Minutes ~ September 6, 2017
Community Support Network Partner Meeting

3:30 to 5:00 pm ~ Gene Albaugh Community Room at the Madelyn Helling Library

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Attending CSN Partners – 39 attended (12 filled out evaluation forms) including: Ann Guerra, Connecting Point; Ben Jovanovic, Grass Valley Hosts; Beth Kemplin, VCSS; Carl Sigmond, FREED; Carol Viola, Grass Valley School District; Danielle Dawson, Community Beyond Violence; Dena Valin, Friendship Club; Dick Law, Realtor; Heather Heckler, Connecting Point; Heather Vance, Turning Point; Isaias Acosta, Hospitality House; Jolene Hardin, Young Parents Program, CSN-CAPC Board; Joyce Ash, Child Advocates of Nevada County/FTHB, CSN-CAPC Board; Karen Wilson, Sierra Forever Families; Kristen McGrew, PARTNERS FRC/NCSOS & CSN-CAPC Board; Lisa Swarthout, Vice Mayor, City of Grass Valley; Liz Pickell, FREED/TBI Specialist; Lourdes Vose, SNCS; Loydyne Lane, Parents' Resource Guide; Megan Timpany, United Way; Melissa Parrett, NCSOS; Mike Vasser, GV resident, Habitat volunteer; Ned Russell, Got 40?, CSN-CAPC Board; Nicola Murphy, Sierra College; Ronnie Smiley, LivingWell; Rossnina Dort, Child Care Coordinating Council, CSN-CAPC Board; Sara Busse, Sierra Forever Families; Serenity Madison, CoRR & Coalition for a Drug Free Nevada County; Shari Phillips, VCSS; Shera Banbury, Nevada County Mental Health and Substance Use Advisory Board; Suze Pfaffinger, Big Brothers Big Sisters; Tom Cross, Community Volunteer; Susan Sanford, CSN Coordinator.

Welcome & Introductions – Joyce Ash, Program Manager Foothills & Truckee Healthy Babies, and CSN-CAPC Board member

Meeting Minutes & CSN Announcements
Accepted minutes from June meeting; facilitator issued invitation to board service; meeting topic ideas were solicited on evaluation forms for 2018 planning; Children's Bill of Rights was highlighted

40 Developmental Assets – Ned Russell of Got 40?
Positive Relationships – Core principle of 40 Developmental Assets – details on last page of minutes

Building the Network Moment – *Food Access Saturday (FAS)*, a partnership between United Way of Nevada County and Interfaith Food Ministry. Megan Timpany, Executive Director, United Way of Nevada County shared info about this program that makes food available one Saturday per month for low-income working people who cannot get to food distribution opportunities during their working hours. This is a 6-month pilot program that began in May. The fifth is this Saturday. Last of pilot is in October, though they will probably continue through end of the year. They will do a survey this Sat. Maybe a week night would be better. Single, young, working moms are mostly who's coming. The three main gaps/challenges UW has identified are: food, emergency shelter, and access to health care. FAS is a program to address the food gap. FAS has served 173 individuals over a 3 month period. They would like to get the word out more and get more people there. $22K is set aside for the program. Still have plenty of money left. Transportation is a huge issue that's being looked at. Attendees from Sierra Forever Families and Victor Community Support Services said they could assist clients with transportation if the food was offered on week nights rather than the weekend. An attendee said that Portland has a container by the river where homeless people can leave stuff and food (they are checked in and out). IFM has more requirements for access to their regular programs, and they're very good at collecting statistics. UW has fewer requirements for access.
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Meeting Focus – Panel ~ **The Continuing Housing Challenges in Nevada County.** The focus was on the current state of, and effects of, housing availability and affordability.

