



INFORMATIONAL REPORT

DATE ISSUED: February 2, 2017

REPORT NO: HCR17-023

ATTENTION: Chair and Members of the San Diego Housing Commission
For the Agenda of February 10, 2017

SUBJECT: Workshop & Discussion: **HOUSING FIRST – SAN DIEGO**, San Diego Housing Commission’s Homelessness Action Plan (2014-17)

NO ACTION REQUIRED

HOUSING FIRST – SAN DIEGO, the three-year Homelessness Action Plan (2014-17) of the San Diego Housing Commission (SDHC), is an effective, diverse funding and housing strategy that is on target to impact the lives of close to 3,000 homeless San Diegans—Veterans, families and individuals in the city of San Diego—which far exceeds its initial goal of 1,500 homeless San Diegans.

SDHC’s Homelessness Action Plan is deeply rooted in the national “housing first” model of addressing homelessness – to provide homeless individuals with housing as quickly as possible, with supportive services as needed.

This “housing first” approach was validated in the Project 25 partnership pilot program that began in 2011, to which SDHC awarded federal housing vouchers that were combined with mental health services for 25 men and women who were the most frequent users of emergency medical services and law enforcement resources. The County provided an additional 10 housing vouchers to expand the program. Project 25 reduced emergency room visits by 77 percent and arrests were down by 73 percent within the first year, and the three-year program saved San Diego \$3.5 million over two years.

Launched on November 12, 2014, SDHC’s **HOUSING FIRST – SAN DIEGO** implements the principles of Project 25 on a larger scale. And it has become a critical homelessness strategic plan, as the San Diego region has the fourth largest homeless population in the nation, with more than 8,600 homeless individuals, according to the U.S. Department of Housing and Urban Development (HUD). Yet San Diego ranks 22nd in federal funding for homelessness programs.

HOUSING FIRST – SAN DIEGO also fosters collaboration that is essential to addressing homelessness, such as SDHC’s partnership with the County of San Diego on its homelessness program “Project One for All,” which was initiated last year.

SDHC is proud to provide an update on the achievements of **HOUSING FIRST – SAN DIEGO** that leverages SDHC’s federal, state and city resources, creating 283 permanent supportive rental housing units through new construction and acquisition and creating 240 additional housing units pending funding approval. A total of 1,853 federal housing vouchers have been awarded to nonprofits and developments that are providing supportive services, combined with permanent housing.

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Since the 2014 launch of SDHC’s Homelessness Action Plan, there have been two phases of **HOUSING FIRST – SAN DIEGO**, which are detailed in this report.

SUMMARY OF ACCOMPLISHMENTS
HOUSING FIRST – SAN DIEGO

1.

Award up \$30 million Development Funds over three years (up to \$10 million per year) to create Permanent Supportive Rental Housing Units — Launched November 12, 2014

- 167 units of Permanent Supportive Housing for homeless individuals, (4 properties) funded - \$12 million awarded (Does not include Hotel Churchill or Village North Seniors Apartments, they are listed separately)
- 240 units of Permanent Supportive Housing for homeless individuals (4 properties) awaiting funding approvals - \$16.7 million pending funding
- Total: 407 Permanent Supportive Housing units
- Total: \$28.7 million awarded
- \$1.3 million available for development awards

2.

Commit up to 1,500 federal housing vouchers awarded to non-profit agencies and developments that are providing supportive housing over three years — Launched November 12, 2014

- 1,173 awarded to nonprofit agencies and affordable housing developments (Does not include the 1,000 Homeless Veterans Initiative, which is listed separately in this report)

3.

Renovate Hotel Churchill, creating permanent supportive housing — Grand reopening September 19, 2016

- 72 permanent supportive housing studios for 56 homeless Veterans, 8 transitional age youth, ages 18-25; and 8 adults exiting the corrections system
- \$20.6 million investment, utilizing federal, state and city funding
- Supportive services are provided on-site by the U.S. Department of Veterans Affairs (Veterans); Pathways Community Services – Catalyst (youth at risk); and Mental Health Systems – Center STAR Assertive Community Treatment (adults exiting the corrections system). Services for non-Veteran residents are funded by the State Mental Health Services Act, administered by the County of San Diego’s Behavioral Health Services Division.

