

**COMMISSION MINUTES**

COMMISSIONER BOGEN: -- when it -- yeah. No, it's so great --

UNIDENTIFIED SPEAKER: (Inaudible.)

COMMISSIONER BOGEN: -- that you want to -- I hope we keep that up.

MAYOR HOLNESS: Listen, I -- I think I'm being quite generous in time, in giving time.

UNIDENTIFIED SPEAKER: (Inaudible.)

MAYOR HOLNESS: So, don't -- don't -- don't (inaudible).

COMMISSIONER RYAN: Unbounded generosity.

(Laughter.)

**PRESENTATION: NATIONAL ALLIANCE ON MENTAL HEALTH NAMI BROWARD:  
HOPE THROUGH SUPPORTIVE HOUSING**

MAYOR HOLNESS: Let's -- let's -- the next item we have is a presentation --

COMMISSIONER BOGEN: He's funny.

MAYOR HOLNESS: -- a presentation from --

UNIDENTIFIED SPEAKERS: (Inaudible.)

MAYOR HOLNESS: -- NAMI, the National Alliance of Mental Health, NAMI, would you come forward? Hope Through Supportive Housing. Gayle Giese, Donna Linn, and Richard Horner.

UNIDENTIFIED SPEAKER: (Inaudible.)

MAYOR HOLNESS: This is a presentation.

UNIDENTIFIED SPEAKER: (Inaudible.)

MS. GIESE: Good morning. I'm Gayle Giese, Chair of the NAMI Advocacy Group of Broward County.

Thank you for allowing us to speak and offer Hope Through Supportive Housing for those with mental illness in our community.

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We all know that Broward County has an affordable housing crisis which most affects vulnerable populations such as those with mental illness, many of whom are left with no option but the streets.

A one-bedroom apartment in Fort Lauderdale exceeds the monthly Social Security income by 140 percent.

Broward Behavioral Health Coalition, our managing entity for mental health and substance abuse, has had 453 referrals from the Centralized Receiving Center for housing between January and November of 2019.

As concerned NAMI families, we know that locating --

UNIDENTIFIED SPEAKER: (Inaudible.)

MS. GIESE: -- safe, supportive, permanent --

UNIDENTIFIED SPEAKER: (Inaudible.)

MS. GIESE: -- housing for our loved ones with serious mental illness is critical and --

UNIDENTIFIED SPEAKER: (Inaudible.)

MS. GIESE: -- next to impossible. People are individuals. Many options are needed.

Today, we offer two.

UNIDENTIFIED SPEAKERS: (Inaudible.)

MS. GIESE: Supportive housing promotes recovery, makes the community safer, and saves money.

Today, I'll talk about permanent supportive housing financed by Florida Housing Finance Corporation, and my colleagues will present on adult family care.

Please hold your questions to allow time for both presentations.

A coalition that cares envision permanent supportive housing built on public land to do public good, where the developer, Carrfour Supportive Housing -- who, by the way, is here today. We have Stephanie Berman, CEO. Carrfour is also the property manager and dedicated to helping residents achieve self-sufficiency and avoid homelessness.

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Where BBHC, also here today, William -- William King from BBHC -- BBHC would ensure the provision of case management and peer support, as well as other needs such as vocational training.

(COMMISSIONER BOGEN LEFT THE ROOM.)

MS. GIESE: Where NAMI Broward is present. And we have many NAMI members here today, including our Executive Director, Sandra Cumper. NAMI would encourage volunteerism and provide support groups and classes, so, people better understand their illness and move toward recovery.

A vibrant, stigma-free community that integrates people with mental illness who require special services with those who do not, combining supportive housing with traditional affordable rental housing.

A community similar to this one. This Carrfour and Key Club house project in Miami is called Northside Commons. They won an RFA bid in 2018 and received permanent financing to provide 80 units with 56 reserved for people or families with mental illness.

Sixteen units are for formerly homeless who may also have a mental illness.

Remaining units will be rented at affordable housing rates to people not requiring special services.

Northside Commons showed our vision to be possible. The challenge now is finding land.

One possibility is ten acres of state-owned land leased to the City of Pembroke Pines from the state in the Howard Forman Health Park, where South Florida State Hospital is located.

