

# COUNTY OF YOLO

## EXECUTIVE COMMISSION TO ADDRESS HOMELESSNESS

Special Meeting Minutes

3.19.24

1:30 p.m. – 3:30 p.m.

Woodland Community Center

2001 East St., Woodland, CA 95776

**Chair**  
**County of Yolo**  
Dr. Mary Vixie  
Sandy

**Vice Chair**  
**City of Woodland**  
Councilmember  
Rich Lansburgh

**City of Davis**  
Councilmember  
Gloria Partida

**City of West Sacramento**  
Councilmember  
Verna Sulpizio Hull

**City of Winters**  
Mayor Pro-tem  
Albert Vallecillo

**Homeless & Poverty Action Coalition**  
HPAC Chair  
Jeneba Lahai

<b>Commission Members Attended:</b>	<b>Present</b>	<b>Absent</b>
<i>Yolo</i> , Chair – Board Supervisor Dr. Mary Vixie Sandy	x	
<i>Woodland</i> , Vice Chair – Councilmember: Rich Lansburgh	x	
<i>Davis</i> , Councilmember: Gloria Partida	x	
<i>West Sacramento</i> , Councilmember: Verna Sulpizio Hull	x	
<i>Winters</i> , Councilmember: Albert Vallecillo	x	
<i>HPAC</i> , Chair – Jeneba Lahai	x	

- Welcome and Introductions – Vice Chair, Councilmember Rich Lansburgh
  - Councilmember Rich started the special meeting by having each board member present themselves and he also recognized people in the audience. Audience introductions were skipped because they had a special agenda and time didn't permit. Rich gave a speech about the Commission, and it's focus which is regional policy, strategy and implementation focused on affordable housing development, data and gap analysis, best practice research, social policy, and systemic change to promote an effective response to the issue of homelessness in the County of Yolo. He also mentioned that we're currently in year 2 of the 2023-26 strategic Plan to end Homelessness, which is an update from the 2019 plan using current data to end homelessness.

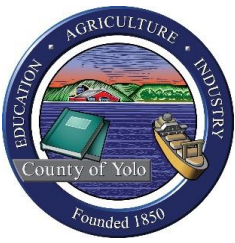
### Consent Agenda

- Review and Approve: 3.19.24 Special Meeting Agenda – Action Item.

<b>Motion</b>	Jeneba Lahai
<b>Second</b>	Albert Vallecillo
<b>Ayes</b>	All
<b>Nays</b>	None
<b>Abstention(s)</b>	None
<b>Absent</b>	None

### Regular Agenda

- Public Comment
  - None
- Bay Area Community Services (BACS) Presentation

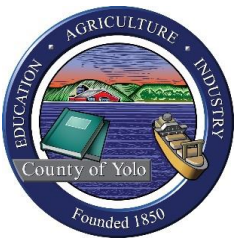


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- Marisa Green, Deputy Branch Director, Health and Human Services Agency, introduced BACS and mentioned that the county was first introduced to them by CommuniCare OLE when they were researching and searching for a housing partner for their Prop 47 Connection 2 Care program. They had a meeting with BACS about potentially coming to Yolo County to bring their wisdom and their experience. BACS has demonstrated successes in piloting programs, building best practices, and creating behavioral health and housing models that are used widely today.
- Jamie Almanza, CEO of Bay Area Community Services, thanked everyone for spending time today to listen to their special presentation and they hope to be able to answer any questions, share their insights and model of care. First, Jamie started with the organizations mission, vision, and values; 15 years ago, they refined their mission by adding the term “whatever it takes” because they realized that all adults have families and they needed to aspire to do “whatever it takes” for each individual, each adult, each family member, etc. people that live outside need to be fully wrapped around to transition to be living outside to be living inside sustainably with services. Their vision is all about neighborhoods, every neighborhood is special, everyone belongs to a neighborhood, the houseless community members also belong to a neighborhood. They know there’s a lot of myths out there throughout the state and county that people come into areas that are foreign to them to become homeless, Yolo data shows that people generationally are here, and it takes one moment, shock to the system from transitioning to being inside to being outside. If you’ve been homeless before, you’re most likely to be homeless again. Targeting those individuals that have been homeless before is number one. Other shocks to the system are, if you lose your job, you lose a partner, you have a higher likelihood to become homeless. It’s important to recognize the path and pathways that people become homeless. They’ve just updated their values and they’re about housing not incarceration, although they work closely with law enforcement partners because they want to solve houselessness just as much as anyone in the community.
- They started 70 years ago in 1953, as a social services bureau where thirteen churches came together and created BACS and that same thing is what they espouse to move forward with today, which they’ve just expanded dramatically. They expanded not by need, but by following the population tracks. They’ve served over 100,000 people, as of today they have over 600 full-time employees throughout 5 counties. They’ve went through a big strategic endeavor to create a livable wage a strong benefits package for their employees. They started in Alameda County back in the day and they naturally started navigating up, Contra County, Solano County, Sacramento County, and being here today in Yolo, which is nestled between Solano and Sacramento they already have economies of scale. They’ve worked in rural, urban, and suburban areas throughout their



