



Sonoma County Community Development Commission
Sonoma County Housing Authority
1440 Guerneville Road, Santa Rosa, CA 95403-4107

August 27, 2019

Managed Care Quality and Monitoring Division
1501 Capitol Avenue
PO Box 997413
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Sacramento, CA 95899-7413

*Members of the
Commission*

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Geoffrey Ross
Interim Executive
Director

RE: LETTER OF INTEREST – ONE-TIME HOUSING FUNDS FOR WHOLE PERSON CARE PILOTS

The Sonoma County Community Development Commission (SCCDC), lead housing agency for the County of Sonoma, is very pleased to submit this letter of interest, serving as our application to receive Whole Person Care Pilot funds allocated to Sonoma County. Sonoma County intends to use these additional funds for the purpose outlined in the Overview section of the letter dated August 9, 2019, namely: capital investment for housing projects for Medi-Cal beneficiaries who are mentally ill and are experiencing homelessness, or are at risk of homelessness. Housing projects and all associated services funded through this pilot will comply with all Housing First principles, as defined in California Welfare and Institutions Code Sections 8255-8256.

On June 8, 2017, Sonoma County, Health Services Department, Behavioral Health Division's Whole Person Care (WPC) Pilots Round 2 application was approved for a five-year award of \$16,704,136. Sonoma County Behavioral Health Division's WPC Pilot targets homeless and/or at-risk of being homeless Medi-Cal recipients with serious mental illness in addition to at least one of the following characteristics: having co-occurring health conditions, such as substance abuse; using emergency services at a high rate; and receiving services from multiple agencies. The pilot also has a special focus on elderly individuals, who often face the longest waits for appropriate services, creating a significant cost burden on the healthcare system. Over five years, the pilot aims to serve 3,040 people.

How this funding will complement existing housing services provided by the pilot:

SCCDC intends to use these one-time funds in the development of permanent supportive housing. The dearth of available housing in Sonoma County is well documented; permanent supportive housing available to extremely-low and very-low income residents is in even shorter supply. SCCDC's Housing and Neighborhood Investments Team has a strong track record in housing production, both as a lender and as a co-developer. In the two years since the fires struck Sonoma County, SCCDC has moved multiple affordable and mix-income projects forward using an innovative and collaborative approach to problem solving. Successes include:

- Co-sponsoring I Round 1 No Place Like Home (NPLH) competitive applications for two permanent supportive housing developments in Santa Rosa. Awarded over \$20 million in funding, these two new housing communities will provide over 100 units of supportive housing.



- Funding and co-developing 48 units of affordable housing on SCCDC-owned property in the City of Sonoma, including 10 units for homeless veterans (supported by VASH vouchers). This project is fully funded and will be under construction in October.
- Funding and co-developing a 7-acre parcel in a Priority Development Area in Santa Rosa which will result in 75 units of affordable housing. This project has now received local jurisdiction approval and has a completed CEQA review.

This funding will not supplant existing funding; rather, deploying these additional WPC pilot funds in the development and construction of new permanent supportive housing using the Housing First model will complement existing efforts to provide wraparound health services to chronically homeless persons in Sonoma County.

These additional funds augmenting the existing WPC Pilot will serve individuals experiencing homelessness/chronic homelessness and mental illness and those at risk of homelessness within Sonoma County. The Commission understands that the additional funding provided for in the notice dated August 9, 2019 is not designed to provide housing case management services or additional housing transition services.

The single organization that will serve as primary contact is:

*Sonoma County Community Development Commission
Attn: Benjamin Wickham, Affordable Housing Director
1440 Guerneville Road
Santa Rosa, CA 95403-4017
(707) 565-7542*

Sincerely,

Geoffrey Ross, Interim Executive Director
Sonoma County Community Development Commission