

BEHAVIORAL HEALTH ADVISORY BOARD
ADULT SERVICES COMMITTEE
MINUTES ■ Thursday, November 3, 2016

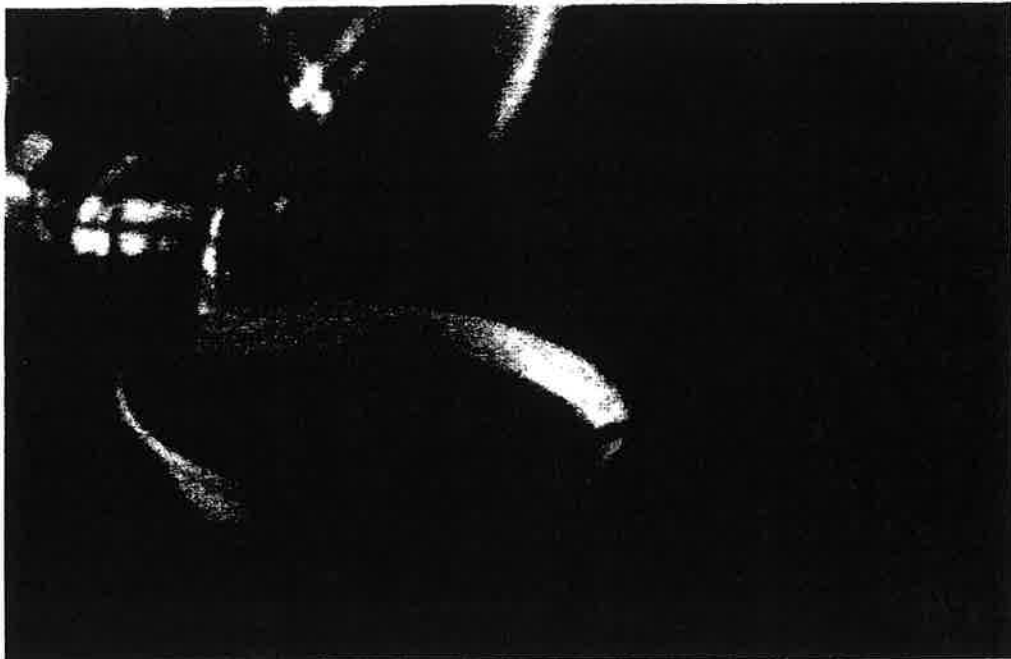
<p><u>Present</u> Karyn Bates, Co-Chair Nancy Borchard, Co-Chair Gane Brooking, BHAB Larry Hicks, BHAB Ratan Bhavnani, BHAB Sidney White, BHAB David Deutsch, NAMI Letty Ortiz, Pacific Clinics Asencion Romero, Pacific Clinics TAY Tunnel Kalie Matissek, Turning Point Foundation Mark Schumacher, Turning Point Foundation Denise Noguera, VCAAA Brenda Tungui, VCAAA Courtney Stallings, Telecare Keeley Nash, Telecare Mark Stadler, Sheriff's Office/CIT Eileen Tracy, Family Engagement and Re-Entry Elizabeth Stone Jerry Weaver</p>	<p><u>VCBH Managers/Staff Present</u> John Schipper, Adult Division Manager Pam Roach, Transformational Liaison Anna Flores, ADP Program Manager Edith Pham, BHAB Assistant</p> <p><u>Guest Presenter</u> Fr. Jon Hedges, Santa Barbara County Behavioral Wellness</p> <p>NEXT MEETING: Thursday, January 5, 2017, 10:00 a.m. – 12:00 pm</p> <p>Ventura County Behavioral Health 1911 Williams Drive, Training Room, Oxnard</p>
<p>Note: The committee has not yet approved these minutes. There may be additions/deletions or corrections before the minutes are accepted in final form.</p>	

