

WEBVTT

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00:00:26.910 --> 00:00:27.580

Jeffrey Scott: Important.

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00:00:30.240 --> 00:00:36.399

Jeffrey Scott: Alright, everybody. Thank you for joining us today. Appreciate everyone making time to talk to us this this afternoon.

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00:00:36.730 --> 00:00:50.549

Jeffrey Scott: This is our month. The Housing Department's Monthly Community Engagement series. Each month we talk about a different topic that we share with the community, and then we invite your questions at the end. The

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00:00:50.900 --> 00:01:17.009

Jeffrey Scott: topic for this for this month, for this meeting today is the emergency interim housing performance dashboard that the city recently launched and made public. We're going to have people in the housing department who are going to walk you through that dashboard, tell you its purpose and what it does and what it can tell you. And you, the members of the public, are welcome to view that dashboard anytime you want, so you can see how our emergency interim housing communities are performing.

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00:01:17.300 --> 00:01:24.450

Jeffrey Scott: and before I turn it over to the people who who will be presenting tonight, I just want to give you a little bit of a do a little bit of housekeeping here

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00:01:24.630 --> 00:01:35.560

Jeffrey Scott: for those of you who have questions and want to ask questions of the the speakers you please use the chat function, and you can send your questions to me.

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00:01:35.560 --> 00:01:55.090

Jeffrey Scott: Jeffrey Scott or Jeff Scott in the chat, and then, after the presentation, I'll be reading those questions off, and the speakers will then be able to respond to all your questions. So please again use the chat function if you have questions put them in there, and I will read off all the questions to our speakers and get all those questions answered for you.

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00:01:55.200 --> 00:02:04.069

Jeffrey Scott: So once again, thank you very much for joining us. I'm now going to turn it over to Cupid. Alexander Cupid is deputy director in the housing department, and Cupid, take it away.

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00:02:04.070 --> 00:02:08.240

Alexander, Cupid: Yeah, thanks, Jeff. Isn't Jeff such a good host?

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00:02:08.250 --> 00:02:30.229

Alexander, Cupid: So always happy to see Jeff? So I want to thank you all for being here today. So we're going to take some time to walk through our emergency interim housing, asset, tracking, dashboard. And I know more people are joining, so they'll kind of hear this as we go along. Both myself and my colleague, Mai. We've done this several times, so this usually takes about 2025 min, maybe less.

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00:02:30.230 --> 00:02:47.050

Alexander, Cupid: Be sure to send Jeff Scott your questions so we can answer them. But I think I should start with the purpose of why behind this dashboard. So what it's meant to do is it's meant to show how the work we're doing is benefiting by

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00:02:47.360 --> 00:02:59.189

Alexander, Cupid: creating transparency in where our assets are, and how their occupancy is. The emergency housing dashboard was created also to manage the city's investments in sheltering spaces.

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00:02:59.400 --> 00:03:10.310

Alexander, Cupid: you know, at its core. It's about transparency and stewardship. So it gives us in the community real time visibility into some of the key questions you all might have, which is, how many units are online.

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00:03:10.310 --> 00:03:32.629

Alexander, Cupid: how many units are occupied? Are we meeting the needs of the people we serve? And this is focused on the asset versus just the operations on site, so the dashboard gives us a gap at utilization. It sometimes can help us flag operational issues. It makes adjustments early, all of which helps us ensure our interim housing sites are safe and high quality and serving that purpose.

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00:03:32.670 --> 00:03:42.180

Alexander, Cupid: More importantly, the dashboard isn't just internal, so it's also outwardly facing which means partners, funders. Community members can see

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00:03:42.180 --> 00:04:04.839

Alexander, Cupid: how our resources are being used. This kind of visibility strengthens our public trust. We believe, shows we're good stores of public dollars and helps everyone stay aligned on the progress, and it actually helps us all lean in to some of the damages and some of the things that need to be repaired and fixed very transparently, just like with anyone who would have a house. These are public dollars. We want to make sure that you're seeing how we're utilizing them. The broader benefit is this.

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00:04:04.840 --> 00:04:16.609

Alexander, Cupid: we're not just talking about tracking beds. We're talking about how our system is functioning overall and how we're all supporting residents and stabilizing, connecting to services and transitioning towards more permanent housing.

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00:04:16.760 --> 00:04:38.640

Alexander, Cupid: So right now I'm going to have my colleague Mai share his screen, and he's going to walk you through our asset tracking dashboard. Just one more thing as more units come online and we build more temporary sheltering spaces. We usually have a ramp up period. So during the ramp up period anywhere from 30 to 120 days.

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00:04:38.950 --> 00:04:56.719

Alexander, Cupid: we might not necessarily have the asset on board, because, just like any apartment complex, just like anywhere that has a bunch of different units, we're usually like leasing those up working with the operator, making sure that staff is currently aware of how to utilize these systems.

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00:04:56.720 --> 00:05:10.719

Alexander, Cupid: But for those of you who are just joining. If you're here to learn about the emergency interim housing asset dashboard. You're in the right place. If that doesn't sound familiar to you, then you're probably missing a meeting you need to be at.

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00:05:10.720 --> 00:05:27.179

Alexander, Cupid: So with that, I'm going to hand it over to Mai. Mai! Take us through the asset dashboard, and just one more reminder. If you have questions, feel free to send them to Jeff Scott. Jeffrey Scott he's going to be. You can send it to him in the chat. We're going to be focused on this asset dashboard and our asset tracking. Okay, my, go ahead.

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00:05:27.800 --> 00:05:38.819

Nguyen, MyV: Everyone. My name is Manu Win. Thank you, Cupid, for providing the purpose of the dashboard. Since Cupid provided the purpose of dashboard. I'm gonna run you through on how to navigate it and how to read it.

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00:05:39.420 --> 00:05:41.029

Nguyen, MyV: Me, I'll share you. My screen

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00:05:47.110 --> 00:06:00.110

Nguyen, MyV: screen should be visible. So the 1st question would probably be, where is it located at? It's located on the city of San Jose housing website in the data section, and it's called Emergency Interim housing dashboard. Once you click on this you should

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00:06:00.400 --> 00:06:09.559

Nguyen, MyV: have another tab open up, and this is your landing page on the landing page would take you to the overview of the interim sites. So now, how would you read this?

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00:06:10.580 --> 00:06:13.519

Nguyen, MyV: So it's broken down by the key performance indicators

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00:06:13.998 --> 00:06:20.559

Nguyen, MyV: each key performance indicator have a different tooltip. If you highlight it, it will explain. What does it mean?