This is public land intended by former State Senator and Broward County Commissioner Howard Forman to promote wellness.

The state currently leases the land to the City of Pembroke Pines with 28 years remaining on the lease.

The RFA for funding requires site control or at least a 50-year lease.

Carrfour needs at least a 70-year lease for investors.

We need the support of the City of Pembroke Pines and the governor. The

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Florida State Code, which we've looked at, allows the governor to extend the lease to the city, or donate the land to the City of Pembroke Pines in perpetuity.

When we brought our quest to Mayor Holness a few weeks ago, he asked us to do this presentation and provide a brochure for the governor. We've provided this brochure to you today.

It provides compelling data for this project, including savings. Permanent supportive housing avoids expensive hospitalizations, ER, and jail costs. Results from the study by Ability Housing compare costs from two years before the housing to two years after.

Note 72 percent decrease in jail costs, 57.6 decrease --

(COMMISSIONER RYAN LEFT THE ROOM.)

MS. GIESE: -- in hospital costs, 20 percent decrease in substance abuse, 31 percent in suicides.

And these savings continue every year.

UNIDENTIFIED SPEAKERS: (Inaudible.)

MS. GIESE: Carrfour also did a study. The preliminary first-year findings show a 50 percent decrease in criminal justice system costs.

To close, in a recent article in the Psychiatric Times, Allen Francis, M.D., says neglect of the severely ill is not only barbarically inhumane, it is also economically stupid. The prison/police/emergency room solutions to mental illness are not only ridiculously inappropriate, they are also ridiculously expensive.

In Broward, per BBHC, the average cost per day in jail is \$143, and the average cost of a Broward psychiatric hospital stay is \$10,000.

These are not solutions.

Permanent supportive housing is a no-brainer. We ask for your support as we work with the City of Pembroke Pines or others and prepare our case for the governor.

Please find our e-mail addresses on the back of the brochure and send us any suggestions or questions that you might have.

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Now my colleagues, Donna Linn and Richard Horner, will present another great option, adult family care.

Thank you so much.

MS. LINN: Good morning, Commissioners, Mayor. I'm Donna Linn, and I'm going to speak to you today, with Richard, about the adult -- adult family care home model.

And just to avoid confusion, we have a one-page, front and back, very clearly delineated flyer on this section.

MAYOR HOLNESS: And -- and if I may, the -- they sent something to my office that I'm going to make sure is distributed, too. The presentation that was just made, the PowerPoint, I'll make sure that everyone has it -- has access to that --

MS. LINN: Everyone should have that flyer.

MAYOR HOLNESS: -- in hard copy.

MS. LINN: And -- and this flyer and the brochure.

Okay. Another -- like I said, the -- another option to address the dire shortage of housing for severely mentally ill in our community is the adult family home.

Operated by a homeowner who must live on site, adult family care homes offer supervision, meals, routine, but, most importantly, they offer a stable housing situation. And they can accept, under their license, up to five residents.

NIMBY, or Not in My Back Yard, phenomena is not a large hurdle, as the owner is probably an established neighbor of the neighborhood already.

We see the growth potential as very good for ameliorating these housing shortages.

Without major capital investment, and the ease of licensing, we believe the number of homes, with incentives, can increase quickly.

Gulf Coast Jewish Family Services is a provider that is contracted --

(VICE-MAYOR GELLER LEFT THE ROOM.)

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MS. GIESE: -- with BBHC with a modest amount of homes. And I have personal experience. I can attest to what a wonderful job they do with people with severe mental illness. But the American Psychiatric Association agrees with me.

Okay. How does a person with severe mental illness come to reside in an adult family home? They may be referred through hospitalizations, state -- south Florida state hospital or acute stabilizations. They could be referred by our community behavioral health providers, Henderson, Archways. And they may be forensic clients.

(COMMISSIONER RYAN RETURNED TO THE ROOM.)

MS. GIESE: Of special interest to us and -- is the young adult. And by young adult, I mean under 50. They're very difficult to place, and they are dependent upon SSI benefits, which makes them an extremely low income at \$771 a month.

They're also at risk of homelessness and of brushes with the law.