	DISCUSSION/CONCLUSIONS	RECOMMENDATIONS/ ACTIONS	RESPONSIBLE
I.	Call to Order Co-Chair Karyn Bates called the meeting to order at 10:10.		
II.	Approval of the Agenda Ms. Bates asked the Committee to review and approve today's agenda.	The agenda was approved as written. M/S/C	
III.	Approval of the Minutes Ms. Bates asked the committee to review and approve the minutes of the October 6, 2016 meeting.	The minutes were approved as written. M/S/C	
IV.	Welcome and Introductions Ms. Bates welcomed everyone and asked for introductions.		
V.	Chair Announcements Ms. Bates distributed a handout which included information on: A. "City of Ventura Project Charter: Crisis Housing along the Continuum of Care (draft version No. 1.3)"; B. Tiny homes in San Jose, California; C. San Diego's "Atmosphere", a new development which includes 51 units for formerly homeless San Diegans. See attached. Ms. Bates proposed to go dark in December. Hearing no objections, she announced that the Committee will go dark in December.	Go dark in December	
VI.	Public Comments Elizabeth Stone introduced herself as an independent consultant/advocate working with the Independent Living Resource Center. She stated that in California people under conservatorship can vote, and so can people who have been convicted of a felony as long as they are not in prison or on parole.		

<p>VII.</p>	<p>Presentation: Homeless Outreach and Housing in Isla Vista/Santa Barbara County – Father Jon Hedges</p> <p>Father John Hedges, an employee of Santa Barbara County, gave information about homelessness and the Pescadero Lofts in Isla Vista. Homelessness can be likened to a disaster on our streets that causes mass casualty. Homeless people suffer trauma.</p> <p>The Pescadero Lofts in Isla Vista is under the Housing Authority of the County of Santa Barbara. It includes partnerships with law enforcement, community action commission, student organizations, social and mental health services, politicians, religious groups, non-profits, and professionals. Funding comes from federal, state and local sources and donations.</p> <p>The building has 26 studios, six one-bedroom units, one manager unit, 68 bicycle storage racks, 34 parking spaces, and community space.</p> <p>Tenant selection was based on the homeless being known to the community partners, having a verifiable connection to Isla Vista, and filling out an application supported by documents.</p> <p>At opening, the average age of the residents was 54. Nine residents were veterans. The average monthly income was \$517, but nine reported little to no income. All residents cited medical or mental health conditions. 21 of the 32 residents were deemed “vulnerable,” with an elevated risk of premature mortality. Residents averaged 14.75 years of homelessness, with three residents having been homeless for more than 30 years.</p> <p>Residents pay \$30 to \$200 monthly.</p> <p>Current services include mental health services, case management, AA, computer lab, health screenings and library.</p> <p>Pets are encouraged. Children are not allowed.</p> <p>As they stabilized, some residents reconnected with their families.</p> <p>Data shows that providing supportive housing to the chronically homeless decreases public costs by 79% by reducing hospitalizations and emergency room visits.</p> <p>Future challenges include empowering residents with job and life skills, housing retention, and the need for high levels of on-site services.</p> <p>See attached for further details.</p>	<p>Information</p>	
<p>VIII.</p>	<p>Members Comments</p> <p>A. Sidney White noted that a group in Ventura is gearing up to manufacture tiny houses, but it is running into problems related to zoning and permits. He noted that in downtown Ventura the law enforcement Patrol Task Force (PTF) has had a positive impact over the last few years. Mark Stadler concurred, explaining that they work in coordination with Behavioral Health and have a caring approach. John Schipper stated that, in connection with conservatorship, VCBH had a meeting with Ventura PD, which provided the names of individuals they were most concerned about.</p> <p>B. Eileen Tracy stated that in Port Hueneme a run-down motel is being re-modeled for transitional housing.</p> <p>C. Ratan Bhavnani noted that the Laura’s Law workforce went into full gear after the SAMHSA (Substance Abuse & Mental Health Services Administration) grant was awarded. The clinical and legal teams are meeting weekly. In addition, a stakeholder meeting took place recently; the next one will be on November 30th. The program should be operational in late January 2017.</p> <p>D. David Deutsch stated that NAMI will hold its general meeting on November 8th. It will include a talk on the Mental Health Rehabilitation Center (MHRC) that is opening in Camarillo. On December 13th NAMI will hold its holiday dinner at the Oxnard Elks Lodge. Clients and their families are invited. Last year, over 500 people attended.</p>	<p>Information</p>	

