



SAN DIEGO
HOUSING
COMMISSION

“We’re About People”

San Diego Housing Commission Fiscal Year 2018 City of San Diego Temporary Bridge Shelter Programs November 3, 2017

Jeff Davis
Executive Vice President & Chief of Staff
San Diego Housing Commission

Melissa Peterman
Vice President
Homeless Housing Innovations Department
San Diego Housing Commission





Fiscal Year 2018 City of San Diego Temporary Bridge Shelter Programs Bridge Housing

- Bridge Housing:
 - Safe, short-term program providing basic services, such as temporary housing, restrooms, meals, and services focused on supporting an individual or family to access permanent housing as quickly as possible
 - Temporary housing program for individuals or families who have accepted and are enrolled in a permanent housing program but have not yet moved into a permanent unit – provides a safe place to stay while they await permanent housing placement





Fiscal Year 2018 City of San Diego Temporary Bridge Shelter Programs Overview

- Temporary Bridge Shelter Programs will provide 700 beds:
 - 350 at Newton site (operated by Alpha Project)
 - 200 at Navy site (operated by Veterans Village of San Diego)
 - 150 at Penske site (operated by Father Joe's Villages)
- Centralized locations for people experiencing homelessness to access prevention, housing, and additional services they need
- Initial 7-month term of operation (December 1, 2017 – June 30, 2018) with options to renew contracts for all of Fiscal Year 2019 (July 1, 2018 – June 30, 2019) and first half of Fiscal Year 2020 (July 1, 2019 – December 31, 2019)





Fiscal Year 2018 City of San Diego Temporary Bridge Shelter Programs Overview (Continued)

- Objectives:
 - Offer a safe place for men, women, and children experiencing homelessness to receive Bridge Housing, Emergency Shelter, and appropriate services needed while preparing for permanent housing placements using the principles of “Housing First.”
 - Contribute to the regional goals of ensuring instances of homelessness are rare, brief, and non-recurring.





Fiscal Year 2018 City of San Diego Temporary Bridge Shelter Programs Overview (Continued)

- Bridge Housing differs from previous City Emergency Winter Shelter Programs.
- The City's Emergency Winter Shelter Programs provided a safe environment during inclement weather with minimal services.





Fiscal Year 2018 City of San Diego Temporary Bridge Shelter Programs Need

Hepatitis A Outbreak

- State of Emergency declared by County of San Diego.
- Majority of cases are homeless and/or illicit drug users.

Shelter Crisis

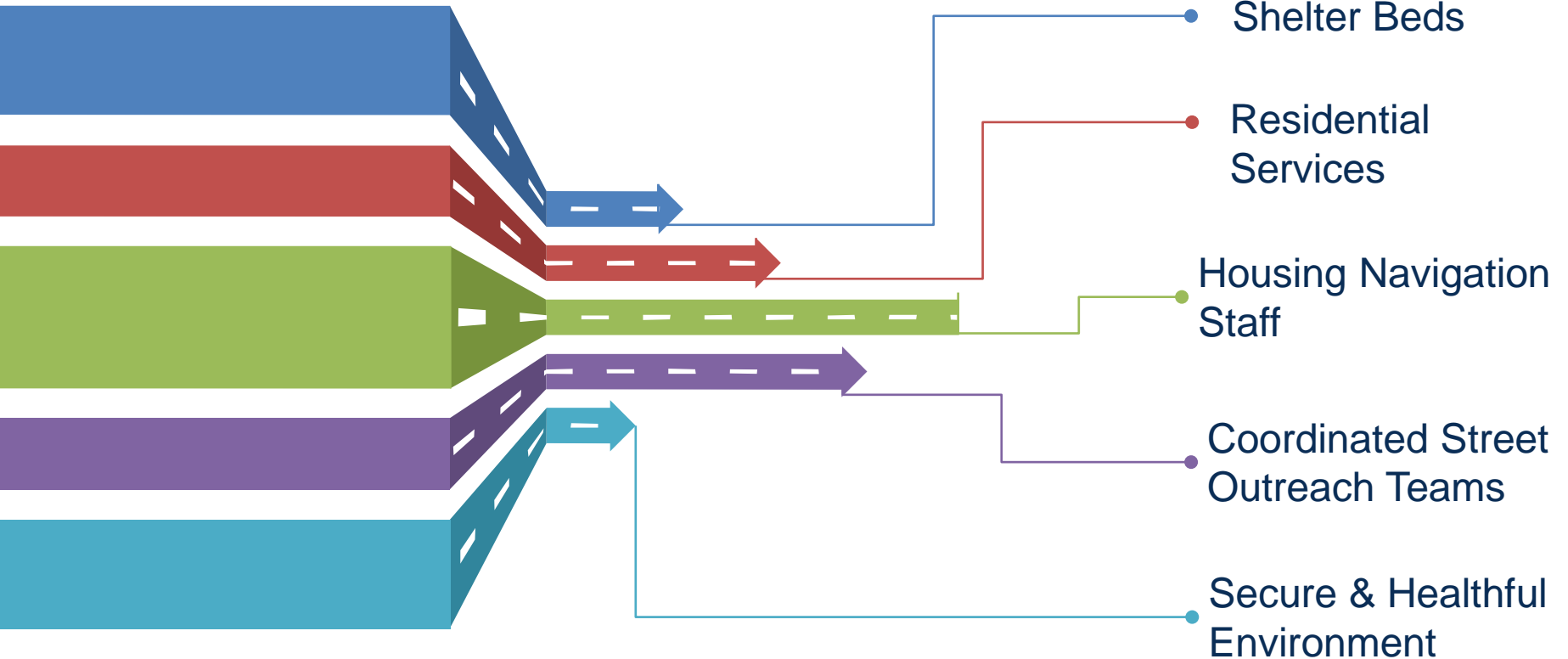
- San Diego City Council renewed shelter crisis declaration.