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00:06:20.700 --> 00:06:23.220

Nguyen, MyV: What does it mean to you as a reader.

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00:06:23.330 --> 00:06:28.429

Nguyen, MyV: since these are key performance indicator that was identified by the housing leadership team.

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00:06:28.680 --> 00:06:33.950

Nguyen, MyV: On this left hand side. You have buttons to go to different reports. We would drill down into them

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00:06:34.510 --> 00:06:35.799

Nguyen, MyV: as we go along.

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00:06:36.270 --> 00:06:42.869

Nguyen, MyV: Then another option we have is breaking down by fiscal year. Right now we have one current fiscal year. So this is a new

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00:06:43.440 --> 00:06:56.649

Nguyen, MyV: program or dashboard that we implemented this fiscal year. We also have a small icons that you might see here and there. If you

highlight them, it will tell you what this icon are in this case. This icons indicating to you

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00:06:57.480 --> 00:07:01.080

Nguyen, MyV: that you might want to check out the notes section for some data quality issue.

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00:07:01.970 --> 00:07:07.119

Nguyen, MyV: So from here you can slice this down by fiscal quarter. This is city sounds like quarter year.

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00:07:08.330 --> 00:07:11.149

Nguyen, MyV: From here you can pick from the different interim sites

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00:07:12.100 --> 00:07:23.339

Nguyen, MyV: again, you might see smart icons. In this case this is an informational icon for 2 new sites. This is telling you that this will come online eventually. But right now, it's undergoing data quality review.

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00:07:24.810 --> 00:07:33.170

Nguyen, MyV: Then, down here in this bottom, left hand side, you see the unit type. So this will provide you the different types of unit that we have at a different interim sites.

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00:07:33.370 --> 00:07:36.609

Nguyen, MyV: If you just pick one, for example, it would break it down.

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00:07:38.190 --> 00:07:43.490

Nguyen, MyV: only showing one location. So you have better visibility on how much unit is at each site.

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00:07:43.980 --> 00:07:47.059

Nguyen, MyV: Then, again, if I select everything

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00:07:48.430 --> 00:07:56.380

Nguyen, MyV: on this bottom right side down here, this current unit status. This will provide you the what's going on as of the last time this dashboard was updated.

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00:07:57.280 --> 00:08:08.309

Nguyen, MyV: So how do we see it? Last time Dash was updated. There's 2 ways to see this. We go back to the main navigation page, which I'll take

you to shortly, or we can look at the end date. So this is up to June second.

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00:08:08.710 --> 00:08:13.970

Nguyen, MyV: So this dashboard has been updated since June second. So as of June second, we know

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00:08:14.100 --> 00:08:21.669

Nguyen, MyV: the 680 units being occupied. 30 is in a vacant out of variable, and 6 is currently vacant as of June second.

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00:08:22.160 --> 00:08:24.229

Nguyen, MyV: What does what does this status mean

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00:08:24.360 --> 00:08:32.659

Nguyen, MyV: when we highlight this or hover over the graph, you see, another tool tip pops up. It will explain to you what each category means.

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00:08:33.679 --> 00:08:39.970

Nguyen, MyV: Over here is our main thing we're looking at. We're looking at utilization in in this case

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00:08:40.799 --> 00:08:45.019

Nguyen, MyV: could read a title. It's utilization excluding inactive and reservation units.

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00:08:45.420 --> 00:08:49.770

Nguyen, MyV: We're excluding this from the utilization calculation due to

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00:08:50.140 --> 00:08:55.129

Nguyen, MyV: 2 issues that's out of the agency control.

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00:08:56.340 --> 00:09:03.690

Nguyen, MyV: Now, as I mentioned, this button is on the left hand side. It's draw down into the red 1 1st the red one is going to reflect

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00:09:04.040 --> 00:09:05.910

Nguyen, MyV: this current unit status here.

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00:09:06.520 --> 00:09:09.749

Nguyen, MyV: So this question asks, what's going on with this 30 units

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00:09:10.130 --> 00:09:13.839

Nguyen, MyV: and this green one will indicate what's going on with the 6 units.

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00:09:14.260 --> 00:09:16.450

Nguyen, MyV: So drill down to the red 1 1.st

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00:09:17.490 --> 00:09:22.159

Nguyen, MyV: So the vacant, not available. This will give us a better breakdown of what's going on

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00:09:22.330 --> 00:09:25.749

Nguyen, MyV: per site level and what's going on on a per unit level.

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00:09:26.020 --> 00:09:33.509

Nguyen, MyV: For example, these are buttons, the correspond to clear down here.

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00:09:34.440 --> 00:09:38.520

Nguyen, MyV: And, for example, let's take a look at units and maintenance

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00:09:38.800 --> 00:09:49.610

Nguyen, MyV: and offline. From here we can get a list of how many units currently maintenance, for example, and showing us 13 units of those 13 units is spread across these individual sites.

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00:09:50.460 --> 00:09:52.510

Nguyen, MyV: And for offline status.

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00:09:52.750 --> 00:09:58.880

Nguyen, MyV: There's 4 offline spread across these 2 starts, Evan Lane and Amber, Yusa supportive Park.

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00:10:00.590 --> 00:10:02.120

Nguyen, MyV: And that's how you do this.

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00:10:02.370 --> 00:10:06.470

Nguyen, MyV: And there's also a reset filter on the top right? If you want to go back to the normal bill.

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00:10:06.900 --> 00:10:11.070

Nguyen, MyV: if you join down too much and you go back to the overall site.

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00:10:12.380 --> 00:10:17.129

Nguyen, MyV: Now we go back to the overview page. The overview page will take us back to the main Kpi page.

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00:10:17.410 --> 00:10:27.459

Nguyen, MyV: Now we're going to take a look at the vacant, variable analysis. So this will provide us an idea of what's going on at each location as in what unit is currently open

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00:10:29.280 --> 00:10:36.220

Nguyen, MyV: and the type of units open majority of time. We do see longer days and status for units that are Ada

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00:10:37.350 --> 00:10:38.890

Nguyen, MyV: and our family sites.

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00:10:40.060 --> 00:10:41.589

Nguyen, MyV: So I have for this page.

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00:10:41.950 --> 00:10:51.830

Nguyen, MyV: Now, your question might be, if this update on a weekly basis and this numbers doesn't appear to change, how can I check if stuff is actually happening to these units.