	<p>At its January 10th general meeting, NAMI will screen a movie on Laura's Law implementation.</p> <p>E. Letty Ortiz stated that in October all Pacific Clinics staff and a few TAY Tunnel staff were trained in MORS (Milestones of Recovery Scale), which will be implemented. Every three months all clients will be evaluated with that scale.</p> <p>F. Mark Schumacher noted that the Client Network has joined Turning Point for a Peer Employment training next week. The class will have 15 participants. Graduation will be on November 11th. Mr. Schumacher stated that he has met with management at Castillo del Sol, where Turning Point will provide Quality of Life once the community services director signs off on it. This will be the fifth site where Turning Point provides Quality of Life.</p> <p>G. Kalie Matisek noted that Turning Point Foundation will have a breakfast fundraiser on December 8th at 7:30 a.m. at Mandalay Bay Suites. Everyone is invited to attend.</p>		
<p>IX.</p>	<p>Update: Behavioral Health Adult Division – Dr. John Schipper</p> <p>A. The ribbon-cutting ceremony for the Horizon View Mental Health Rehabilitation Center (MHRC) will take place on November 17th at 3:00. The day before, the facility will be open to the neighbors at the airport and the families of clients who are likely to move from Sylmar to the MHRC.</p> <p>B. The California Association of Public Hospitals and Health Systems has recognized Drs. Celia Woods and Brian Taylor and VCBH Pharmacist Patti Yoshida for their efforts to reduce the amount of benzodiazepine being prescribed. They received the prestigious 2016 Quality Leadership Award, which comes with a \$3,000 prize.</p> <p>C. Michael Rodriguez has joined the Adult Division and is working as the Manager in the Santa Paula and Ventura region.</p>	<p>Information</p>	
<p>X.</p>	<p>Update: Behavioral Health Substance Use Disorders – Anna Flores</p> <p>A. Anna Flores noted that not all people with co-occurring disorders have a serious mental illness. There is a tendency to overstate the complexity of both mental health and substance abuse disorders.</p> <p>B. Patrick Zarate is expanding the residential treatment slots at Khepera House and Prototype.</p> <p>C. The Drug Medi-Cal Organized Delivery System (DMC-ODS) Plan was formally accepted by the state.</p> <p>D. Staff at A New Start for Moms are accepting donations of toys for the holidays. These will be distributed to the children in the program and to their siblings during a holiday party on December 18th.</p>	<p>Information</p>	
<p>XI.</p>	<p>Adjourn The meeting adjourned at 12:05 p.m.</p>		

CITY OF
VENTURA
COMMUNITY DEVELOPMENT
www.cityofventura.net/cd



**Project Charter:
Crisis Housing
along the
Continuum of Care**

DRAFT Version No: 1.3
Prepared by: Peter Brown and Ryan Kintz
Version as of: October 12, 2016

INTRODUCTION

1.1 BACKGROUND

The community of Ventura seeks to develop crisis housing along the continuum of care that supports vagrant and homeless individuals throughout the community. The City of Ventura aims to work together with various stakeholders including but not limited to the business community, the faith community, social services, non-profits, Ventura County and other Cities throughout the County.

The City currently does not provide all housing types along the continuum of care. In collaboration with the City of Oxnard, Ventura provides a temporary winter warming shelter every year. This year will be one of the last years that a winter warming shelter is available, provided a permanent Crisis Housing facility is built and available in the near future.

Crisis housing along the Continuum of Care (CHCOC) refers to the following types of housing: crisis housing, transitional housing, permanent supportive housing, and extremely affordable housing. A facility in this document is defined as a single facility or multiple facilities to provide all crisis housing types along the continuum of care.

1.2 PROJECT GOAL AND OBJECTIVES

1.2.1 PROJECT GOAL

Ventura seeks to provide all housing types along the continuum of care, including crisis housing, transitional housing, permanent supportive housing, and extremely affordable housing. In addition, it is vital that all supportive services are available and provided to individuals at the appropriate level regardless of the type of housing they are utilizing.

1.2.2 PROJECT OBJECTIVES

Each housing type along the continuum of care is an individual project piece within the overall project goal. Each housing type therefore has its own project objectives and project timeline as represented in the sections below.