4.

Invest up to \$15 million from Moving to Work Federal Funds to acquire a senior citizen property, setting aside 20 percent of units for homeless San Diegans — Purchased May 1, 2015

- SDHC purchased the 120-unit Village North Senior Garden Apartments in Clairemont Mesa.
- 44 units – 36 percent – are set aside for homeless seniors, with 44 federal rental housing vouchers committed by SDHC to provide rental assistance

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5.

SDHC-owned Housing Units - 25 Units dedicated year-round for homeless individuals and families — Launched January 2015

- This is a rapid re-housing component of **HOUSING FIRST – SAN DIEGO**. Rapid re-housing assists individuals and families who become homeless because of a recent, unexpected life experience, such as a job loss, domestic violence or a medical crisis.
- 35 families have been assisted with rental housing (137 people, including 88 children) since the program was launched on January 1, 2015
- 15 families have become financially self-reliant and were able pay rent on their own for permanent housing
- 12 individuals secured employment through the SDHC Achievement Academy
- 9 individuals enrolled in education or vocational training programs through the SDHC Achievement Academy

6.

SDHC’s 1,000 Homeless Veterans Initiative — Launched on March 1, 2016

- SDHC’s three-year Homelessness Action Plan will provide housing opportunities for up to 1,000 homeless Veterans in the city of San Diego. The “Housing Our Heroes” landlord outreach is one of the four major programs of SDHC’s 1,000 Homeless Veterans Initiative.

As of the date of this report:

- 504 Homeless Veterans have secured housing placements
- 303 Homeless Veterans are searching for housing
- 305 unique landlords have joined the program

7.

San Diego State University (SDSU) Guardian Scholars Program — Launched August 2016

- A nationally unprecedented partnership between SDHC and SDSU will provide rental assistance for up to 100 SDSU students who have been homeless or at risk of homelessness.
- 61 Guardian Scholars students have secured housing
- 32 are currently searching for housing

8.

The Monarch School Project — Launched December 2015

- SDHC is providing rental housing vouchers through this three-year pilot program for up to 25 families who have at least one child enrolled at The Monarch School, which serves homeless children.
- 20 families have secured housing
- 2 families are searching for housing

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9.

Project One for All – County Partnership — Launched February 2016

- SDHC partnered with the County of San Diego in its effort to provide housing opportunities to 1,250 homeless San Diegans combined with supportive services.
- 733 federal housing vouchers are being provided by SDHC to the County to serve homeless San Diegans who are living in the City of San Diego
- To date 155 housing vouchers have been awarded and 16 households have secured housing

BACKGROUND

This section of the report provides additional details of **HOUSING FIRST – SAN DIEGO**:

PHASE 1

HOUSING FIRST – SAN DIEGO

1.

Award Development Funds — Up to \$30 Million (up to \$10 million per year)

In Phase 1 of **HOUSING FIRST – SAN DIEGO**, SDHC awarded \$8,250,000 to build two affordable rental housing developments, which include 121 permanent supportive housing units dedicated for homeless individuals. The Permanent Supportive Housing Notice of Funding Availability was released on November 12, 2014:

Cypress Apartments

1435 Imperial Avenue

Downtown San Diego

City Council District: 3 – East Village

- 62 permanent supportive housing units for homeless individuals
- \$3,450,000 in development funds awarded by SDHC
- SDHC Partnership: Affirmed Housing Group
- Expected Completion: Spring 2017

Talmadge Gateway Apartments

4746-4748 El Cajon Boulevard

City Heights

City Council District: 9 – Talmadge

- 59 permanent supportive housing units for homeless seniors
- \$4,800,000 in development funds awarded by SDHC
- SDHC Partnership: Wakeland Housing & Development Corporation and City Heights Community Development Corporation
- Expected Completion: Spring 2017

2.