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00:10:52.370 --> 00:10:57.499

Nguyen, MyV: we have something called unit or status change in the prior week. If you click on this page

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00:10:57.810 --> 00:11:02.010

Nguyen, MyV: we will provide you an option to select which site you want to take a look at.

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00:11:02.160 --> 00:11:07.590

Nguyen, MyV: And if it's moving along in the current progress, is it? Is it moving status? Is it?

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00:11:08.740 --> 00:11:13.670

Nguyen, MyV: Is the maintenance finishing? Does someone move out, etc? This will ask you these questions.

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00:11:15.410 --> 00:11:17.360
Nguyen, MyV: Go back to the org view page.

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00:11:17.470 --> 00:11:21.890
Nguyen, MyV: Now, we're going back to the main navigation page. As I mentioned the main navigation page is helpful

79
00:11:22.390 --> 00:11:25.389
Nguyen, MyV: because it provides you. The last time the program was updated

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00:11:25.630 --> 00:11:33.469
Nguyen, MyV: and the last time the dashboard when the last dashboard was last updated. In this case, dashboard was updated on June second at 7 pm.

81
00:11:34.590 --> 00:11:40.060
Nguyen, MyV: So from here we have another buttons that could bring you back to the Kpi page and the other small reports.

82
00:11:40.770 --> 00:11:46.119
Nguyen, MyV: and there's no 2 sub reports if you highlight them hover over them. It via to a tip

83
00:11:46.640 --> 00:11:51.189
Nguyen, MyV: on. What is the report supposed to help to tell you? What can you learn from the report

84
00:11:51.330 --> 00:11:54.809
Nguyen, MyV: in this case before I take you there. I'm taking to the notes section

85
00:11:55.360 --> 00:12:01.590
Nguyen, MyV: on the top right side. You see the data gap explanation and just some update notes for key terminology.

86
00:12:01.820 --> 00:12:07.340
Nguyen, MyV: That wasn't, answered via to a tip. And you want to know more about the terminology is being used on a report.

87
00:12:08.170 --> 00:12:13.019
Nguyen, MyV: So I'm gonna jump to the data gap real fast. This is area that we should cover

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00:12:14.240 --> 00:12:18.050

Nguyen, MyV: this right hand side site. Data rest.

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00:12:19.590 --> 00:12:22.350

Nguyen, MyV: 3 different colors. Green, yellow, red.

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00:12:22.700 --> 00:12:26.920

Nguyen, MyV: green, mean is low risk. Red means high risk. What does that mean?

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00:12:27.100 --> 00:12:33.890

Nguyen, MyV: It means we do not have the full historical data at this location. This is due to when this was implemented

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00:12:34.560 --> 00:12:36.020

Nguyen, MyV: at the different locations.

93

00:12:36.830 --> 00:12:41.269

Nguyen, MyV: This left hand side will tell you how it affects the Kpi page.

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00:12:41.600 --> 00:12:43.779

Nguyen, MyV: I will leave you to read this on another time.

95

00:12:46.900 --> 00:12:48.829

Nguyen, MyV: Now back again.

96

00:12:49.040 --> 00:12:54.860

Nguyen, MyV: key terminology. It's just different terminology being used and the updates that happen over a period of time

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00:12:55.210 --> 00:12:58.130

Nguyen, MyV: just for the user to understand. If there's anything changes.

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00:12:58.700 --> 00:13:00.109

Nguyen, MyV: this is where you can check it

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00:13:02.220 --> 00:13:06.759

Nguyen, MyV: now. Another area that you might be interested in would be this monthly utilization

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00:13:07.130 --> 00:13:12.170

Nguyen, MyV: before the caps is showing you on a quarterly basis. Now you want to see on a monthly basis

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00:13:12.390 --> 00:13:14.460

Nguyen, MyV: how the site is being utilized.

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00:13:14.680 --> 00:13:17.379

Nguyen, MyV: In this case we have a month over month

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00:13:17.520 --> 00:13:23.949

Nguyen, MyV: comparison. Now, to see how the city sounds is doing in this case we have 2 utilization

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00:13:25.420 --> 00:13:28.069

Nguyen, MyV: in order to get a definition. Now, if you hover

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00:13:29.140 --> 00:13:31.680

Nguyen, MyV: over the graph it would tell you the 2 difference

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00:13:32.326 --> 00:13:39.029

Nguyen, MyV: the main one we are measuring exclude reservation. Inactive days the lose utilization includes the

107

00:13:39.130 --> 00:13:41.820

Nguyen, MyV: dark blue one includes audio utilization

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00:13:42.210 --> 00:13:45.869

Nguyen, MyV: includes other units. So this provides us a picture of.

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00:13:46.180 --> 00:13:52.239

Nguyen, MyV: for example, if City San Jose is owning X amount of units. How is that impacting the site location?

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00:13:52.590 --> 00:13:57.029

Nguyen, MyV: If there's a special project that we are trying to move encapment sites.

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00:13:57.210 --> 00:14:01.049

Nguyen, MyV: So this is where leadership can take a deeper look on how

112

00:14:02.630 --> 00:14:05.580

Nguyen, MyV: we're impacting the utilization of the agency.

113

00:14:07.520 --> 00:14:09.650

Nguyen, MyV: Then go back to the main navigation page.

114

00:14:10.700 --> 00:14:22.689

Nguyen, MyV: Now, the State range utilization with unit detail. This is to provide you more in depth information. If you want to see what's going on on a daily basis on a weekly basis, this is more, for if you want to do research

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00:14:24.120 --> 00:14:34.120

Nguyen, MyV: on how things are going, how things are changing. I don't encourage you to spend much time here unless you're trying to do your own calculations on how we come up with a utilization it provide you

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00:14:34.300 --> 00:14:39.360

Nguyen, MyV: total possible days. The days was occupied, etc. If you want a full understanding

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00:14:39.490 --> 00:14:43.499

Nguyen, MyV: of how we came to our calculations in this Kpi dashboard overview.

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00:14:44.040 --> 00:14:47.379

Nguyen, MyV: If you want to come to understand of how this is calculated right here

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00:14:47.870 --> 00:14:51.010

Nguyen, MyV: we do provide information on a date range.

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00:14:52.840 --> 00:14:56.039

Nguyen, MyV: and this concludes my presentation. I pass it back to you. Cupid.