1.2.2.1 Crisis Housing Objectives

Within the overall goal as stated above the following objectives have been identified:

1. Establish a strong partnership with all stakeholders involved with the shared mission of achieving the project goal (Stakeholder Group September 2016). Create stakeholder list and engage stakeholders in the project.
2. Stakeholder group will create standards for operator qualifications and facility management plan (October 2016).
3. Obtain MOU agreement with all Cities throughout the County (October 2016).
4. Engage property owners in the proposed zone change areas to ensure up-front communication and achieve property owner support (October 2016).
5. Obtain Planning Commission Approval of Zoning Updates (November 2016).
6. Develop Condition Use Permit Requirements (November 2016).
7. Achieve City Council approval of ordinance amendment (March 2017).
8. Develop funding mechanism to acquire facility and continually operate (April 2017).
9. Site potential locations of a homeless facility (April 2017).
10. Obtain Conditional Use Permit (April 2017).
11. Acquire operator and service providers that will run the facility (May – July 2017).
12. Purchase facility (August – October 2017).
13. Set up the facility with the operator and service providers and begin to operate (November – January 2017).

Robert Johnson for Business Insider

More than 4,000 people are homeless in San Jose, California. The 10th largest city in the US has long run out of beds to keep them sheltered.

A new law will make the city, located an hour's drive south of San Francisco, the first in the state to legally permit construction of tiny homes for the homeless, the San Jose Mercury News reports.

Starting in January, the city will temporarily make an exception to state building, safety, and health codes and build houses so small, they wouldn't ordinarily be approved for construction. The new residences will measure 70 square feet for individuals and 120 square feet for couples. It's still unknown how many people the program will accommodate.

Cute as they may be, tiny houses are often illegal.



A typical tiny house spans less than 500 square feet. Flickr / Tammy Strobel

Many US city and county governments (including San Jose prior to this new law) do not authorize residences under a certain square footage. Development codes have requirements related to plumbing, utilities, and building foundations that such unconventional dwellings don't meet.

That's unfortunate, because tiny homes offer a creative solution to the homelessness crisis. Tiny homes cost between \$200 and \$400 per square foot, depending on the materials used and their extravagance, according to Forbes, while the median list price in San Jose is \$515 per square foot. Earlier this year, the city became the first in the US where the average home costs over \$1 million.

A homeless camp sits by Coyote Creek in San Jose, California. Robert Johnson for Business Insider

In San Jose, where many of the city's homeless stay in camps along trails, creeks, and rivers, something had to give. The city declared a "shelter crisis" back in December for the purpose of building homes that skirt existing development codes, according to the Mercury News.

"This law really is the first of its kind," Ray Bramson, San Jose's homeless response manager, tells the Mercury News. "It will allow us to create bridge housing opportunities — a stable place people can live and stay while they're waiting to be placed in a permanent home."

San Jose isn't the first city to build tiny houses for the homeless. A number of cities, including Austin, Texas; Detroit, Michigan; and Portland, Oregon, have experimented with "tiny villages" for the homeless. Residents of these villages speaking to the media describe a sense of pride in their communities.

Dallas, Texas, embraces the national trend of giving the homeless permanent housing.

In Austin, the creator of one such village estimates it will save taxpayers up to \$3 million annually that's normally spent on medical bills and criminal justice expenses for the homeless.

San Jose plans to hold a competition where people can submit designs for the new homes. Cost effectiveness and the ability to duplicate homes easily are two major criteria, according to Bramson. The future locations of the tiny homes is still to be determined.

The law that temporarily allows their construction in San Jose will be suspended in 2022, when the city will evaluate the program's impact.

Should it prove successful, other cities in California might look to San Jose to see how it's done.

SEE ALSO: A former San Francisco mayor wants to put the city's homeless on a Navy ship

NOW WATCH: These Harvard-designed tiny homes are the future of weekend getaways

San Diego

A 205-unit, 12-story development called **Atmosphere** is expected to complete construction in February 2017, paving the way for Downtown San Diego to take the edge off its **housing supply** crisis.

Located at 1453 4th Avenue — mere blocks from the site of the California Theatre, now under redevelopment into another apartment complex called the Overture — Atmosphere provides twofold benefits to city residents:

- 154 units dedicated to San Diegans employed locally; and
- 51 units for formerly homeless San Diegans.

