

## INNOVATIVE APPROACHES TO HOUSING WORKGROUP

THURSDAY, 7 DECEMBER 2017

LAC DMH HQ

### Cost Issues for Innovative Housing:

- 1) \$250,000 per unit for housing an individual is exorbitant. There are many, more cost effective models that should be explored.
- 2) The cost per unit is the same whether a unit is a single or a 4-bedroom unit. A unit, contingent on the number of bedrooms, can serve one individual or up to a 9 to 10 member household.
- 3) Investing DMH funds in affordable housing helps create affordability for a minimum of 55 years dedicated to individuals with mental illness.
- 4) Need the details on cost per unit and what DMH has spent already to guide future housing developments, avoid over spending, and not repeat past errors.
- 5) Shared housing modes may be more cost effective and are less isolating.
- 6) Shared housing is not conducive to all individuals or populations.
- 7) The best use of monetary and land resources in conjunction with models that promote healing should be emphasized.
- 8) Innovative models that may appear to be more expensive could be modified to be more cost effective.
- 9) Land is expensive. Metro State Hospital has land may be able to be used for housing options. Additionally, probation camps are closing throughout Los Angeles County and may create an opportunity for housing units.

### Innovative Housing Models:

- 1) Restorative Village (LACUSC) is a model that promises to create a living environment for the most vulnerable through a comprehensive approach.
- 2) Consider innovative housing models to fit the needs of transitional age youth and older adults.
- 3) Develop housing opportunities for LA County residents using more affordable land outside of LA County.

- 4) Consider trailer homes or tiny homes in downtown Los Angeles utilizing vacant parking lots and resource the full range of community services to support.
- 5) Shipping containers are durable and can be located in a wide variety of settings.
- 6) Focus should be on correctly matching the individual with the appropriate type of housing.
- 7) Eco Based Housing: Should consider Cal Earth (<http://www.calearth.org/>) as a model that focuses on interior safety and is sustainable.
- 8) Consider renting mobile homes in a mobile home park.

Cultural Issues:

- 1) How to define "Dignified Housing"? One size does not fit every individual.
- 2) Learnings from immigrant communities and how they have overcome challenges of related to housing and services are useful.
- 3) Allowing consumers to work toward home ownership.
- 4) Use outreach more effectively to engage people in housing.

Other Considerations:

- 1) ADA compliance must be assured.
- 2) *Olmstead v. L.C.*: Requires states to eliminate unnecessary segregation of persons with disabilities and to ensure that persons with disabilities receive services in the most integrated setting appropriate to their needs.
- 3) DMH now has access to up to date LAC property inventories.
- 4) Having robust supportive services is key to success.
- 5) Zoning challenges for new models, such as tiny homes, must be addressed.
- 6) There are approximately 57,000 homeless individuals in LAC with an estimated 30% living with a diagnosed or undiagnosed mental illness.
- 7) The legal issues pertaining to No Place Like Home (NPLH) are still pending and may be for the next couple of years.
- 8) Be vocal and thoughtful in address NIMBY issues.

Next Steps:

- 1) What innovative models are most cost effective?
- 2) Timeline Analysis needed
- 3) Consider inviting developers and land owners to these meetings
- 4) Timeline for NOFA 23B?

NEXT MEETING: Face to face: JANUARY 2018