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00:14:57.010 --> 00:15:02.909

Alexander, Cupid: Thanks, my! So before we go into it a little bit deeper, some of the

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00:15:03.010 --> 00:15:23.919

Alexander, Cupid: operational standards that we're using are similar to what you lose in low income housing, tax credit similar to what you use in asset management of public housing similar to what you use on any asset that you're going to manage as we're having this dashboard. So you

know, in closing, we wanted to be sure we offer an opportunity. I'll hand it back to Jeff in a moment. But

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00:15:24.040 --> 00:15:41.770

Alexander, Cupid: just want to remind everyone we collect consistent regular reports. I know some of our providers are on here, so if you saw your name on there, and you saw that it wasn't updated in the last couple days. We are waiting for data from you. We do have team members who go and train

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00:15:42.290 --> 00:15:47.990

Alexander, Cupid: some of your staff, so you can make sure that you understand how to utilize the tool.

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00:15:48.080 --> 00:16:15.480

Alexander, Cupid: But we are really trying to make sure that this data is in service of the people. So this is just how we're managing the assets and being transparent about it. I did want to provide clarity. I put it in the chat a little bit ago, but my had mentioned that there's some units that are offline generally. You don't count that as your as a part of your vacancy, if it sustains heavy damage. So if there was something where there was a fire for those who are familiar with

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00:16:15.480 --> 00:16:38.380

Alexander, Cupid: public housing. And HUD, you would usually file this and say, this is a unit offline for damage. It doesn't count towards your occupancy requirements, or if there is a unit that is going to be reserved for an emergency. So for those who are familiar again with asset management and public housing, asset management and locum housing tax credits, things like that. We follow the same principles.

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00:16:38.380 --> 00:16:58.049

Alexander, Cupid: The general difference is that we have participants, and these are not necessarily leases, and we don't charge rents. So there are fundamental differences that I wanted to call out. But in our methodology the principles are generally the same, and tracking which units are offline online. And then my also brought up.

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00:16:58.230 --> 00:17:15.649

Alexander, Cupid: we take into consideration the total amount of units and utilization, no matter what the status is. That's where there's the dark blue line and the light blue line one is going to give you. How many units! If they were damaged, what is our utilization excluding them, and then also including them.

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00:17:15.770 --> 00:17:41.030

Alexander, Cupid: So that is something that we have. And then what we're really tracking has been directed to us by San Jose City Council and making sure that we're getting to 95% utilization again for the principles of public housing and low income housing tax credit. You all know that 95% would put you in high performance status. If you're doing a homekeeping project, they're at 90%. So we are usually meeting or exceeding that.

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00:17:41.030 --> 00:17:56.340

Alexander, Cupid: And we are tracking those we're also tracking the unit damage we don't have, as you all saw, any publicly identifiable information about clients on these. This is just about the asset. So we have standardized templates and tools

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00:17:56.340 --> 00:18:16.310

Alexander, Cupid: that we help with data. And at this point I don't think there's anything else that I really need to provide clarity on. So, Jeff, let's let's open it up to a few questions, but I'll say again for our provider. I see some of my colleagues on here. If you did not see your asset updated, it's because we are awaiting your data.

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00:18:16.550 --> 00:18:29.609

Alexander, Cupid: We won't call out anyone. But we do need that, that data updates, because we will be able to publicly show what the utilization of the asset is. And we're required to have that accountability. So we're trying to provide that

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00:18:29.750 --> 00:18:30.840

Alexander, Cupid: Jeff back to you.

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00:18:32.380 --> 00:19:00.270

Jeffrey Scott: Great thanks, Cupid. Thanks, my, appreciate that. We do have a couple of questions here, so I'll read those off. But just to remind everyone. If you do have a question that you'd like to ask, please put it in the chat. Send it to me, and I will be the one reading off the questions for Cupid and my, all right, I think a couple of these questions you may have already answered, but I just want to repeat them, anyway, just to make sure that we don't overlook anything. So 1st question, what is the expected frequency of updates to the data in the dashboards?

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00:19:00.820 --> 00:19:02.250

Alexander, Cupid: Mai, do you want to answer that.

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00:19:04.790 --> 00:19:22.780

Nguyen, MyV: Yes, I can answer that. The frequency, the agency provide updates on a weekly basis to us. But the the public facing dashboard is

on, updated on Mondays, multiple times on Mondays. To make sure the data is being vetted. And data quality is there before we post it to the public

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00:19:25.050 --> 00:19:26.559

Nguyen, MyV: any more details to add.

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00:19:26.860 --> 00:19:56.419

Alexander, Cupid: No, no, that's that's exactly it. And the purpose of that is because we know during the week there might be transitions of people going in and out. We also are tracking the unit vacancy length of time. So we want to have units turn that are online meaning that they're not off for damage within 14 days. Again, these are principles for those who are, and I feel like I'm speaking to practitioners when we're trying to utilize the asset to make sure individuals have the 1st opportunity for housing, so we're constantly utilizing it.

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00:19:56.420 --> 00:20:19.500

Alexander, Cupid: We want to be sure that we're tracking how long it's empty, so we can get the unit turned and have it within 14 days. We update this every Monday. We go through our data validation because we want to be sure that we're accurately putting that up there, and we're making sure I get the information at the end of the week, so I can look at the vacancy rates. We go through this data exercise, and then we post it for the community.

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00:20:19.500 --> 00:20:35.950

Alexander, Cupid: Just so they can see on a week to week basis. It's not necessarily the same for congregate sheltering spaces that usually do day to day. We see a longer length of time that individuals are usually staying in some of our eih's or emergency interim housing. But we get that frequency on a weekly basis.

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00:20:37.680 --> 00:20:38.970

Alexander, Cupid: Jeff. Next question.

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00:20:39.290 --> 00:20:40.220

Jeffrey Scott: Alrighty

143

00:20:40.830 --> 00:20:54.919

Jeffrey Scott: so I know there's discussion. There was discussion in the dashboard about rooms that are offline due to damage. Does the dashboard now, or will it be tracking damage to rooms that are still occupied.

144

00:20:55.100 --> 00:20:56.999

Jeffrey Scott: and the status of those repairs.

145

00:20:57.290 --> 00:21:18.976

Alexander, Cupid: Yeah, no, it it will not track, because the asset management tool in and of itself, that tracking should be internal to the site operator? So if there is damage, or if individuals are having damage, the site operator is who you engage with for the units that are turned offline. We are looking at infrastructure repairs. So whether it's going to be

146

00:21:20.020 --> 00:21:45.300

Alexander, Cupid: capital improvements that are needed think roofs, foundations, things like that, or regular wear and tear. That's part of what we're what we're managing in regards to the unit turn. And then, of course, from our operators, we do see their submission of receipts for damages that they do have to repair. So we are tracking that. But the asset management dashboard, it only tracks that at the time that the unit is turned.