Atmosphere's units, ranging from studios to three-bedroom apartments, will rent for approximately \$390 – \$1200 and are reserved for residents making 30% to 60% of the San Diego **median income**. The current median income for a family of four is approximately \$63,400.

Additionally, Atmosphere will offer daily transitional services for its formerly homeless residents, including financial literacy workshops and workforce development training. These benefits are critical opportunities; San Diego ranked fourth nationally for the highest homeless population in 2015, according to the **U.S. Department of Housing and Urban Development (HUD)**'s Annual Homelessness Assessment Report (AHAR). The county's homeless population has steadily grown from twelfth-highest ranking in 2007.

Thus, Atmosphere is a huge progressive step forward for both homeless residents and locals struggling to remain living where they work. Homelessness issues in nearby Los Angeles and Orange County have spurred activists to push for **similar supportive housing** projects, aiming for the same benefits and transitional services for their residents that Atmosphere will provide for San Diegans.

Homelessness and affordable housing in San Diego

Atmosphere's future residents have one thing in common: they have likely been pushed out of the **low-tier** housing market due to excessive home price increases in the mid- and high-tiers. When mid-tier home prices rise beyond buyers' means, typically mid-tier homebuyers turn to low-tier housing instead. When mid-tier homebuyers **trade down**, those who ordinarily would have taken up low-tier housing are left to fend for themselves in California's ferocious urban rental markets.

Come 2017, Atmosphere will be there to catch some of these residents boxed out of the market. Further, Atmosphere's workshops and support services will increase the chances of formerly homeless residents ultimately entering the housing market after a transitional layover in the complex.

Real estate agents who assist tenants seeking low-cost housing need to keep an eye out for projects like Atmosphere and other below-market copy-cat projects. The tenant interest list for Atmosphere residence is still open, and applicants will be contacted in October 2016 with further information. Although the waiting list is likely to be extensive, Atmosphere's brazen forage into the notoriously expensive San Diego rental market is a beacon for future projects seeking change to follow.

The Streets of Isla Vista



Memory



In Memory: Why We Do Our Work...