Point-in-Time Count

- 9,116 people experiencing homelessness in the County



Fiscal Year 2018 City of San Diego Temporary Bridge Shelter Programs Program Elements - Services



Fiscal Year 2018 City of San Diego Temporary Bridge Shelter Programs Program Elements – Target Populations

Priority Level 01

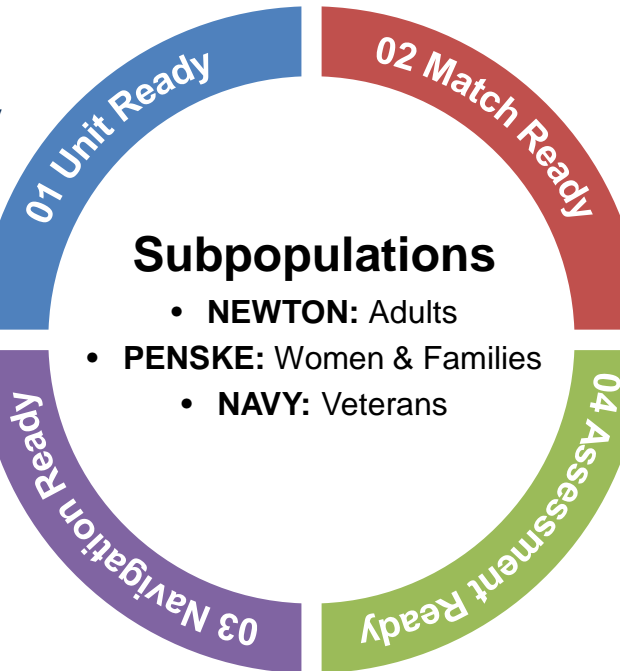
Unit Ready

- VI-SPDAT score
- “Match Ready”
- Matched to a housing subsidy
- Looking for a permanent housing

Priority Level 02

Match Ready

- VI-SPDAT score
- “Match Ready”
- Waiting to be matched to a housing subsidy



Priority Level 03

Navigation Ready

- VI-SPDAT score
- Working with an identified Housing Navigator to become “Match Ready”

Priority Level 04

Assessment Ready

- VI-SPDAT score





Fiscal Year 2018 City of San Diego Temporary Bridge Shelter Programs Program Elements – Community Engagement

- City of San Diego determined site locations.
- Community engagement activities will include:
 - **Neighborhood Forums**
 - Host or attend a minimum of two community meetings to ensure community participation.
 - **Written Feedback**
 - Provide opportunities for electronic and/or written community feedback.
 - **Reporting**
 - Provide documentation to City of San Diego and SDHC of community engagement efforts.
 - **Program Modification**
 - Demonstrate community input has been reviewed and incorporated into operations plan, as appropriate.





Fiscal Year 2018 City of San Diego Temporary Bridge Shelter Programs Impact and Results

“Stable housing is the foundation on which people build their lives.”

- *United States Interagency
Council on Homelessness*





Fiscal Year 2018 City of San Diego Temporary Bridge Shelter Programs Impact and Results (Continued)

Low Barrier

- Prioritize Entry of 100% of beds for Persons from the Streets, Emergency Shelter, or Safe Havens.

Occupancy Rate

- Maintain a monthly average occupancy rate of at least 90%.

Length of Stay

- Average length of stay in each program for residents is 120 days or less.



Fiscal Year 2018 City of San Diego Temporary Bridge Shelter Programs Impact and Results (Continued)

Exit to Housing

- Bridge Housing is new to San Diego.
- Regional Task Force on the Homeless Community Standards:
 - Performance measurements for outcomes “will be determined as aggregate data becomes available.”
- Data will be evaluated and outcome recommendations made by a third-party consultant to establish Fiscal Year 2019 metrics.
- Consultant will evaluate and recommend program updates to ensure “Housing First” focus.
- Program operators will be required to implement recommendations.
- Positive exits will be to permanent housing.