Commit up to 1,500 Federal Rental Housing Vouchers

As part of **HOUSING FIRST – SAN DIEGO**, SDHC will commit up to 1,500 Federal rental housing vouchers to provide housing to homeless individuals and families over three years (2014-17).

To date, SDHC has committed 1,173 Federal rental housing vouchers to affordable housing developments with supportive services, and programs:

- **Alpha Square** – 135 Federal rental housing vouchers
Annual value of \$1,417,512, based on the monthly cost of \$823 for 76 vouchers and \$942 for 59 vouchers – Completed December 2015
- **Atmosphere** – 51 Federal rental housing vouchers
Annual value of \$503,676, based on the monthly cost of the voucher, \$823 – Expected Completion Spring 2017
- **Celadon at Ninth and Broadway** – 76 Federal rental housing vouchers
Annual value of \$750,576, based on the monthly cost of the voucher, \$823 – Completed May 2015
- **Cypress Apartments** – 62 Federal rental housing vouchers
Annual value of \$612,312, based on the monthly cost of the voucher, \$823 – Expected Completion Spring 2017
- **Encanto Village** – 8 Veterans Affairs Supportive Housing (VASH) Vouchers
Annual Value of \$71,616 based on the monthly cost of the voucher, \$746 – Expected Completion March 2019
- **Hotel Churchill** – 72 Federal rental housing vouchers
Annual value of \$813,888, based on the monthly cost of the voucher, \$942 – Completed August 2016
- **The Lofts at Normal Heights** – 52 Federal Project-Based Housing Vouchers dedicated for homeless Veterans
Annual Value of \$513,552 based on the monthly cost of the voucher, \$823 – Expected Completion December 2018
- **New Palace Hotel** – 79 Federal rental housing vouchers
Annual value of \$780,204, based on the monthly cost of the voucher, \$823 – Acquisition January 2016
- **The Nook East Village** - 8 VASH vouchers
Annual Value of \$71,616, based on the monthly cost of the voucher, \$746 – Expected Completion December 2017
- **The Post 310 Apartments** – 25 Federal Housing Vouchers dedicated for homeless Veterans, including 17 Federal Project-Based Housing Vouchers and 8 VASH Vouchers
Annual Value of \$239,508 based on the monthly cost of the vouchers, \$823 (Project-Based Housing Voucher) and \$746 (VASH) – Expected Completion January 2018
- **Talmadge Gateway** – 59 Federal rental housing vouchers
Annual value of \$582,684, based on the monthly cost of the voucher, \$823 – Expected Completion Spring 2017
- **Twain Veterans Housing** – 79 Federal Housing Vouchers dedicated for homeless individuals and Veterans, including 62 Project-Based Housing Vouchers and 17 Veterans (VASH)

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Annual Value of \$764,496 based on the monthly cost of the vouchers, \$823 (Project-Based Housing Voucher) and \$746 (VASH) – Expected Completion December 2018

- **Village North Senior Garden Apartments** – 44 Federal rental housing vouchers
Annual value of \$237,024, based on the monthly cost of the voucher, \$823 – Acquisition May 2015
- **Vista del Puente** - 38 Federal rental housing vouchers
Annual Value of \$375,288, based on the monthly cost of the voucher, \$823 – Expected Completion Spring 2017
- **Zephyr Grantville Veterans Apartments** – 84 Federal Project-Based Vouchers dedicated for homeless Veterans
Annual Value of \$829,584 based on the monthly cost of the voucher, \$823 – Expected Completion December 2018

Housing Voucher Programs:

HUD VASH Vouchers – 222 committed at the launch of **HOUSING FIRST – SAN DIEGO** for chronically homeless Veterans to obtain housing and supportive services. Annual Value of \$1,987,344, based on the monthly cost of the voucher, \$746

Federal Sponsor-Based Housing Vouchers – 79 committed at the launch of **HOUSING FIRST – SAN DIEGO** to nonprofit organizations, or “sponsors,” that will provide supportive services to homeless San Diegans, such as Connections Housing Downtown and Father Joe’s Villages. Annual Value of \$893,016, based on the monthly cost of the housing voucher, \$942

3.