147

00:21:45.410 --> 00:21:56.360

Alexander, Cupid: So it's it's not here, it is tracked. I am proud of our partners who do that, you know. Sometimes people I mean we all do a little bit of damage. But yeah, I hope that answered the question.

148

00:21:57.760 --> 00:22:02.509

Jeffrey Scott: The next one. It's not really a question. I just want to clarification here.

149

00:22:03.390 --> 00:22:13.750

Jeffrey Scott: because at the beginning of this meeting I referred to this as the emergency interim housing dashboard. That's what we're calling it. But I just want people to know. And, Cupid, you can elaborate on this if you'd like.

150

00:22:14.080 --> 00:22:42.139

Jeffrey Scott: when we talk about interim housing, we're talking about many different types of managed spaces, including what people may refer to as tiny homes, including hotels that have been converted into temporary housing, and also including safe parking, safe parking sites. And so I just wanted to to make that clear. I see a few comments here about Rvs. And so I wanted to make clear for everybody on this call that we're talking about multiple different types of interim housing or interim steps before people move into permanent housing.

151

00:22:42.140 --> 00:22:53.991

Alexander, Cupid: Yeah. And that's an important clarification, Jeff, because I think part of our dive into kind of onboarding community is to simplify some of these

152

00:22:54.890 --> 00:23:17.729

Alexander, Cupid: terms while keeping it true to its nature. So internally, we refer to this as different assets, so asset lines, asset management project for those who are familiar with things like that. But that's not how we externally talk about it, because we want to be sure that people are understanding what we're talking about when we're managing this at a per unit cost, meaning that no matter what the asset is, there is a per unit cost that we're tracking.

153

00:23:17.730 --> 00:23:33.970

Alexander, Cupid: We don't put on our dashboard those terms just so we can make sure that people are understanding. I think we can generally agree that when we're talking about an asset, and we're talking about our emergency interim housing. We're talking about the portfolio of tools, including some of the home key sites.

154

00:23:33.970 --> 00:23:46.640

Alexander, Cupid: So we're just indicating how the use is going. Just so people can get one snapshot in one place versus having to go on some sort of website and then track this all down in 17 different links.

155

00:23:46.640 --> 00:24:05.419

Alexander, Cupid: So I think it was a simplified way of us producing this and sharing it with the community, because I think what exhausts people is when they feel like you're using too much jargon to explain a very simple concept, which is that there are sheltering spaces that people can go, no matter what it's called, and that's the way that we approached it.

156

00:24:07.410 --> 00:24:15.940

Jeffrey Scott: Alrighty. Next question for you guys, how many total units are there for the homeless that are currently covered by this dashboard?

157

00:24:17.010 --> 00:24:28.220

Alexander, Cupid: My, do we have that number on there? Because some of the internal things that I track are not only that number, but the the ones coming online. And then I know that we have not, because there are 2

158

00:24:28.370 --> 00:24:37.369

Alexander, Cupid: properties that are still leasing up. They're still under that 30 to 120 day window that we have not started to track on there. But go ahead, my.

159

00:24:37.870 --> 00:24:40.830

Nguyen, MyV: Yes, it's on Kpi Page at the bottom left.

160

00:24:41.920 --> 00:24:52.609

Alexander, Cupid: Do you mind bringing up the page since we have? Yeah, bring up the page so we can share it with our community on where they can see this information. I think you did a great job of sharing that before.

161

00:24:57.590 --> 00:25:11.360

Nguyen, MyV: So if it's like our sites, it would throw you down here, or it's probably easier to add it up here. So if you add 6, 80 plus 30 plus 6. That's how many units we have right now. This is excluding Monterey Branham. And

162

00:25:11.870 --> 00:25:18.259

Nguyen, MyV: so, if I do quick math, 7, 1,716 units.

163

00:25:19.700 --> 00:25:22.500

Nguyen, MyV: This includes safe parking lots, too.

164

00:25:22.730 --> 00:25:27.169

Alexander, Cupid: Yeah. So this is going to include Santa Teresa, Berryessa

165

00:25:27.320 --> 00:25:45.560

Alexander, Cupid: places like that. And as you all know, some of them, we have some that are coming online in the future. Like we said, Brennan, Monterey is not included there, but I believe I saw some of my life moves friends. So I'm sure that's coming soon, and then you all know that there is going to be Cherry Cerrone

166

00:25:45.560 --> 00:26:10.709

Alexander, Cupid: and the roof Ferrari expansion. What we are still considering. I don't think we'll be on here is that we have a motel strategy that we're connecting to get people in into shelter, and I'm not quite sure yet if that is going to be included on this dashboard, because we have the expectation that people, this is going to be a very temporary stay, and people will be exiting to more permanent housing solutions or longer sheltering solutions. But yeah, I believe that answers the question, Joe.

167

00:26:10.780 --> 00:26:13.825

Jeffrey Scott: Yeah. And just to be clear for the person who asked that question.

168

00:26:14.180 --> 00:26:43.859

Jeffrey Scott: so my just added up around 700 700 and change the units that are being tracked in this dashboard. And, as he pointed out,

Monterey, Branham and Via della Oro aren't yet included in that, because we're still filling those up. But right now, today, as we speak, there are over 900 units today that are available. Through our interim housing sites, our hotels that have been converted, and through safe parking. There are over 900 spaces today.

169

00:26:44.530 --> 00:26:50.083

Jeffrey Scott: And then the that person had a follow up question to that Cupid, and that is

170

00:26:50.570 --> 00:26:55.510

Jeffrey Scott: In addition to how many units are there? Currently available?

171

00:26:56.590 --> 00:27:09.620

Jeffrey Scott: do these units apply towards within? The mayor has consistently said things like he wants to get a thousand new units coming online are the 900 units that we're talking about now, part of that 1,000? Or are they in addition to that 1,000.

172

00:27:09.620 --> 00:27:33.690

Alexander, Cupid: So part of it is going to be. And remember, the mayor announced. This last year a lot of this has been under his leadership part has been during this last calendar year, so that would be counting towards the 1,000, and we still have about over 200 more, 300 more coming between Ruferrari expansion, between Cherry and between Cerrone, so Cerrone is an agreement with Vta.