Conversely, this group also stands to benefit greatly by living in an intimate home situation with individual care and support. It can change the trajectory of their lives to health and wellness as opposed to tragedy.

No one gets better without a roof over their head.

And I know that you probably have a lot of interest in the financials on this, so, I'm going to turn this over to my colleague, Richard.

MR. HORNER: Okay. Thanks for this opportunity.

I'm kind of the numbers guy here and -- of the three amigos. And I want to talk about the specifics of what we're asking you to -- to do, which is to allocate some of the general revenue funds earmarked for affordable housing to enhance the AFC program that's already in place.

The way we propose to do this is to provide startup incentives and -- and increased reimbursement rates to owner operators to incentivize, through private initiative of -- to the owner operators a -- a growth in capacity all across the County now in the year 2020.

And, once again, it's not only humane and the right thing to do, it's cost effective. It decreases the spiraling costs we see in jail and -- and psychiatric hospitalization services.

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The specifics of what we're asking you to do is -- is to provide the following incentives. And greater details are on the back of the handout, the two -- two-sided handout.

(COMMISSIONER BOGEN RETURNED TO THE ROOM.)

MR. HORNER: A startup incentive of \$6,000 per new AFC home to cover the various licensing and inspection fees, background checks, and, most significantly, the cost of sprinkler systems, the installation of sprinkler systems.

And then a -- a rental subsidy of 1350 per month per client to reach the goal of 2200 per month for clients with serious mental illness.

Today, the owner operator receives less than 1200 per month, and that's just not competitive with the other reimbursement rates that -- that -- that exist for -- for the seniors and private pay people who can also go in these houses. They're around 2500, 2,000 to 2500.

And we only have 12 seriously mentally ill clients in this program today as a result of the low reimbursement rates. So, we're asking to increase that and the County to provide an incentive of a thousand dollars per client, and estimating 350 administrative cost to BBHC or to the provider, the supervising provider.

So, to add -- the total cost to add 20 AFCs in 2020 or provide homes for 80 seriously mentally ill -- mentally ill clients at a four per house rate, we're talking about \$768,000, assuming a ramp up of 50 percent done in 2020, which -- which would be difficult. It would be difficult to add 20 new homes, but we're assuming that we're going to have a 50 percent ramp up.

(COMMISSIONER BOGEN LEFT THE ROOM.)

(COMMISSIONER SHARIEF RETURNED TO THE ROOM.)

MR. HORNER: So, basically, that's what we're talking about in 2020, and you'd have an ongoing 1.29 million for these 80 clients, which it sounds like a lot of money, but I believe if you look in the brochure, you've seen the details on the adult family -- adult housing study in Jacksonville, where you save \$16,000 after the cost of services and -- and the cost of housing.

So, you save that amount of money per vulnerable individual. And it's not only humane, it's -- it's the right thing to do fiscally.

So, we'd like to thank you, and -- and we'd like to work with you to incentivize the

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adult family care home program if we could.

UNIDENTIFIED SPEAKER: (Inaudible.)

MAYOR HOLNESS: County Administrator, I know you're about to leave, but they're done, and I would like to ask whether or not they could meet with you to probably see how what we're doing might match with what they're doing and where we can go going forward.

I mean, this is not something that folks want to talk about, but there are a lot of people out there who are mentally ill, and -- and -- and it's costing us quite a bit of money in our jails and -- and -- and in other services.

So, if we can find some way to mitigate those costs by doing some investment, I really think that would be helpful.

MS. HENRY: So, I would be happy to sit and talk with you. I have -- I'm going to get a copy of the -- the --

MAYOR HOLNESS: PowerPoint.

MS. HENRY: -- presentation. We have your fact sheet. I'll have my team have an opportunity to take a look at it, and then come back to you to talk to you how might we be able to help.

MR. HORNER: Thank you.

I would like to look at the details with you and with BBHC --

MS. HENRY: Oh, this is the full presentation?

MR. HORNER: -- so --

MAYOR HOLNESS: Okay.

MR. HORNER: -- thank you very much.

MAYOR HOLNESS: Commissioner Furr.

COMMISSIONER FURR: Thank you.

First -- my first question is --

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UNIDENTIFIED SPEAKER: (Inaudible.)

