



**NEVADA COUNTY
HEALTH & HUMAN SERVICES
AGENCY**

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BEHAVIORAL HEALTH DEPARTMENT
(Mental Health, Drug and Alcohol Program)

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NEVADA COUNTY BOARD OF SUPERVISORS

Board Agenda Memo

MEETING DATE: July 9, 2019

TO: Board of Supervisors

FROM: **Phebe Bell, MSW**

SUBJECT: Resolution approving execution of the renewal contract with Nevada County Housing Development Corporation (NCHDC) for services related to Behavioral Health's community-based housing projects, housing for residents with a mental health disability, and reimbursement for lease/rental agreements for authorized program participants for the contract term of July 1, 2019 through June 30, 2020 in the maximum amount of \$280,758.

RECOMMENDATION: Approve the attached Resolution.

FUNDING: Contract services are funded by Federal U.S. Department of Housing and Urban Development (HUD) Continuum of Care grants, Supportive Housing Program Grants as governed by Title IV of the McKinney-Vento Homeless Assistance Act and the Continuum of Care Regulations, and County MHSA (Mental Health Services Act) funds. Services are within the department's budget, and there are no county general fund dollars required in the agreement.

BACKGROUND: Approximately half of the people experiencing homelessness suffer from a mental health issue, according to the National Alliance to End Homelessness. Mental and physical health problems are often exacerbated by living on the streets and/or shelters. Nevada County Behavioral Health's housing programs targets individuals with a mental health disability. Supportive housing enables these special needs populations to live as independently

as possible in a permanent setting and has proven critical to helping people move from homelessness toward recovery.

In 2010, the Nevada County Homeless Coordinating Council and the Placer Consortium on Homelessness agreed to merge and become the Nevada-Placer Continuum of Care (CoC), a practice encouraged by HUD, in order to achieve improved coordination of services, and more efficient resource allocation and regional planning to address homelessness. This organization is now a non-profit, Homeless Resource Council of the Sierras (HRCS). The primary objective of the Nevada County Mental Health Services Act (MHSA) Housing Program and HUD Supportive Housing Programs is to support mentally disabled residents in acquiring and maintaining their housing.

Under this Agreement, Nevada County Housing Development Corporation shall provide such supportive housing services as follows:

- Provide Housing Coordinator services to include administrative and supportive services.
- Assist in applying for Supportive Housing Program (SHP) grants, including renewals, amendments, extensions and bonus grants.
- Assist with the Technical Submission of the US Department of Housing and Urban Development (HUD) grant renewals, amendments and extensions in collaboration with the Continuum of Care (CoC) and the County Behavioral Health Department.
- Provide assistance to potential tenants in completing their housing applications, which may include driving potential tenants to community based organizations to pick up documents, or to sign up for benefits, etc.
- Determine applicants eligibility for Mental Health Services Act (MHSA) Housing Programs, including SHP Programs based on the following criteria and in accordance with Program applicable rules and regulations:
 1. Homelessness
 2. Disability
 3. Income
 4. Resources
 5. Resident Rental share based on income
- Assist potential clients in identifying appropriate housing, entering into appropriate subleases or rental agreements and moving into properties.
- Negotiate and enter into a minimum of fifteen (15) Master Leases, which will be limited to HUD Fair Market Rates and/or Public Housing Authority Rent Payment Standards, with landlords for properties to be sublet to tenants with HUD vouchers.
- Assist potential tenants to negotiate and enter into a minimum of two rental agreements with landlords.
- Sublet master-leased units to mental health clients.
- NCHDC will ensure that all leased properties are properly managed and maintained; ensuring that the properties remain clean and habitable in order to protect both tenants and neighbors.

It is recommended that the Board approve the attached Agreement as the services provided will help program participants obtain and remain in permanent housing, increase the number of affordable options available to recipients, and ensure the provision of community supports necessary to assist recipient in succeeding in securing housing and integrating successfully into the community.

Item Initiated and Approved by: Phebe Bell, MSW, Behavioral Health Director