173

00:27:33.690 --> 00:27:57.140

Alexander, Cupid: Cherry is in agreement with Valley water. There will be several 100 units still coming in the pipeline with the expectation that they're going to be operational this year, and that will count towards that 1,000. It looks like we're going to meet and exceed that, especially in connection with the motels that are coming online due to the city's leadership and with our director, Eric Sullivan. So yes.

174

00:27:57.990 --> 00:28:00.570

Jeffrey Scott: Alright. Great. Okay. Next question.

175

00:28:00.720 --> 00:28:01.370

Alexander, Cupid: Yes, sir.

176

00:28:02.271 --> 00:28:13.848

Jeffrey Scott: The dashboard shows. Currently, there's 6 vacant and available units. Is there a goal? Do you? Do you have a goal for the number of units or the percentage of units that are are

177

00:28:14.570 --> 00:28:15.510

Jeffrey Scott: filled.

178

00:28:16.445 --> 00:28:18.279

Jeffrey Scott: I'll just leave it at that.

179

00:28:18.280 --> 00:28:30.339

Alexander, Cupid: Yeah. And I think I said this before, the principles are aligned with not only market principles, but affordable housing principles for those who have run low income housing, tax credit and public housing.

180

00:28:30.340 --> 00:28:50.369

Alexander, Cupid: Usually you want to be at about 95%, 96%. That's what's considered high performer. We know that there's going to be the evolution of people going into longer term solutions. We love to see it. We can't control. When I know many of you are advocates, and you love to see your colleagues and some of the people in your neighborhoods get longer term housing solutions.

181

00:28:50.370 --> 00:28:53.279

Alexander, Cupid: When that happens, we want the units turned

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00:28:53.280 --> 00:29:19.210

Alexander, Cupid: within 14 days, but that's when our providers go in, and they see if there was any damage that was done. So we asked them to turn the units in 14 days if they cannot turn the unit in 14 days, because there's heavy damage. That's when we take it offline. But the purpose would have to be. There was heavy damage beyond their control. We take the unit offline. But yes, the number one goal is to have 95% occupancy for the month.

183

00:29:19.210 --> 00:29:28.829

Alexander, Cupid: So on a week to week basis that might change. But at the beginning, at the end of the month, and for a majority of the days during the month they need to be occupied. So we're trying to get at 95%.

184

00:29:28.930 --> 00:29:52.809

Alexander, Cupid: And when we're having the unit turn. So when someone exits out of the unit, we're trying to get that turn within 14 days for many of you who are operators. You know that that's aggressive. We put that aggressive timeline because the market principles, let's say this was not affordable housing for those who have market rate housing. You would just be losing money. What we lose is an opportunity to shelter someone again. Our shelters. We do not charge rents or anything like that

185

00:29:52.810 --> 00:30:00.609

Alexander, Cupid: for the participants, but we still hold those principles so we can get the asset usable, so we can shelter some of our neighbors and friends.

186

00:30:04.530 --> 00:30:15.469

Jeffrey Scott: Okay? Next question. You may not be able to answer this Cupid, but I'll read the question anyway. Does Santa Clara County use something like this to monitor emergency interim housing throughout the county.

187

00:30:16.760 --> 00:30:17.860

Alexander, Cupid: Say that again, Jeff.

188

00:30:18.980 --> 00:30:24.669

Jeffrey Scott: Does Santa Clara County use something like this dashboard to monitor emergency housing throughout the county.

189

00:30:24.850 --> 00:30:49.730

Alexander, Cupid: I don't know. I would. I would have to ask Kj. And Shelly. I would hesitate to answer on behalf of the county, but I'm sure that's something that we can probably relatively quickly figure out. Whoever that was email, Jeff, and Jeff connected to me. And then we'll we'll try and reach out to the county and see what? Because I know they monitor heavily. Usually you have requirements for those of you all who know what the agreements are with the State.

190

00:30:49.790 --> 00:31:16.770

Alexander, Cupid: usually with any funding source. People are asking you, where is this dollar going? I'm going to be very transparent. There's a lot of fiscal reporting, especially in tight fiscal times, like you're seeing right now. The reporting is left and right, up and down as to what is happening with the dollars because they're so limited, so I would not doubt they're tracking it. I don't know how, though, but I wouldn't be able to speak to their dashboard.

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00:31:17.750 --> 00:31:23.746

Jeffrey Scott: Okay, I just put my email address in the chat so everyone can see that I'll

192

00:31:24.180 --> 00:31:31.400

Jeffrey Scott: type it again in a few minutes. jeff.scott@sanjoseca.gov all right. Next question.

193

00:31:31.961 --> 00:31:36.180
Jeffrey Scott: This person says I don't see 1st street.

194
00:31:36.370 --> 00:31:42.640
Jeffrey Scott: Excuse me, I'm sorry I don't see 1st Street. Sure stay interim housing well, the and

195
00:31:42.770 --> 00:31:45.320
Jeffrey Scott: a couple of others as well. Will those be added.

196
00:31:45.840 --> 00:32:14.970
Alexander, Cupid: So the status of sure street 1st Street. Sure stay is a bit different. I know it's an eih project. It has not been included. There is the possibility in the future of it being included. But I know that there's some negotiations going on in the background that I can't necessarily speak to, but that's the purpose of why it's not included into this. Happy to answer any other questions, offline that I can. But hopefully in the future. Should that status change? We're going to include it on there.

197
00:32:16.470 --> 00:32:20.989
Alexander, Cupid: But we, we are aware it is a home key project that's ran by the city of San Jose.

198
00:32:24.310 --> 00:32:25.090
Jeffrey Scott: Okay?

199
00:32:25.290 --> 00:32:26.527
Jeffrey Scott: Next question is,

200
00:32:27.660 --> 00:32:38.830
Jeffrey Scott: how are the units that are discussed in this in this dashboard? How are these units paid for? Are the costs of these units paid for by the city? Does the county pay for any of these units? How are they paid for.

201
00:32:38.830 --> 00:32:52.349
Alexander, Cupid: Yeah. So I'm going to try and simplify this because I'm thinking of the capital. Stat. So for those who are familiar, hap, HAP. You all can. Google. That is one of the funding sources that we have.

202
00:32:52.350 --> 00:33:20.490
Alexander, Cupid: You all are very aware that the Mayor and the City Council were reappropriating measure. E, so measure E is a part of it. We do have what's called Erf emergency encampment resolution funds erf

funding. If you all Google that it was about 4.8 million dollars that was given to the city of San Jose to administer housing solutions and outreach. So it is a bunch of different sources.