- *Dick Law, Realtor*
- *Lisa Swarthout, Vice Mayor, City of Grass Valley*
- *Kristen McGrew, Countywide Coordinator, PARTNERS Family Resource Centers*
- *Tom Cross, Volunteer, Continuum of Care*

Dick Law

• Dick has been a realtor in the community for 40 years. In the last 10 years, he's done more more property management. And with that come tenants and all the attendant issues.
• Shared some stories of people he's assisted.
• People who pay rent regularly may still struggle to put food on the table. Finding housing can reunite families if they've been separated.
• Local realtors work with CoRR, FRCs, CPS for referrals and funding. Clients can feel they have been lied to as the system shifts and requirements change.
• Dick has been attending Supervisor Heidi Hall's meetings on homelessness. There will be a report written. What happens with that report?
• Dick's part of the problem is putting people in houses. What is the problem? Not homelessness on its own, but mental health, addiction, continued poverty.
• We need to bridge the gap between people who need housing, the programs we have at the county level, and the landlords and property managers like Dick.
• The moving targets of requirements are frustrating to both property managers and tenants. Property managers don't have the backup they need to deal with some of the tenants. Need case managers and/or life skills training for some of the tenants. To place tenants without that support leaves landlords and property managers in the lurch.
• When Section 8 people stop paying rent, property managers and landlords run into a bureaucratic circle. We are in the Regional Housing Authority of Sutter and Nevada Counties based in Yuba City.
www.homeforward.org/landlords/what-is-section-8 - The Section 8 program allows private landlords to rent apartments and homes at fair market rates to qualified low income tenants, with a rental subsidy administered by Home Forward. "Section 8" is a common name for the Housing Choice Voucher Program, funded by the U.S. Department of Housing and Urban Development.
• Association of Realtors, a professional trade organization, is behind the homeless issue. They granted $50K to the county 4 years ago and it wasn't used so the association asked for it back.
• There is money out there. Dick would like to know how much the county gets from the federal government and how it's used.

Lisa Swarthout

• The city gets no money from the federal or state governments to provide any kind of housing or social services.
• There have been discussions at the city of Grass Valley over last 6 months about the homeless issue.
• California does not have an economic crisis, CA has a housing crisis. It's complicated and expensive.
• Until fairly recently there would be 800-1000 houses on the market. These days, it's 275.

• What that translates to for GV is that the city provides the greatest amount of rental properties in the county, both single and multi family residential, as well as all the subsidized housing that the county currently has.
• Properties that have been rentals are being bought because there's nothing else available.
• GV is trying to figure out how to provide more market rate housing so the smaller places can go back on the rental market. Building more apts in GV will not solve the problem.
• GV has the lowest home ownership percentage rate in the county (42%).
• There are more than 1000 units of subsidized housing.
• With the exception of Habitat for Humanity, all of GV's affordable housing is rental. Almost all of the HfH houses in the county have been built in GV and the city has helped with infrastructure for them.
• When Jerry Brown was elected he did away with redevelopment which was a killer for rural communitites because that was the money that was used to help with affordable housing.
• There are three housing initiatives going through state legislature now. Not one will help Nevada County because they are geared toward big cities and big populations.
• A state program called "No Place Like Home" allocates $500,000 for Nevada County.
• The County has built 79 multi-family housing units in unicorporated areas of Western Nevada County from 2003-2013.
• In the same time frame, the city of GV constructed about 215 multi-family units.
• We're a population of a little less than 12,000 people but have taken the lion's share of providing low income housing and the facilities that serve people.
• What that translates to is an increase in cost to the city for providing services. Old Tunnel Rd (senior complexes with several hundred people) calls for police and public safety services is triple what Morgan Ranch is (MR is about 425 homes).
• GV would like to partner with County and have County incur some of these costs. Otherwise, focus for GV needs to be on finding more market rate housing which pays its fair share of property taxes, etc to support community.
• The bottom line is that GV would like to partner with County and City of Nevada City. GV has done more than it's fair share, including having within its borders Hospitality House, 211, social services county offices, the hospital (if someone is admitted who's been involved in a crime and/or has mental health issues, a police officer needs to stay with them at hospital until they're released). It's a good place for these things, but they increase the need for services and the costs are significant.
• Have had meetings to come up with community solutions.