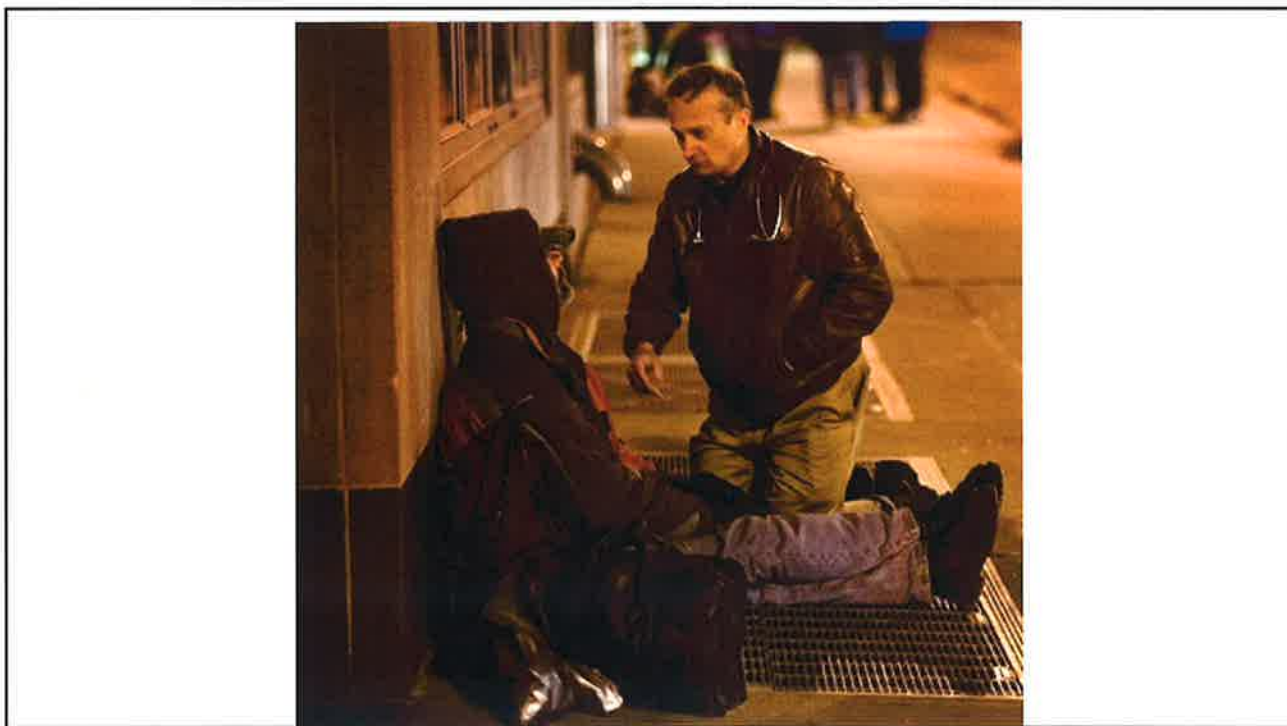


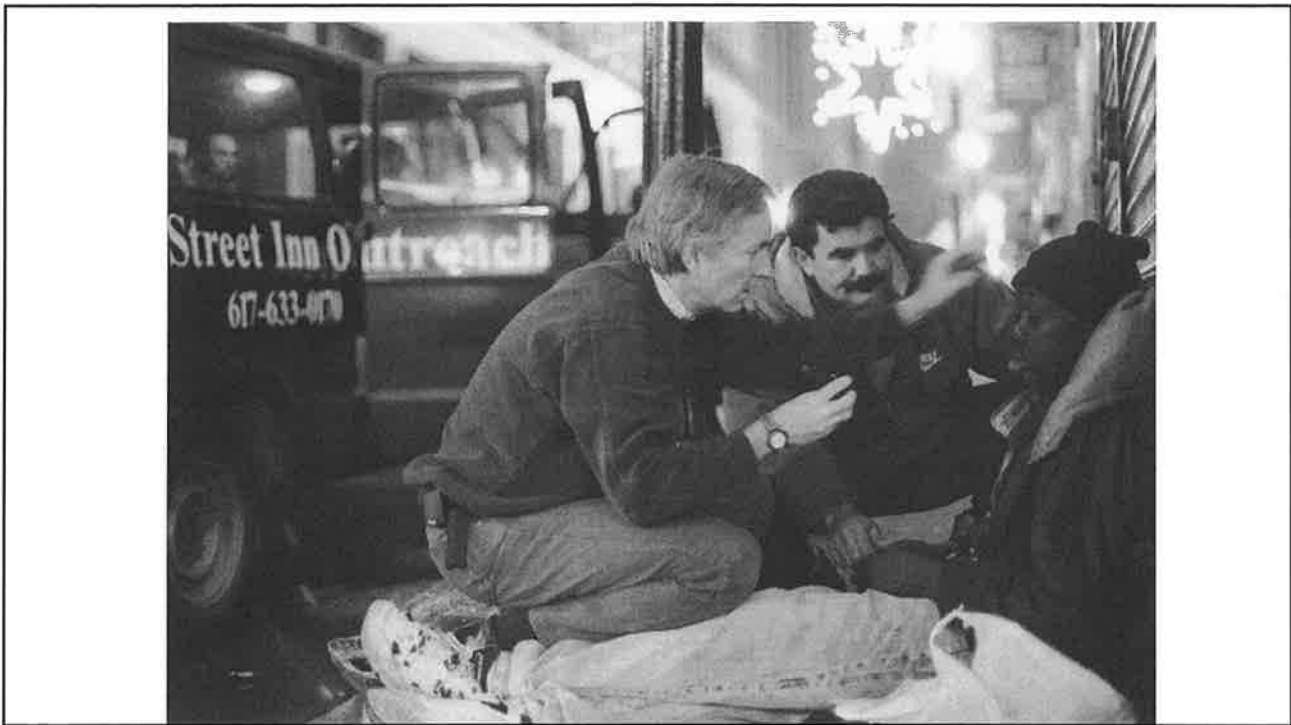
Disaster On Our Streets/ Mass Casualty

Isla Vista Everyday

New Orleans/ Katrina











“A Dumpster With Curtains”



Strategic Partnerships

- Law Enforcement
- Community Action Commission
- Student Organizations
- Social Services
- Mental Health
- Politicians
- Other Religious Groups
- Other Non-Profits
- Professionals, *"The Kindness of Strangers..."*