203

00:33:20.490 --> 00:33:34.729

Alexander, Cupid: We do work with the county. Some of it is going to be housing authority litigation funds that there was this agreement years ago, and it's called hala, and we can use some of these funds to pay for onsite operations.

204

00:33:34.730 --> 00:33:59.260

Alexander, Cupid: So for those very familiar, it's just like a capital stack of different funds, and you have to talk about sources and uses. So you have to see if it's an eligible use for some of the funds, which is why we generally use some of our Hhap funds and some of our measure E funds. For this purpose the outreach dollars are going to be with what's called community development block Grant funds and things like that

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00:33:59.260 --> 00:34:05.039

Alexander, Cupid: fund people who go out and do outreach onto the streets. So without getting too in depth.

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00:34:05.040 --> 00:34:12.330

Alexander, Cupid: that's generally some of the funds, and I just got a text from one of my colleagues in the Grants team saying, I said the right thing. So

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00:34:12.350 --> 00:34:18.369

Alexander, Cupid: there's Jeff you can always learn. I'm I'm learning and serving. But yeah, that's generally how we pay for some of these things.

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00:34:21.650 --> 00:34:32.954

Jeffrey Scott: Okay? I'm not seeing any additional questions in the chat, but we can hang on just for a moment. In case anybody has any additional questions that they would like to ask. I'm also

209

00:34:33.389 --> 00:34:55.380

Jeffrey Scott: just putting a question just out of curiosity in there. How did you hear about today's meeting. If anybody wants to text me or chat me rather, and let me know how you heard about today's meeting, we just want to make sure that we're getting the word out about these monthly meetings to as many people as possible. So I'd love to know how people are hearing about these meetings, but as far as questions for Cupid and my, I'm not.

210

00:34:55.530 --> 00:35:01.522

Jeffrey Scott: I am not seeing any other questions, so we'll just

211

00:35:02.400 --> 00:35:07.379

Jeffrey Scott: ask keep it in mind. Hold on just for a minute to see if anybody else has any questions.

212

00:35:07.380 --> 00:35:28.780

Alexander, Cupid: Yeah. And and while we're talking about this, Jeff, and we can stay on just for a minute, you know, like I said before the asset management. Dashboard. There are some power bi dashboards that are similar, but not in the way that we have it. So the unique part of ours is that we're trying to get these weekly updates. And it's a transparency tool. So

213

00:35:28.910 --> 00:35:58.819

Alexander, Cupid: really proud of my Nate Marcel, the team, our internal it team that developed this, because usually, like I said before, my experience has been in this type of work and in public housing, where you have massive sites. But this is usually not a tool that people broadcast out. It's usually a back facing tool. So for the city to share this transparently, it allows us to see where the dollars are going, especially since we're trying to connect some of the unsheltered to this sheltering opportunity.

214

00:35:59.572 --> 00:36:01.590

Alexander, Cupid: Through safe parking

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00:36:02.220 --> 00:36:30.689

Alexander, Cupid: through our home key projects and through our emergency interim housing projects. So you're seeing all those lanes. And for those who joined we call it eih? But Jeff had mentioned that some of you might know them as bridge housing communities, emergency interim housing, safe parking, what we were tasked with and what response we get from the community is cut out the nonsense, and tell us what you're doing with the dollars and simplify how you're talking about it, which is why we have this approach.

216

00:36:30.690 --> 00:36:34.590

Alexander, Cupid: so it can be something where you can understand where the dollars are going.

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00:36:34.610 --> 00:36:37.089

Alexander, Cupid: And we can talk about this very transparently.

218

00:36:38.960 --> 00:36:47.960

Jeffrey Scott: Okay, we do another question for you. Will the Department be adding data to this dashboard on unit turn and maintenance costs?

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00:36:48.100 --> 00:36:52.029

Jeffrey Scott: Curious in particular about the units that need substantial or heavy repairs.

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00:36:52.540 --> 00:37:00.979

Alexander, Cupid: I think that that is something that we are considering. Usually we report that out. I would have to ask about that, because we do

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00:37:00.980 --> 00:37:23.519

Alexander, Cupid: for those who know physical needs assessment. Capital needs assessment when you're projecting out how much something is going to cost. It's much easier on the front end to control those costs by seeing what some of the things that are needing to be fixed and basically bulk buying them. So what we are planning to do is that we will be going out with an Rfp. Later this year to have

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00:37:23.520 --> 00:37:43.830

Alexander, Cupid: maintenance handled by a 3rd party vendor, or something like that, or you know, I know our our current operations partners do a great job on that. I don't know how much information is going to be shared about that. But I know we are tracking that. So I would have to get back to you on that. But for right now it's not on that, because we're

223

00:37:44.310 --> 00:37:48.069

Alexander, Cupid: primarily focusing on getting the utilization of the asset.

224

00:37:49.120 --> 00:37:51.780

Alexander, Cupid: But I wouldn't say that's out the window for whoever asked.

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00:37:55.380 --> 00:38:04.697

Jeffrey Scott: Okay? So I think, oh, we actually have another question about cost. For this dashboard.

226

00:38:05.780 --> 00:38:20.189

Jeffrey Scott: are we? Do we have a number Cupid that we quote. That is the the cost per unit now, and it doesn't specify whether it's operational or like per year. Operational cost or construction costs. The question is simply, how much does it cost per unit?

227

00:38:20.560 --> 00:38:45.210

Alexander, Cupid: Yeah. So the Puck somebody, I probably fed that to somebody like, Ask me about the Puck. So the per unit cost is anywhere between 33 to about \$48,000, and we've reduced that the per unit cost includes meals, support services, security costs, unit turn generally. If you think of it as a principal

228

00:38:45.210 --> 00:39:02.759

Alexander, Cupid: for those. You probably do it in your personal life. It's how much money am I getting, how much of it goes towards the cost of living. Can I reduce that cost? What are the things that I have to consider in my cost of living? Aka, where I pay for. So that's like the Puck for us, the Puck would be.

229

00:39:03.030 --> 00:39:16.659

Alexander, Cupid: what are the costs for operations? What are the costs for security? What are the costs for food, that projection. So the previous question about the projection of how much it costs to repair all of those things are considered.

230

00:39:16.660 --> 00:39:34.980

Alexander, Cupid: and a per unit cost, and that varies because you're going to pay a little bit more for a family or some site specific needs for seniors or those who might have a disability. Of course you're going to have some wraparound services that single individuals who are healthy might not need. That will affect

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00:39:34.980 --> 00:39:37.119

Alexander, Cupid: the Puck. It's a very like I.