Kristen McGrew

• There are three Family Resource Centers in Western Nevada County: Grass Valley, Penn Valley, and San Juan Ridge.
• A few years ago County asked the FRCs to contract with them to help with the County's family support program and housing support program. For the housing support program the FRCs would work with CalWORKS families who were having issues with their welfare to work program. The families needed more one on one attention and FRC staff became case managers who were able to build trust with those clients and find out what was happening so they could help.

• In fiscal year 2015-2016 the FRCs were able to put 13 families into permanent housing.
• In fiscal year 2016-2017 the FRCs were able to put 15 families into permanent housing. That was 38% of the families they worked with – they worked with more than 40 families.
• There are many issues that have to do with the clientele. They work with people who have misdemeanors or felonies and work with them to get them reduced. They can take care of some fines. These things help clients become more able to rent…to be rent eligible. A felony conviction can prevent someone from being able to rent.
• Some families have been able to get into section 8 program, but there are not units available. Section 8 money was over-allocated, so people who thought they had it now don't. Not sure what will happen.
• There is a lack of available affordable apartments. People working for low wages will lose benefits as they make more, but it's not enough to get by.
• FRC can help with security deposit and first month's rent. The idea of the program is that over time the FRC pays less and the client pays more. At six months it is hoped that the client has assumed full responsibility.
• Tom Cross and others have worked with clients on budgeting, and the FRC has hired a new staff person to do home visiting and other things. FRCs have built good relationships with landlords and property managers.
• Some of the families have never rented before and don't know how to be good renters. FRC helps them learn those things so they can become good renters.
• The money for housing is from County and there's a limited amount each year.
• Some clients back-slide. It's often addiction, and/or the stresses of working and being a new renter.
• Finding affordable housing has become really difficult. Apartment complexes have open houses instead of people just applying, so lots of people are coming to look.
• There's a man in Auburn who collects furniture and household goods for families to have when they do land a place.

Tom Cross
• Has been a community volunteer for 21 years. Has worked with many organizations and all the other panelists.
• Continuum of Care – HUD (U.S. Dept. of Housing and Urban Development) has required all counties in the nation to have a Continuum of Care comprising all the organizations and agencies that work on homelessness. One of the local CoC subgroups is Sierra Roots which is pushing hard for tiny houses.
• Beyond CoC is the broader issue of affordable housing. It affects workers, seniors, homeless, and young adults trying to get started.
• Lots of people work here who can't afford to live here.
• Tom believes you can make a very strong case that finding affordable housing for those people (workers, seniors, homeless, and young adults trying to get started) would be good for the community at large.
• Starter housing would be a huge help for creating flow. There are many roadblocks including NIMBYism. Even a 500 sq ft house would cost a lot.
• Tom would like to get all the players in one room and lock the doors, and tell them, "We're gonna try something different. We're gonna say yes. Our whole mindset is we're gonna do something. We're not gonna talk about all the reasons why we can't…then then next thing I would do is develop a plan for getting around all the obstacles."
• The situation is so gnarly we're gonna need a potpourri of different solutions.

• We need more market rate housing, and also tiny houses, mobile homes, granny units…there's no one solution but a bunch of different ones.
• You need to get a roof over the head of people with mental health and/or other issues, then wrap services around them, then provide job skills training. But they need to have a roof over their head.
• We're stalled until we can crack this issue of affordable housing.