Renovate Hotel Churchill — 72 Units of Permanent Supportive Housing

The renovation of the historic Hotel Churchill created 72 affordable rental studios for homeless individuals.

SDHC, working with its nonprofit affiliate, Housing Development Partners (HDP), began the \$20.6 million renovation on May 11, 2015, and celebrated Hotel Churchill’s grand reopening on September 19, 2016.

SDHC invested more than \$9.2 million in “Moving to Work” (MTW) and \$2.9 million in HOME federal funds, \$3.2 million in City funds administered by SDHC, \$3 million from Civic San Diego, \$1.8 million in State Mental Health Services Act Program funds administered by the County of San Diego, \$400,000 from the Home Depot Foundation’s Veteran Housing Grants Program, and a \$19,958 grant from Las Patronas toward the rehabilitation of the building, which was built in 1914.

In addition, SDHC provided 72 Federal Sponsor-Based Housing Vouchers directly to the sponsor, HDP, for rental assistance for Hotel Churchill residents, which include 56 homeless Veterans, 8 adults exiting the corrections system, and 8 transitional age youth.

The U.S. Department of Veterans Affairs (VA) provides supportive services for residents living in the 56 housing units set aside for homeless Veterans. This is the first time in San Diego County that the VA

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San Diego Healthcare System has dedicated a full-time clinical social worker to operate outside of their main office to provide supportive services.

4.

Invest “Moving to Work” Federal Funds to Acquire Property

On May 1, 2015, SDHC invested \$15 million in Federal MTW funds to purchase Village North Senior Garden Apartments (Village North), located at 7720 Belden Street in the Clairemont Mesa community.

SDHC set aside 44 of Village North’s 120 apartments, or 36 percent, for homeless seniors, and committed 44 Project-Based Housing Vouchers to provide rental assistance for residents of these units.

Because of SDHC’s acquisition, for 55 years, all 120 rental units at Village North will remain affordable to low-income seniors (ages 55 and above) with income at or below 80 percent of the San Diego Area AMI, approximately \$47,600 for an individual.

5.

SDHC-owned Housing Units — 25 Units Dedicated for Homeless San Diegans

SDHC is one of the first public housing agencies in the nation to commit affordable rental housing that it owns for homeless San Diegans. SDHC set aside 25 of its own affordable rental units year-round to provide furnished apartments for homeless individuals and families.

Since January 1, 2015, the program has assisted 35 families with a total of 137 people, including 88 children. Of these families, 63 percent are single-parent households. The average age of the Head of Household is 46. Of the 35 families assisted, 14 have been military Veterans.

Fifteen families with a total of 53 people, including 31 children, have become financially self-reliant and were able to pay rent on their own for permanent housing. The average length of stay for families that graduate out of the program is approximately a year. However, families can receive rental assistance for up to 18 months.

Currently, half of the tenants residing in these units are employed. Their average yearly income is \$13,990.

The apartments, which include one- to three-bedroom units, have basic furnishings, such as beds, a couch, dining table and chairs. A \$50,000 grant from Funders Together to End Homelessness provided the initial funding for furnishings.

When individuals and families become financially self-reliant, the furniture is gifted to them, providing a foundation to help them succeed in their permanent housing.

With financial stability, the individuals and families can remain in the apartment and begin to pay rent, or they can relocate to another unit. This allows another homeless individual or family to access the program and begin to rebuild their lives.

Families are referred to SDHC by nonprofit agencies that are providing the supportive services, as needed. In addition, families can participate in the SDHC Achievement Academy, a state-of-the-art

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resource center and computer lab with programs that emphasize career planning, job skills and personal financial education.