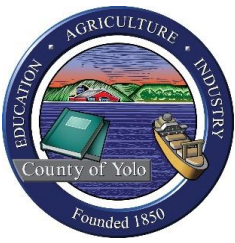
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different endeavors, as rural as Salinas and Monterey County, parts of Solano County and Yolo has a unique makeup of the county and community.

- They are an agency that brings together behavior health, housing and homelessness, and forensics. Behavioral health would be people living with mental health disorders, they mostly work with people with severe and persistent mental illness like schizophrenia diagnosis and bipolar. They also work with people that have co-occurring needs, like active substance use disorders. They are an organization that doesn't say, "you have to get sober before you come to work with BACS" they're the opposite. Their harm reduction model is about relationships and about meeting people where they're at and helping individuals be open about their substance use issues to help them through the phases of change. They run the full system of care in both the housing and homeless side and the behavior health side. Everything from street-based outreach to interim housing model, to permanent housing, to permanent supportive housing. In the behavior health side, they run psych emergency rooms, run crisis residential programs, run forensic programs, all the way through wellness centers and a lot of case coordination.
- Last year's impact, they helped 2,820 households stay housed who were on the verge of homelessness with their prevention program. For every one person that is housed, three to four people are falling into homelessness. They implemented a major model that's targeted to homeless prevention with a prioritization model where they can predict who will most likely will become homeless and then they help them by rental assistance, by working with the landlord and negotiating not to evict them. They served about 20,000 people total in last year. 1,000 people moved from homelessness to permanent housing where they can stay for the rest of their lives. Lastly, they served 3,173 people who got BACS support in a behavioral health crisis, instead of emergency care.
- Jovan Yglecias, LMFT, Chief Program Office of Bay Area Community Services, stated that everyone in leadership has gone and done the work firsthand, person to person, to keeping an ear to what's happening on the ground with their staff is extremely important to us. Everyone who is on the executive level have all done direct service and have years of experience with it. They have knowledge directly and having an understanding on how to put these systems together. From their inception, BACS was founded under the premise that folks belonged to a community and have the right to be a part of that community. From the very beginning they were founded under those values and created Hub's where people can congregate and live together and receive community-based services.
- Jovan then went on to discuss BACS spectrum of care which are merely funding sources because all their services are integrated whether their funded through housing dollars or behavioral health dollars. If a client comes into one program, they are going to work their hardest to ensure



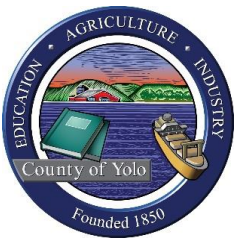
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they are going to get services from any program that they wish. Their homeless and housing program consist of homelessness prevention and housing stabilization; services that keep people in their current housing through rental assistance and other quick supportive services. They also operate housing resource centers and the custodians of the coordinated entry system in Alameda County. Operate multiple access points integrated with their behavioral health wellness centers where they essentially have become one stop shop for their clients. They operate interim housing/respice models what they call their housing fast support network where they have replicated across several communities. It is different than transitional housing in the sense that it's more rapid pace where clients are engaged in the discharge planning from the day, they enter the program to build a meaningful transition plan that helps them find a meaningful live in the community to be successful. They also offer extremely low-barrier short-term housing through rapid re-housing program which are integrated with their coordinated entry system of care and access points. BACS is also a subsidy administrator that have infused with their housing location team both creating relationships with a network of landlords. Lastly and most importantly they are actively adding housing to the pool in each of the communities that they serve by creating deeply adorable. BACS operates independent living houses where folks who are formerly homeless can live, commune, and build lasting relationships together.