Q&A and Comments

Comment from Kristen – We're starting to see a lot of our families looking outside the county for available affordable housing.
Q: To Kristen – Do FRCs support families if they still can't meet their financial obligations at the end of 6 months?
A: We have supported some families for longer than 6 months. Considered on a case by case basis. FRCs help as long as they can, as long as client is making progress.
Q: Is there any way to make Section 8 more appealing for local landlords?
A: Dick – I usually have to reach out to Section 8 people. Money isn't always the issue. Sometimes vouchers expire.
Tom – There are pockets of support. The Veterans Administration has social workers who are on top of Section 8 things. CoRR has 70-80 people in transitional housing but doesn't have ability to provide followup when people move into other housing. There's not a consistent support system. The property managers would like a system that provides continuing support.
Q: When Grass Valley annexed land in the Brunswick Basin, were low-income apartments part of the annexation?
A: Lisa – Yes. GV started annexing Glenbrook Basin (note: this is the correct name for that area) in late 1990s/early 2000s, and many apartment complexes were built around that time. GV helped rehab a couple other large apartment complexes that already existed to keep them affordable. Those projects have a term limit on how long they have to stay affordable before converting to market rate units. There are lots of small multi family residential units and apartment complexes around downtown GV. There are 290 Section 8 vouchers in Nevada County. They're hard to get. There's a point system. Younger or middle-aged single men are least likely to qualify and therefore represent a large part of the homeless population.
Q: Where do you find the "Ready to Rent" curriculum?
A: Kristen – The FRCs have a great PowerPoint.
Tom – There's also a "Ready to Rent" program you can take to get certified (6 wks?) – realtors and/or county might take on the program – might help the overall situation if landlords could see that people had taken a course and earned a certificate.
Dick – realtors and property managers are on board and sympathetic. Only one in 10 goes upside down. Dick is looking for a scholarship train a realtor to make "Ready to Rent" program available to the public.
Q: Re: stigma reduction with landlords – what do you do to educate landlords regarding mental health issues?
A: Dick –Part of educating landlords and property managers about mental health would be to send them back to school.
Kristen – Having 24/7 wraparound support would be great, and housing navigators would be helpful
Dick – I ask for peoples' cell phone numbers – if you're wanting to sponsor a client, give me your cell phone number

Q: Are there statistics for who are connected to mental health services in affordable housing communities?
A: Lisa – County has statistics but they are confidential. County is involved with about 100 people in Nevada County for which they provide support. Money comes from a state proposition.
Q: Re: collaborative supportive housing – Would the City of Grass Valley collaborate with the County and organizations such as NC Behavioral Health, CoRR, FREED, etc, to place care managers into a large multi-unit housing property for those who may never be able to acquire the skills to be "rentable"?
A: Lisa – The City of GV does not provide any sort of social services. What the city is always willing to do is work with applicants who would like to build projects in GV. Lisa's personal belief is that if there were to be a project to house people who need those services, it would be best to have it run by an organization that can provide them. E.g., Hospitality House or Turning Point. Government isn't really equipped to run those kinds of facilities. Resources are needed to support those organizations and programs.
Q: Could FRC program address non-CalWORKS famillies?
A: Kristen – No, there's not funding. But we can help people with info even though we can't give financial support.
Q: Is there a way to support home buyers with good rental history though maybe a less than ideal credit history?
A: Dick – The USDA and FHA have programs to help people with sub-standard credit.
Q: Are there grants for starter homes for fixer uppers?
A: Lisa – GV used to have redevelopment grant money for first time buyers. When government gets involved it costs twice as much – have to pay prevailing wage, abide by all state regulations such as have to have new homes professionally landscaped (architect design, professional installer), all new homes must be sprinklered. Starter home is $400K. E.g., an unimproved lot in GV is $40-50K, another 25K in fees to NID, city of GV for sewer, school, and road fees, then build a 1500 sq ft house for $125-175 per sq ft.
Dick – national builders don't want to do business in CA. Town Homes is still willing to in Nevada County.
Q: To Lisa – Do you know how many organizations the County is sharing with and who they are? What the budget is and how it is used? Some additional research and collaboration might be helpful. Who is "the County" (funds are channeled through what agencies)?
A: I do not know how much money has been set aside for affordable housing issue. They're looking at how to use the $500K grant. They are part of the regional housing authority and are looking at affordability in Western Nevada County. One of the things that's confusing is when you go about building in the city you go through the planning dept. County has chosen to run everything through HHSA, but people working on it don't understand the regulatory process. Better collaboration and communication are needed with city and county because county can make plans without checking with the city. Most money for county social services comes from state and federal grant money, not much from general fund. Supervisors need to look at a big chunk of money out of general fund if they really want progress. Love Tom's idea of locking people in a room to come up with 2-3 really valid ideas.
Kristen – Grants can go away. FRC contracts are year to year.
Lisa – county took a great step in hiring Brendan Phillips.

