



CONTRA COSTA  
MENTAL HEALTH  
COMMISSION

1340 Arnold Drive, Suite 200  
Martinez, CA 94553

Ph (925) 313-9553

Fax (925) 957-5156

[cchealth.org/mentalhealth/mhc](http://cchealth.org/mentalhealth/mhc)

**Mental Health Commission  
Finance Committee Meeting  
Thursday, April 20<sup>th</sup>, 2023, 1:30-3:00 PM**

**Via: Zoom Teleconference:**

**<https://zoom.us/j/5437776481>**

**Meeting number: 543 777 6481**

**Join by phone:**

**1 669 900 6833 US**

**Access code: 543 777 6481**

*The primary role of the Finance Committee is to provide ongoing fiduciary "advisory oversight" responsibility for all aspects of the county Behavioral Health Services (BHS) budget, and to financially advocate for programs that can equitably serve all persons served by BHS.*

## AGENDA

- I. Call to order/Introductions
- II. Public comments
- III. Commissioner comments
- IV. Chair comments
- V. APPROVE minutes from the February 16<sup>th</sup>, 2023 Finance Committee meeting
- VI. RECEIVE Presentation on the Behavioral Health Bridge Housing (BHBH) Program Application Development – Roberta Chambers, PsyD and Kira Gunther, MSW, Indigo Consulting
- VII. DISCUSS and DETERMINE Behavioral Health Bridge Housing (BHBH) Program Application/MHC priorities and recommendations
- VIII. Adjourn

**Attachments:**

- A. Behavioral Health Bridge Housing (BHBH) Request for Applications Presentation

Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the Executive Assistant to a majority of the members of the Mental Health Commission less than 96 hours prior to that meeting are available for public inspection at 1340 Arnold Drive, Suite 200, Martinez, CA 94553, during normal business hours.

The Contra Costa County Mental Health Commission is appointed by the Board of Supervisors to advise them on all matters related to the county's mental health system, in accordance with mandates set forth in the California State Welfare & Institutions Code, Sections 5604 (a)(1)-5605.5. Any comments or recommendations made by the Mental Health Commission or its individual members do not represent the official position of the county or any of its officers.

The Commission is pleased to make special accommodations, if needed, please call ahead at (925) 313-9553 to arrange.



# Behavioral Health Bridge Housing (BHBH) Request for Applications

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Roberta Chambers, PsyD  
[roberta@indigoproject.net](mailto:roberta@indigoproject.net)

Kira Gunther, MSW  
[kira@indigoproject.net](mailto:kira@indigoproject.net)

Ardavan Davaran, PhD  
[ardavan@indigoproject.net](mailto:ardavan@indigoproject.net)



# BHBH Overview

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- Contra Costa County has **\$20,488,722** available through a non-competitive RFA to provide “Bridge Housing” between **7/1/23** and **6/30/27**.
- Bridge Housing is primarily to pay for the cost of operations and supportive services for housing; bridge housing is not for capital investments.
- Bridge Housing is an interim measure while other capital investments come online (i.e., CCE, BHCIP, other)
- Application is due to the state on 4/28/2023!

# Target Population and Eligibility

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- **Who is eligible for bridge housing?**
  - People who meet medical necessity criteria for specialty mental health services and/or DMC-ODS services and are experiencing homeless.
- **Are there any groups that must be prioritized?**
  - CARE court participants must be prioritized for Bridge Housing funds (est. 206- 354 ppl)
- **What happens if you don't prioritize CARE court participants?**
  - If CARE court participants don't receive the housing specified in their CARE plan, the County can be fined.
- **What kinds of behavioral health populations can a community choose to prioritize?**
  - People experiencing crisis and access ED, hospital, and other crisis programs
  - People being released from jail
  - People who are struggling to engage in behavioral health services
  - People who are placed in out-of-county facilities
- **Does a person have to be enrolled in behavioral health services to receive bridge housing?**
  - No, but you can use housing as a part of an engagement process.

# Types of Housing

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- **How long is bridge housing?**

- Bridge Housing is defined as short through medium term services and supports.
- The maximum term is two years with the option to extend for an additional year.