232

00:39:37.120 --> 00:39:52.089

Alexander, Cupid: I am very practical here. Those who don't know me. I just I shoot it straight when you're considering the needs of people. If they're going to be need more. They have mobility challenges. You're going to have to make some adjustments that's going to cost a little bit more.

233

00:39:52.180 --> 00:40:14.839

Alexander, Cupid: And so that's what affects the Puck and the per unit cost is a projection, so you can cost control to the best of your ability on the front end, which is what both myself and the director, Eric Solobond, we obsess over. So we're very. We pay a lot of attention to these while still providing quality service. So we look at it per line, item per 6 month

234

00:40:14.900 --> 00:40:27.129

Alexander, Cupid: per deliverable. And then, you know, with some of our colleagues on this call, we have very uncomfortable conversations of how we can ring out the the most efficiency that we can get without interrupting the quality of life.

235

00:40:29.440 --> 00:40:40.829

Jeffrey Scott: And another question has come in. Keep it. It's a little bit outside the scope of the dashboard, but I think it's still relevant to the conversation. Sure, and that is how are referrals coming in for our eih's?

236

00:40:41.050 --> 00:40:45.477

Alexander, Cupid: Yeah. So right now what it is, it's connected to

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00:40:46.060 --> 00:41:06.029

Alexander, Cupid: are targeted outreach and engagement. And this is where the city has a little bit of flexibility. So for some of the Eih's we have that preference. So the priority preference, a 1.5 mile radius, or some of the hotspots connected to the large visible encampments, or within 1.5 miles of a new

238

00:41:06.220 --> 00:41:34.910

Alexander, Cupid: eih? That's there. So I would think of it as a like as a tiered process. So think of it, if you have an Eih in your area. The city has most recently, over the last year or 2 said, if you have an Eih in your area, there's a 1.5 mile radius that we will try to prioritize individuals. We will get their names, but we know the challenge with that is, some of the people are a little bit transient and inflexible on where they're going to be in their friends and with their street families.

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00:41:34.910 --> 00:41:42.749

Alexander, Cupid: but we try to get their names, and then we prioritize those individuals who are near the encampment, and then that remains a no re-encampment zone. Of course people

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00:41:42.750 --> 00:42:06.720

Alexander, Cupid: try to go back. We tell them like, you can't really camp here. And then, once that has gone away, it is connected to our targeted outreach engagement, which is like a regular wait list where we say, Hey, we're going to go over to this encampment. We're going to put you on this list. I think the challenge that we all have. And you all know this is basic math, which is like, there's a limited amount of units, and our job is to try and get them full.

241

00:42:06.720 --> 00:42:30.149

Alexander, Cupid: So people have somewhere to shelter, and then once people come off of it, we go back to our list? We asked. We add them to

the available eihs, and we also connect them to the county services. So the county has their community queue. They try to get them into permanent supportive housing, or some sort of other housing that is for them. And that's kind of how we work together.

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00:42:33.730 --> 00:42:35.390

Alexander, Cupid: That was the end of my answer. Jeff.

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00:42:36.730 --> 00:42:37.329

Jeffrey Scott: Thanks. Keep it.

244

00:42:37.330 --> 00:42:38.550

Alexander, Cupid: What are you trying to do to me, Josh?

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00:42:40.340 --> 00:42:48.439

Jeffrey Scott: Alright. Well, let me see. I think I have one more question here.

246

00:42:53.650 --> 00:43:10.519

Jeffrey Scott: so this I think you've already answered it, but I think it. Maybe it's worth repeating. So the overall utilization rate. This is a question the overall utilization rate excludes units that are inactive or reserved. Is that correct? So right now, it's, I believe, 6 units. Is that correct?

247

00:43:10.750 --> 00:43:39.620

Alexander, Cupid: Yes, so. But my pointed out my in the background put up that dual bar chart that shows inactive, and then inclusive of all the units. So I'll talk while my shares his screen. But what we do is that for a utilization rate you generally take off offline units that are going to not be available because there was heavy damage. And that's an approval process. But as my goes to it down to monthly utilization comparison.

248

00:43:39.620 --> 00:43:54.879

Alexander, Cupid: we still track that. So you see, the light blue and the dark blue one is going to be, including the including reservation and active unit days. So we're trying to make sure that we are tracking in one way and the other

249

00:43:54.880 --> 00:44:24.480

Alexander, Cupid: total utilization. This is, it's generally a principle for reporting utilization, because people usually want to say, if there is damage. Thank you, my, you can take that off the screen. If there is damage, what are the damages? How long are they? A damage. Why are they damaged? And then you usually take that offline so you can show here are

the ones that are available. Because what happens is that people will come to the chart, and they'll say this unit is offline

250

00:44:24.540 --> 00:44:53.769

Alexander, Cupid: for a month. Why? And we're like that one's heavy damage. A car ran into it. I recently used to work in Houston as a chief operating officer for a huge housing authority. It would be flood damage, and we'd be like there's no one who can go in there. So the principle behind it is that if there's heavy damage you would take it offline, or if there's an emergency, and you have them because there's a flood, you would take them offline so people wouldn't think they're available, and then you would hold them for a specific purpose. So that's the principle behind

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00:44:54.310 --> 00:44:57.790

Alexander, Cupid: our methodology in this, Jeff. I think that answered the question.

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00:44:59.350 --> 00:45:02.433

Jeffrey Scott: Great thanks. Cupid, all right.

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00:45:04.320 --> 00:45:06.726

Jeffrey Scott: I don't see any additional questions. So

254

00:45:07.260 --> 00:45:17.069

Jeffrey Scott: we're going to wrap it up, and people can leave. Now this meeting is going to remain open. This line will remain open for a few more minutes, and if anybody wants to

255

00:45:17.460 --> 00:45:43.600

Jeffrey Scott: to offer up how they heard or where they heard about this meeting again. That'd be great. That'd be welcome data for us. And then I'm going to paste my email address one more time into the chat. If you have any questions you want to follow up on this on this discussion, or if you have any questions about anything else in the housing department feel free to to email me anytime. And I can get back to you.

256

00:45:43.830 --> 00:45:55.419

Jeffrey Scott: So there's my email address, one more time. And so with that, we're wrapping up the the meeting for this month for tonight. Thank you all for joining us, and thank you, Cupid, in my for informing us about the dashboard.