Network Announcements

• Kristen McGrew – Read To Your Child Halloween Book Giveaway info and volunteer sign-ups
• Loydyne Lane – Lots of copies Parents' Resource Guide on back table. Holiday issue is about teaching kids about the gift of giving. PRG would like to put in a page of organization wish lists, so please submit yours.
• Serenity Madison, CoRR and Coalition for a Drug Free Nevada County – This is National Recovery Month, and they are having a guest speaker and festival.
• Jane Lee (?), mediator with Conflict Resolution Center of Nevada County – mediation training in October. They always need volunteers and there are some scholarships available.
• Susan Sanford, CSN – Heidi Hall will be speaking at the Unitarian Universalist Community of the Mountains on Sept. 14.

Meeting Evaluations – Attendees filled out evaluation forms.

Adjournment –– Next meeting October 4, 2017, Gene Albaugh Community Room, at the Madelyn Helling Library.

2017 CSN Partner Meeting Dates *~ January 4, February 1, March 1, April 5, May 3, June 7, July & August-hiatus, September 6, October 4, November 1, December-hiatus*

2018 CSN Partner Meeting Dates *~ January 3, February 7, March 7, April 4, May 2, June 6, July & August-hiatus, September 5, October 3, November 7, December-hiatus*

Community Support Network of Nevada County Meeting Agreements

- Make decisions by consensus.
- Create an atmosphere of mutual respect that includes active listening and listening without judging.
- Start and end on time.
- Maintain a sense of humor and a positive attitude.
- Bring concerns to the whole group. Don't take them to the parking lot after the meeting.
- Set up the room in an inclusive way.
- Take responsibility for a task only if you have the time to accomplish it.
- Everyone is empowered to be a process observer and take ownership for the health of the meeting and is responsible for the health of the whole meeting.
- Be sensitive to others' need for more information. Make sure everyone understands.
- Be careful of injecting your self-interest and label it as such. Be able to layout your agency's interest and be open to other's interests.
- Meetings are meaningful and have a shared purpose.
- This is a living document and can be changed as needed.

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Positive Relationships – Core principle of 40 Developmental Assets – September 6, 2017

For a youth, a positive relationship exists when he or she trusts and feels safe with and comfortable seeking advice from another person, school, neighborhood, or community.

- Physical safety is paramount.
- Positive relationship are:
    - Built with consistently kind and respectful words, active listening, time, and praise.
    - When discipline focuses on guidance for the youth's benefit (vs. punishment).
    - As important with extended family, neighbors, school, and community as with family.

With lifelong benefits. From an 80 year on-going study at Harvard:

- "Close relationships, more than money or fame, are what keep people happy throughout their lives."
- "Those ties protect people from life's discontents, help to delay mental and physical decline, and are better predictors of long and happy lives than social class, IQ, or even genes."
- "Good relationships don't just protect our bodies, they protect the brain."

https://news.harvard.edu/gazette/story/2017/04/over-nearly-80-years-harvard-study-has-been-showing-how-to-live-a-healthy-and-happy-life/

TED Talk:
https://www.ted.com/talks/robert_waldinger_what_makes_a_good_life_lessons_from_the_longest_study_on_happiness

To learn more about the 40 Developmental Assets (Got40?), call: 271-5617 or email: info@Got40.org or NedRussell@pacbell.net.
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