- **What happens when bridge housing expires?**

- At the individual level, bridge housing is intended to support a person while they identify longer term housing, obtain an income, etc.
- At the systems level, the intention is that this one-time infusion of funds bridges the gap while other capital investments come online

- **What kinds of settings are included in bridge housing?**

- Emergency housing, both shelters and motel vouchers
- Assisted living, board and care, room and board facilities (licensed or unlicensed congregate care with 24/7 supervision)
- Shared housing (single family home where people live together, could include a live-in staff or peer mentor)
- Single or shared apartments (leased to participant or master leased to agency)
- Peer Respite

- **What is not included?**

- Anything that is covered by Medi-Cal, such as residential treatment.

# Funding Categories & Estimates

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- **At least 75% of the funding must be spent to cover the cost of operating bridge housing**
  - Rental assistance (i.e., rental payment, B&C patch payment, emergency motel voucher)
  - Participant assistance (i.e., emergency utility payment, move-in deposit, furniture)
  - Landlord Outreach and Mitigation (i.e., negotiating with landlords, paying for damage to a unit)
  - Housing navigation services
- **Up to 25% can be spent on other categories**
  - Housing development for units that will be available in less than 12 months
  - Outreach and engagement
  - Program implementation (e.g., administering program, planning, data and reporting)

Total Available	\$20,488,722
Minimum to be spent on operations (75%)	\$15,366,541
Maximum that can be spent on other categories (25%)	\$5,122,180

# BHBH Infrastructure Development

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- **What rules are there for infrastructure?**
  - Units have a per person limit of \$75,000
  - Units must come online within 12 months
  - Acquisition and remodeling are allowable costs
  - Large capital projects are not allowed
- **What are examples of infrastructure development for bridge housing?**
  - RFI for landlords/providers to put a down payment on a property and master lease to County or a provider
  - RFI for B&C operators or other providers for start-up funds to purchase/open an assisted living, B&C, or R&B
    - BHCIP action plan noted need for ~85-90 beds
  - RFI to current providers/operators to remodel existing facilities in order to increase capacity
  - Convert available space into emergency or transitional housing
  - Purchase a vacant hotel or similar property for emergency and/or transitional housing
  - Fund a master-term lease of a vacant motel or similar property
  - Fund a master-lease of project-based or scattered site apartments or houses
  - Fund a master lease of single-family homes for shared housing
  - RFI for a property management company to develop and manage master leasing

# Bridge Housing Administration

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- Is bridge housing a part of coordinated entry?
  - No. In the same way that coordinated entry uses a prioritization framework to manage who gets the limited homelessness resources available, bridge housing must prioritize those with the most significant behavioral health challenges, including CARE court participants.
- Should bridge housing coordinate/collaborate with the Continuum of Care?
  - Yes. Bridge housing is time-limited, and participants will need to access the full range of housing options in order to transition into more permanent housing supports, once available.
  - Behavioral health departments will have to provide policies and procedures for managing rental and participant assistance as well as landlord outreach and mitigation. These are likely to leverage existing CoC policies, procedures, and practices.



# Progress to Date

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## Complete

- Met with AOD Advisory Board
- Met with Office of Consumer Empowerment
- Completed Qualifications and Needs Assessment Sections

## In Process

- Meeting with Behavioral Health Care Partnership
- Meeting with MHC Finance Committee
- Developing Management Plan, Program Design, and Budget

# Proposed Strategies

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- Emergency motel vouchers
- Licensed board and Care facilities
  - RFP to develop a large board and care facility (e.g., Psynergy, Everwell)
  - RFI to develop 1-2 small board and care facilities
  - Expand capacity in existing board and care facilities
- Shared housing with private bedrooms and supportive services
  - RFI to purchase homes/small apartment complex with onsite support staff
  - BHBH provides down payment and ongoing operations payments
  - Owner services debt with ongoing rental payments from BHBH
- Rental subsidies to support individuals in their own apartments
- Sober living/recovery residences
- Housing navigation

# Next Steps in Developing RFA

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- Meeting with partners
  - Mental Health Commission Finance Committee
  - Behavioral Health Care Partnership
  - H3 Meeting
  - Continue developing application sections