Housing Authority of the County of Santa Barbara



Concept of Pescadero

- * Priority for Isla Vista locals
- * Affordable rent
- * 50% or below area median income
- * Wrap-around, intensive supportive services



Stakeholders

- * Third District Office
- * County Staff
- * County Housing Authority
- * St. Brigid
- * Isla Vista Foot Patrol



Board of Supervisors played a critical role in project approval & financing

- * BOS vote to retain RDA housing assets
- * BOS elect to reserve \$442,234 in HOME funds
- * BOS approve loan agreement; Housing Authority purchase land \$2.9M

Financing Sources

- * Isla Vista highly competitive w/ tax credit allocation
- * Awarded upon first application
- * Combination of tax credit and project base
- * Very low income are eligible for housing

Financing Sources

* Union Bank	* \$1,550,000
* Tax Credit Equity	* \$3,604,000
* Solar Tax Credit	* \$81,000
* County Option Agreement	* \$2,900,000
* County HOME Funds	* \$442,000
* Other	* \$1,231,000
* Total	* \$2.9M

Ground breaking

November 26, 2013





Architectural Design

“IV Funk”

- Elements of old & new Isla Vista
- Architect Thom Jess Arris Studio
- Intentional design elements

Pescadero Design

- * 26 studios
- * 6 one-bedroom
- * 1 managers unit
- * 68 bicycle storage racks
- * 34 parking spaces
- * Community programming space



Ribbon Cutting

December 16, 2014



Adopt a Room Campaign

Each unit was furnished, including living essentials



Tenant Selection



Partners know community members personally

- IV Foot Patrol
- Common Ground
- ADMHS
- Housing Authority
- C3H
- “Verifiable Connection to Isla Vista”
- Application Supporting Documents

Residents

- * Average age 54
- * 9 Veterans
- * 12 ADMHS current clients, more eligible for services
- * Average income \$517 – 9 reported little to no income
- * All cited medical or mental health condition

Residents Vulnerability



- 21 out of 32 residents were deemed “vulnerable” with an elevated risk of premature mortality
- 65% of residents are w/in the top 100 most vulnerable list in SBC
- Tenant selection process used data to match most long-term & vulnerable homeless with housing

Length of time homeless

- Pescadero resident avg. time homeless **14.75 years**
 - 11 residents > 10 years
 - 6 residents > 20 years
 - 3 residents > 30 years
- National avg. only 6.4 years



Move in Day

December 17, 2014



Life at Pescadero



- * Residents pay \$30-\$200 monthly
- * Current Services: ADMHS, case management, AA, computer lab, health screenings, library
- * Future services: financial literacy workshops, skills development

Resident self reported data

- * At the time of Vulnerability Index Survey in 2011:
 - * 30 out of 32 residents reported incarceration
 - * Residents reported 14 ER visits w/in 3 month period

* Source: Point In Time Count Survey 2011; www.commongroundsb.org

Cost Savings

- * Data shows that providing supportive housing to chronically homeless reduces public costs by 79%
- * Supportive housing results in reduction of
 - * Hospitalizations
 - * ER visits
 - * Use of clinics, mental & public health services

* Source: LA Homeless Cost Avoidance Study; LA Homeless Services Authority & Economic Roundtable; www.lahsa.org

Future Challenges



- * Empower residents w/ job & life skills to support their individual goals
- * Importance of Housing Retention
- * High levels of on-site services needed, especially for those w/ co-occurring mental health & substance abuse problems

Future Opportunities



Pescadero as model for other critically needed housing developments in SBC

- Strengthen public-private partnerships & leverage resources

Thank you



Fr. Jon-Stephen Hedges

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Pescadero Lofts Still Full Two Years Later

Homeless Housing Center Holds 35 Low-Income I.V. Residents



Paul Wellman

The Pescadero Lofts, which in 2014 opened its doors to 35 low-income residents, has been credited with helping reduce Isla Vista's homeless population by 44 percent.

Story by Mac Walby

Sunday, May 22, 2016

Smack in the middle of Isla Vista, sandwiched between sorority houses, dorms and student co-ops, the Pescadero Lofts stands out as one of the newest buildings in the area. From the outside, you'd have no idea the lofts house 35 formerly homeless I.V. residents.

