) and good tenant skills

Project Success Components: On- Site Property Management

RCHDC's team includes a
Property Management Division

RCHDC will have
an on-site property
manager who lives
in one of the units

Screen applicants
in partnership with
County

Engage with
residents to ensure
compliance with
lease terms

Provide activities
that promote sense
of community among
residents

Maintain the property
to standards required
by funders and
investors

Meet with County staff
on a regular basis to
confer on areas of
concern and develop
solutions

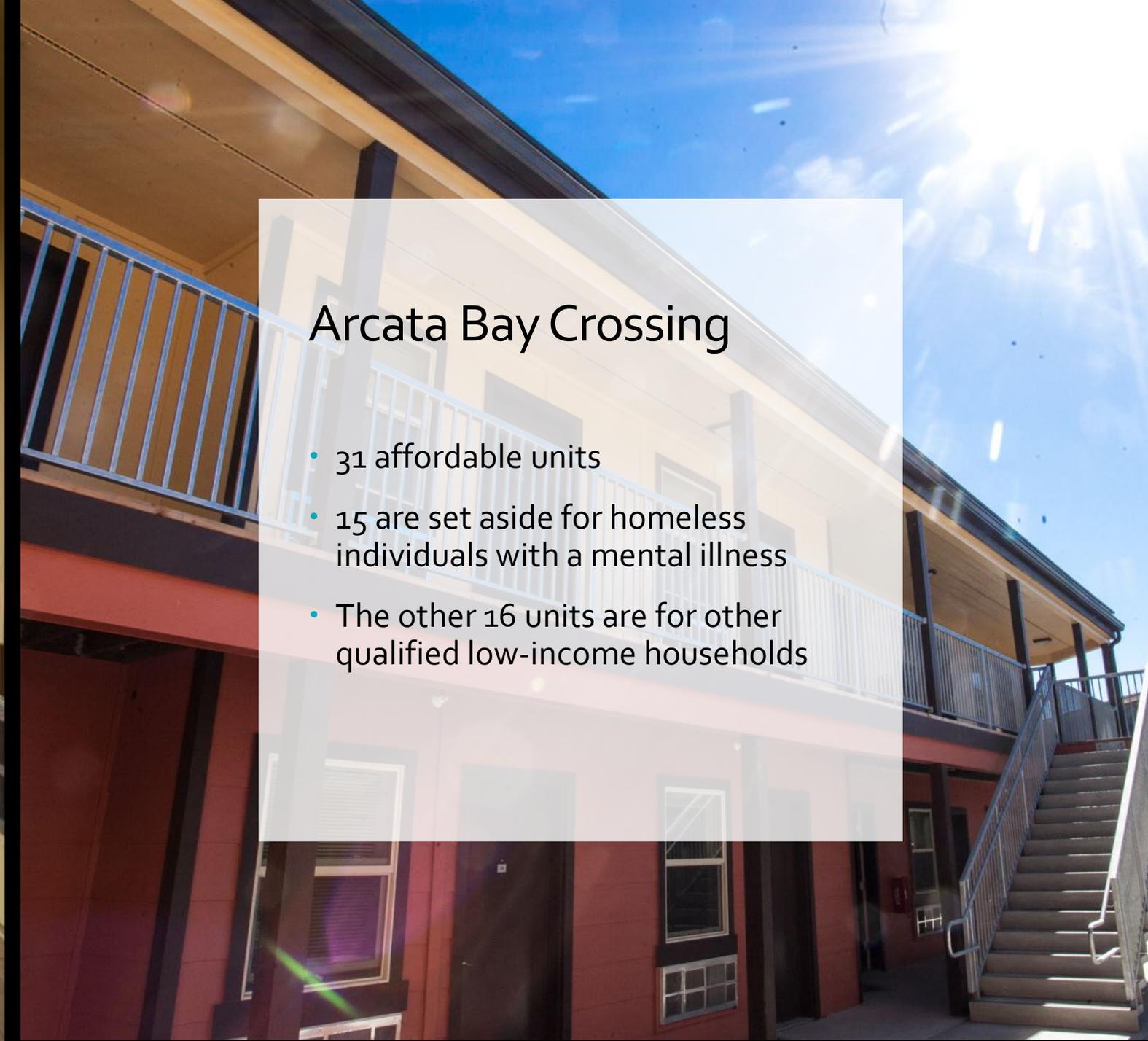
Ensure long-term
viability of property
as a community asset