COMMISSIONER FURR: -- have you already had a chance to talk with Pembroke Pines? Are you already in discussions with Pembroke Pines?

MS. GRIEVES: Yes.

(VICE-MAYOR GELLER RETURNED TO THE ROOM.)

COMMISSIONER FURR: And their -- and their response is?

MS. GRIEVES: We've been working with Jay Shecter and we're now --

COMMISSIONER FURR: Okay.

MS. GRIEVES: -- setting up a meeting with the City Planner, Charles Dodge.

COMMISSIONER FURR: Yeah.

MS. GRIEVES: And that should be within the next two weeks.

COMMISSIONER FURR: Okay. And do you have a sense of how that's going, or you don't know yet?

MS. GRIEVES: They want to meet especially with Carrfour --

COMMISSIONER FURR: Okay.

MS. GRIEVES: -- and talk to Stephanie Burman --

COMMISSIONER FURR: Okay.

MS. GRIEVES: -- and find out more details of the project.

COMMISSIONER FURR: And how many acres is available there?

MS. GRIEVES: I'm sorry?

COMMISSIONER FURR: How many acres are available on the Howard Forman campus?

MS. GRIEVES: There are ten acres on the site we're looking at, on the corner of University Drive and Pembroke Road. There's --

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COMMISSIONER FURR: So, you're looking to do a project of like 80 to a hundred, much like the one that was done -- that Carrfour did down there. Is that what you're -- because you probably need a sweet spot about 80 -- 80 to a hundred, to --

MS. GRIEVES: Yeah.

COMMISSIONER FURR: -- to make it economically feasible, correct?

MS. GRIEVES: Right. There -- there are possible other pieces of land we could explore. That -- this -- this is the one that looks the most appealing at this time.

COMMISSIONER FURR: Okay. Actually, it's a pretty good -- pretty good piece of property for it.

Second, you mentioned that it would be hard to find those homes. Is that because you're saying the housing stock, you're having a hard time getting housing stock? Or you're -- or the money to pay for it?

MR. HORNER: No, the reimbursement rates aren't -- aren't good enough for -- for the seriously mentally ill. They only get about 1200 between --

COMMISSIONER FURR: Okay.

MR. HORNER: -- SSI and what the -- what the state gives.

COMMISSIONER FURR: Have you been able to identify housing that is available for that already? Because I know, with regard to what we've been trying to do with homelessness in general, that has been a -- that has been a difficulty, trying to get -- trying to find housing stock and property managers that are willing to do this.

Have you found -- do you have some identified? That's my main question.

MR. HORNER: No, we -- we don't. You know, fundamentally, to try to -- to -- you'd have to do some sort of a marketing campaign. But, you know, if you look at four or five individuals at 2200, you're looking at eight to \$10,000 a month, it becomes attractive. If you look at four to \$5,000, you can't have staff, you can't -- you know --

COMMISSIONER FURR: Right.

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MR. HORNER: -- you need to --

COMMISSIONER FURR: And that is -- you're right. That is a way to make it a little bit more attractive if -- if -- because right now, we're having to pay the market rate on --

UNIDENTIFIED SPEAKER: Yes.

COMMISSIONER FURR: -- on -- on the housing, where I wonder -- and that -- that hasn't been as enticing as we would have liked. But I do wonder if, with those reimbursement rates, that becomes more doable.

That's -- but that's something you all can have the -- have a discussion about.

Thank you all very much. Appreciate it.

MS. GRIEVES: Thank you.

MAYOR HOLNESS: Thank you very much, and --

MS. GRIEVES: Thank you.

MAYOR HOLNESS: -- thank you, County Administrator.

(Applause.)

### CONSENT AGENDA

#### AGENDA ITEM 24

(COMMISSIONER BOGEN RETURNED TO THE ROOM.)

MAYOR HOLNESS: Okay. We've got -- let's go ahead and take Item 24. I think that's going to be quick.

UNIDENTIFIED SPEAKER: (Inaudible.)

(COMMISSIONER BOGEN LEFT THE ROOM.)

COMMISSIONER FISHER: Thank you, Mayor.

I'm going to need to abstain from voting on Part C of this item, so, I would like to move that we bifurcate the Items A and B separately from Part C.

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