PHASE 2

HOUSING FIRST – SAN DIEGO

In the 2015-16 Fiscal Year (July 1, 2015 – June 30, 2016), SDHC announced additional **HOUSING FIRST – SAN DIEGO** Initiatives:

1. SDHC’s 1,000 Homeless Veterans Initiative
2. The Guardian Scholars Program – SDSU
3. The Monarch School Project
4. Award Development Funds
5. Project One for All – County Partnership

1.

SDHC’s 1,000 Homeless Veterans Initiative

SDHC’s 1,000 Homeless Veterans Initiative, which was launched on March 1, 2016, will provide housing opportunities for up to 1,000 homeless Veterans in the city of San Diego within one year.

The initiative will invest close to \$12.5 million over two years in Federal, City and SDHC resources to provide rental housing for up to a thousand Veterans who are living on the streets or living in shelters.

The initiative has four program components: Landlord Outreach through “Housing Our Heroes,” a partnership with the City of San Diego; Rapid-Re-housing Assistance; SDHC Federal Veterans Affairs Supportive Housing (VASH) Vouchers; and SDHC Federal Housing Vouchers with Supportive Services.

To date, 504 homeless Veterans have secured housing through SDHC’s 1,000 Homeless Veterans Initiative, the newest initiative of **HOUSING FIRST – SAN DIEGO**.

In addition, 303 homeless Veterans are searching for housing, and 305 landlords are participating in the “Housing Our Heroes” Landlord Outreach Program.

2.

The Guardian Scholars Program — SDSU Partnership

The Guardian Scholars Program is a first-of-its-kind partnership in the nation between a public housing agency, SDHC, and a four-year university, SDSU.

This program is providing rental assistance for up to 100 SDSU students who have been homeless or at risk of homelessness. The program began in August 2016 for the start of the fall semester.

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3.

The Monarch School Project

The Monarch School is one of the few schools in the nation specifically serving homeless children.

SDHC is providing rental housing vouchers for up to 25 families who have at least one child enrolled at The Monarch School, a three-year pilot program, which was announced December 2015.

Parents also participate in work readiness programs at the SDHC Achievement Academy. The training is intended to help them increase their income, enabling them to transition to permanent housing.

Currently, eight of the parents are enrolled in continuing education courses or community college, and nine are employed.

4.

Award Development Funds — \$10 million each year for years two and three

On February 10, the SDHC Board of Commissioners will consider awarding \$16,700,000 to build four affordable housing rental developments, which include 240 Permanent Supportive Housing units dedicated to homeless Veterans, families and individuals:

The Lofts at Normal Heights

3808 El Cajon Boulevard, San Diego

Normal Heights in the Mid-City Communities Plan Area

City Council District 3 – Normal Heights

- 52 permanent supportive housing units for homeless Veterans
- \$5,200,000 in development funds awarded by SDHC
- SDHC Partnership: Chelsea Investment Corporation
- Expected completion: December 2018

The Post 310 Apartments

465 N. 47th Street, San Diego

Encanto Neighborhood

City Council District: 4 – Encanto

- 25 permanent supportive housing units for homeless Veterans
- \$3,000,000 in development funds awarded by SDHC
- SDHC Partnership: Hitzke Housing Group Inc.
- Expected completion: January 2018

Twain Veterans Housing

4304 Twain Avenue, San Diego

Navajo Community

City Council District: 7 – Grantville

- 79 permanent supportive housing units for homeless individuals and Veterans
- \$5,500,000 in development funds awarded by SDHC
- SDHC Partnership: Affirmed Housing Group
- Expected completion: December 2018

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Zephyr Grantville Veterans Apartments

4370 Alvarado Canyon Road, San Diego

Navajo Community

City Council District 7 – Grantville

- 84 permanent supportive housing units for homeless Veterans
- \$3,000,000 in development funds awarded by SDHC
- SDHC Partnership: Affirmed Housing Group
- Expected completion: December 2018