Example of Supportive
Housing as part of larger
project from Humboldt
County: Arcata Bay
Crossing



Housing
Humboldt
Connecting Families & Homes





Arcata Bay Crossing

- 31 affordable units
- 15 are set aside for homeless individuals with a mental illness
- The other 16 units are for other qualified low-income households

Rural Northern CA Study and Experience: Plumas County Transitional Supportive Housing

- 2 Year Period, 2017-2019, 20 clients total:
 - **100%** decrease in admissions to psychiatric treatment and substance use treatment facilities
 - **63.6%** decrease in total number of incarcerations
 - Number of clients on probation decreased by **50%**
 - Unwarranted visits to hospital emergency rooms decreased by **85.7%**
 - Number of clients who maintained or gained income through employment or SSD/SSI increased by **30.8%**
 - **66.7%** of clients moved from the transitional program into a permanent living arrangement

More About Supportive Housing

Proven Benefits of Permanent Supportive Housing

Source: Corporation for Supportive Housing



Improves lives: Decreases homelessness, has positive effects on housing stability, employment, earnings and health outcomes



Generates cost savings to public systems: Shown to decrease usage of shelters, hospitals, emergency rooms, jails and prisons



Benefits the greater community: Improves safety for everyone, residents are integrated back into community

Housing Outcomes with Supportive Housing: What the Studies Show

Source: Corporation for Supportive Housing

Shelter/Homelessness

- Significant decrease in proportion of time spent homeless
- Declines in number of shelter days used
- Reduced emergency shelter costs

Stable Housing Retention

- Studies show 73% to 93% of residents stay housed after one year
- 14% to 18% exit to transitional or institutional setting
- 10% to 15% exit to permanent housing

Housing First Principles

- Housing placement is viewed as the first intervention, but not the only intervention.
- Housing is the foundation of stability that is then used to help people take advantage of supportive services including mental health and substance use disorder services.
- Housing First uses a trauma-informed approach to helping people stabilize their lives and gain independence over time.
- Services are offered which are tailored to the individual's needs.
- It addresses ending the cycle between jails, hospitals, shelters and streets that those with severe mental illness too often experience.
- Shown to be less expensive than allowing people to remain homeless and using crisis services.

Housing First Promotes Housing Stability and Well-Being

- People with the foundation of a home are better positioned to take advantage of supportive services:
 - They have the stability in which to engage in job search.
 - They have the platform they need to provide care and continuity for their young children.
 - They have the safety housing affords that allow those who want to address traumatic experiences with a skilled practitioner to do so at a pace that is unthreatening and makes sense to them.
 - They have a safe place to store medication and address their health and mental health needs.

Housing First Successes

Source: Corporation for Supportive Housing

Clients in a Housing First model access housing faster and are more likely to remain stably housed.

A majority of clients are found to use the optional supportive services and are more likely to:

participate in job training programs

attend school

discontinue substance use

have fewer instances of domestic violence

spend fewer days hospitalized

One study found an average cost savings on emergency services of \$31,545 per person housed in a Housing First program over the course of two years.

Another study showed that a Housing First program could cost up to \$23,000 less per client per year than a shelter program.

Summary

The No Place Like Home Program is providing funding for the development of 24 Supportive Housing units. RCHDC has leveraged millions of dollars in other funding, including tax credits, to support the development of the other 25 affordable units.

Permanent Supportive Housing is a combination of affordable housing and services for people who need supports. Housing First is an approach and framework for ending homelessness by putting housing at the front of intervention.

The County will provide supportive services, including behavioral health case management, counseling, etc. to the tenants in the NPLH units.

RCHDC will manage the property as an asset and provide an on-site property manager who will coordinate closely with County staff, as well as provide general resident services. RCHDC's property management unit will maintain the property.

Questions?



No Place Like Home: Mendocino County & RCHDC