- BACS spectrum of behavioral health services is similarly fashioned in terms of ease of access and low barrier all the way up to more intensive services. At the very beginning and lowest barrier access is their wellness centers where they have prevention services and peer-oriented services that are run and operated by folks who have the experience. Nearly 60% of staff identify as having lived experience and these are their personnel at all levels. They also operate crisis navigation as a mobile response team or at hospitals and CSU's where their meeting folks and provide that navigation service out back in the community and connecting them to needed services. After that, they have a crisis residential treatment as well as stabilization unit that operates 24/7 care and wellness supports to help people in active psychiatric distress who need immediate help and longer-term plans for wellness. They operate several community-based service teams that are population specific including re-entry services, working hand in hand with law enforcement partners. They offer intensive case management and full-service partnerships which are the original "hospital without walls" for the highest-acuity partners in a community setting.
- Project Roomkey was a key feature of COVID response in California, and BACS was asked to operate four total hotels in San Francisco and Contra Costa County. They opened a 200-person hotel in SF in 2 weeks. More than 800 people served, and BACS now provides intentional care to get them into permanent housing rather than back to homelessness. More than 150 housed to date. Also, Project Homekey set up funding to acquire buildings



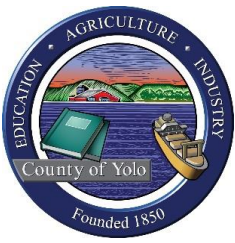
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to create permanent housing. BACS was awarded \$10 million to buy scattered-site houses. Project Homekey added nearly 200 private bedrooms to BACS' unique housing co-op model that BACS started in 1973, which now serves more than 300 people.

- Jamie stated that they believe strongly with their short-term conversations in partnership with Yolo County that they can bring real value and partner in the work that everyone is doing here already so they can have additional impact to the community. BACS is not here to take everything over; they are only going to come to a community with the niche or core competency that they have to benefit a community. BACS is looking to apply for Prop 47 funding through a separate process. BACS would then convert other remaining funds (approximately 3.2 million) to capitol funds. They will utilize the allocated funds to purchase and rehabilitate units towards BACS model of shared community housing. BACS has experience operating both PSH level housing, and a lower acuity shared housing model. Their Housing Corporation owns 300+ units of housing in Alameda County, Contra Costa County, and Solano County in the form of single-family homes – 129 of which were acquired as part of the 2020 Project Homekey. They tend to look for homes that are 4 or 5 bedrooms with both a family and a living room and they can convert at times a family room into an additional bedroom with a lock and key and door, closet etc. These are forever homes for people and each individual has their own bedroom and space. They pay a very affordable rent that goes to the operation of maintaining the home, putting a little a side each month for capital like the roof, pest control, etc. They do roommate matching to ensure there isn't any conflict since a lot of people know each other from living outside. They also run weekly house meetings where everyone participates and talk about things like splitting up chores, conflict mediation, celebrating someone, etc. and those are led by a BACS team member. Once someone moves in, they are no longer homeless – they are indoors, and once they are indoors, it is much easier to resolve other challenges. Most neighbors do not even notice BACS clients moving in, and most becoming thriving members of their neighborhoods. BACS has zero unresolved complaints from neighbors. This method is the cheapest to adding housing stock to the community and cost efficient to add units for houseless people who can stay for the rest of their lives who are not hitting the hospital system or judicial system.
- They strive for “no wrong door” to getting help, so BACS integrates clinical care, behavioral health, and housing supports within all our programs. BACS' signature model is an integrated team with diverse focus. It includes three staff positions that “wrap around” each person they serve: care coordinator who assist in the individuals case plans and services through stages of evidence-based practices; residential counselor who offers therapeutic on-site staff that have specialized trainings and crisis response;



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lastly a housing locator whose sole job is to provide case management to the portfolio of landlords.

- Approve the use of \$2,604,671.57 of the Housing and Homelessness Incentive Program (HHIP) funding and the use of \$198,388 of Homeless Housing Assistance and Prevention (HHAP) Round 4 funding, for a total request of \$2,803,059.57 to fund Bay Area Community Services (BACS) to provide housing supportive services and to build permanent housing inventory.

<b>Motion</b>	Gloria Partida
<b>Second</b>	Verna Sulpizio Hull
<b>Ayes</b>	All
<b>Nays</b>	None
<b>Abstention(s)</b>	None
<b>Absent</b>	None

5. Commission Member Discussion
  - None
6. Adjourned at 3:43 p.m.
  - Next Meeting: May 2, from 9:30 a.m. – 11:00 a.m. at HHSA West Sacramento [River City Room] 500A Jefferson Blvd. West Sacramento, CA 95605