In addition, during Phase 2 of **HOUSING FIRST – SAN DIEGO**, the SDHC Board of Commissioners previously approved awarding \$3,750,000 to two affordable rental housing developments that will include 46 units dedicated to homeless San Diegans:

The Nook East Village

1492 K Street

Council District 3 – Downtown San Diego

- 8 affordable rental housing units with permanent supportive services for homeless individuals
- \$750,000 in development funds awarded by SDHC
- SDHC Partnership: Trestle Development and National Housing Corporation
- Expected Completion: December 2017

Vista del Puente

3934 Gamma Street and 1510 South 40th Street

Council District 9 – Southcrest Neighborhood of the Southeastern part of San Diego

- 38 affordable rental housing units with permanent supportive services for homeless San Diegans:
 - 26 homeless Veterans
 - 12 non-Veteran adults
- \$3,000,000 in development funds awarded by SDHC
- SDHC Partnership: National Community Renaissance of California and Townspeople
- Expected Completion: Spring 2017

SDHC released the Permanent Supportive Housing Notice of Funding Availability (NOFA) for Phase 2 on October 7, 2015. An addendum to this NOFA announcement was released on June 13, 2016, combining development funding for years two and three of **HOUSING FIRST – SAN DIEGO**.

With the total development funds awarded and pending approval by the SDHC Board of Commissioners for both Phase 1 and 2, \$1.3 million remains available for development funding.

5.

Project One for All — County Partnership

SDHC has committed 733 federal rental housing vouchers to the County of San Diego’s Project One for All, which will provide housing opportunities for 1,250 homeless individuals with serious mental health issues county-wide.

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The housing vouchers committed by SDHC account for the full anticipated need for the city of San Diego.

SDHC is among four housing authorities in the region that have currently committed a total of 1,103 housing vouchers for Project One for All. These vouchers represent nearly 90 percent of the county’s projected need for the program. This need is based on the results of the 2016 Point-in-Time Count of homeless individuals in the county who have mental health issues.

In addition to housing opportunities, Project One for All provides enhanced wraparound services and treatment. The program also applies a variety of outreach approaches to engage homeless individuals with mental health issues, who are often apprehensive about treatment services when they are initially offered.

CONCLUSION

HOUSING FIRST – SAN DIEGO builds on the Objectives in SDHC’s agency-wide two-year Strategic Plan (2014-16), approved by the SDHC Board of Commissioners on January 17, 2014. One of those key Objectives under the Goal to Create and Preserve Quality Affordable Housing was: Define SDHC’s leadership role in the efforts to reduce homelessness in the city of San Diego

The federal government provides a majority of the funding for **HOUSING FIRST – SAN DIEGO**, such as the rental housing vouchers that are essential for Permanent Supportive Housing, as well as the “Moving to Work” and HOME Investment Partnerships Program funds that help to create additional Permanent Supportive Housing for homeless San Diegans.

HOUSING FIRST – SAN DIEGO draws upon continued support from San Diego Mayor Kevin L. Faulconer, the San Diego City Council, and the private and public sectors to address homelessness. Mayor Faulconer and then-Council President Todd Gloria were among the partners who joined SDHC President & CEO Richard C. Gentry to announce this Homelessness Action Plan on November 12, 2014, at Hotel Churchill.

In addition, the San Diego City Council on March 1, 2016, unanimously authorized SDHC to direct up to \$4 million in City funds resulting from the ground lease of San Diego Square apartments in Downtown San Diego and up to \$3 million from SDHC’s sale of Hotel Metro in the East Village neighborhood toward SDHC’s 1,000 Homeless Veterans Initiative.

A third phase of **HOUSING FIRST – SAN DIEGO** will soon be launched and will provide additional rental assistance for homeless San Diegans. It will complement the recent call for action by San Diego City Council President Myrtle Cole, who will be holding a Special City Council Meeting on March 20, 2017 to provide further solutions to homelessness in the city of San Diego.

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Respectfully submitted,

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Approved by,

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