By the end of 2014, the lofts were coming together under a perfect storm of coincidences and good luck. The land the lofts were built on was bought by Union Bank a few years ago from a redevelopment agency, shortly after that agency dissolved. Redevelopment agencies were government groups that would buy up land in urban areas to better serve the community in some way.

The bank partnered with the Housing Authority of the County of Santa Barbara, letting the county use the land, and getting a tax benefit at the same time. The redevelopment agency had bought the property from the Housing Authority on the condition it would be used to house the homeless. Though the agency was gone, the conditions for the land remained.

What used to be a fraternity house was flattened, with a state-of-the-art facility built right on top the old foundation. A home investment partnership provided the funding, a combination of federal and local tax credits for reinvestment projects. The Pescadero Lofts ended up costing just over \$10 million; enough to build 26 rooms, over 30 parking spaces, a locked bike storage facility, and even a computer lab.

Dr. Jennifer Ferraez is the live-in resident manager, as well as the case manager for many of the loft's residents. One of the two employees on site, Ferraez says the longer someone is homeless, the harder it is to bring them back into "regular" society. "The longer folks are out there, the more trauma they suffer," she says. "They're just so vulnerable on the streets." One resident had been homeless for 36 years before moving in.

Every year, the Central Coast Collaborative on Homelessness (C3H) counts the homeless population in Isla Vista. In 2011, there were 32 people living on the streets. Just two years after the lofts opened, that number has dropped down to 19.

Father Jon-Stephen Hedges works on-site with the residents, helping them with everything from finding the right support services to teaching new residents how to use the microwave and shower handle. "What if we were able to provide that one piece that was missing from that human being...which is shelter?" Hedges asked. "When people first opened their doors, some of them cried."

Chronic homelessness is a serious issue in the Santa Barbara area, and the lofts are credited with helping to reduce the homeless population in Isla Vista by 44 percent. In addition to giving residents a much-needed roof over their heads, Pescadero staff gives the formerly homeless access to health and practical services.

Doctors Without Walls, a branch of Santa Barbara Street Medicine, comes in once a week to provide basic health care services. Weekly Alcoholics Anonymous meetings are held on-site for residents, as well as members of the surrounding community. They've even had cooking-on-a-budget classes. If Ferraez feels like there is something the loft residents are missing, she can reach out into the community to find a solution.

UCSB computer classes send volunteers to help in the lofts' computer lab to get the residents up and running in the digital world. The new skills give them access to basic things that most people take for granted; a bank account, setting up a mailing address, even setting up a Facebook profile to find family members. "So much is done online," said John Polanskey, director of development at the Housing Authority. "Just having an email is expected."

Tony Ogozalek, one of 9 veterans living at the lofts, has been there since it opened. "I'd lived under every bush and rock before getting here," he said. "It was just a great experience to move in." After serving in Vietnam, Ogozalek came home to an inflated market in already expensive Santa Barbara. After working as a firefighter for two years, an injury forced him to retire. His biggest struggle would be with lymphoma, a major factor in his ending up on the streets. But he's found somewhere he belongs at the lofts. "I just look at this as home."

Community members could "adopt" a room to outfit with furniture, cooking equipment, and basic housing supplies for new residents. UCSB's Pi Beta Phi sorority adopted a few and sent volunteers to assist the lofts. Banks, churches, and many local residents joined in the effort to get residents on their feet.

The Pescadero Lofts use a "housing-first" model, the only of its kind in Santa Barbara. This means potential residents only need an identification card and birth certificate to qualify, something groups like

the Housing Authority help them obtain. This is wildly different from most homeless centers, where residents are required to jump through various hoops before being invited in.

“The elderly, people who are sick or mentally ill, have substance abuse problems...something really out of their control,” said Luke Barrett of C3H. “They took these people right off the street and let them live there.”

For example, drug addicts must be treated before being allowed into most programs. But housing-first models like the lofts give them a place to live first, then worries about how to help the potential addict get clean.

It’s a long-standing debate in social work with the homeless, but the lofts’ staff fully supports such programs. As Barrett said, “If you can just take them and bring them in, then you can bring in the support around them.”

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