Fiscal Year 2018 City of San Diego Temporary Bridge Shelter Programs Fiscal Summary – Uses of Funds

FISCAL YEAR 2018 TOTAL COST (DECEMBER TO JUNE)

\$6,530,112



Adults
(Newton)

\$2,888,176



Veterans
(Navy)

\$1,893,286



Families
(Penske)

\$1,335,985

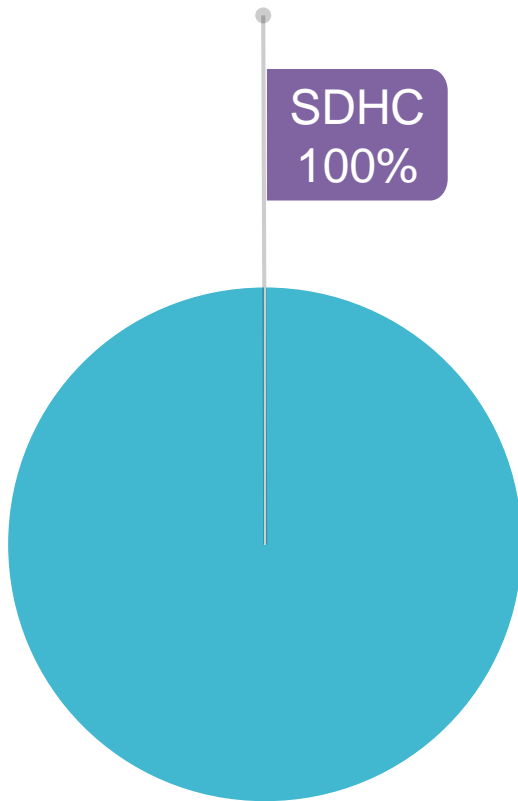


SDHC

\$412,665



Fiscal Year 2018 City of San Diego Temporary Bridge Shelter Programs Fiscal Summary – Sources of Funds



Currently, SDHC is covering 100% of known start-up and operational costs.

- City of San Diego has committed to fund permanent housing priorities from other sources.
- SDHC will review all expenses **before** reimbursement to confirm:
 - Reasonableness
 - Inclusion in contract scope of work
 - Alignment with budget
- Contingency funds enable SDHC to cover additional potential costs, such as more frequent cleaning of restroom facilities, if needed, or unexpected events.



Fiscal Year 2018 City of San Diego Temporary Bridge Shelter Programs Permanent Supportive Housing

SDHC Partnership Developments of Permanent Supportive Housing:

<u>Development</u>	<u>PSH Units</u>
• Vista del Puente	38
• The Nook East Village	8
• Zephyr Grantville Veterans	84
• Twain Veteran Housing	79
• The Lofts at Normal Heights	52
• The Post 310 Apartments	25
• Beacon Apartments	43
• North Park Senior Apartments	8
• Fairmount Family Housing	8
• Encanto Village	8
• Quality Inn & West Park Inn	137
TOTAL:	490



*Vista del Puente – Artist Rendering
Near intersection of Gamma Street
and South 40th Street
Southcrest – City Council District 9
Anticipated Completion: Winter 2018*





Fiscal Year 2018 City of San Diego Temporary Bridge Shelter Programs Requested Actions

Recommend that the Housing Authority of the City of San Diego and San Diego City Council take the following actions:

Housing Authority:

- Authorize SDHC President & CEO, or designee, to sign a Memorandum of Understanding with City for SDHC to oversee, administer, and manage the Temporary Bridge Shelter Programs.
- Authorize SDHC President & CEO, or designee, to sign agreements between SDHC and the nonprofit organizations for the operation of the Temporary Bridge Shelter Programs, with options to renew.
- Authorize SDHC President & CEO, or designee, to reallocate and expend up to \$6,530,112 previously allocated to HOUSING FIRST – SAN DIEGO to support the Temporary Bridge Shelter Programs.





Fiscal Year 2018 City of San Diego Temporary Bridge Shelter Programs Requested Actions (Continued)

Housing Authority (Continued):

- Authorize SDHC President & CEO, or designee, to establish a contingency fund not to exceed 10 percent of the total costs of the Temporary Bridge Shelter Programs for a maximum contingency fund of \$653,000.
- Authorize SDHC President & CEO, or designee, to sign any documents and perform any other acts as are necessary or and appropriate to implement these approvals, on advice of General Counsel.
- Authorize SDHC President & CEO, or designee, to substitute any other available funds, including SDHC funds, charitable funds, or other public funds in place of the approved funding sources, contingent upon budget availability.





Fiscal Year 2018 City of San Diego Temporary Bridge Shelter Programs Requested Actions (Continued)

City Council:

- Approve execution of an MOU between the City and SDHC for oversight and administration of the three Temporary Bridge Shelter Programs.
- Authorize the expansion of uses of funds currently referenced within City Council Resolution R-311169 to allow the use of funds for the Temporary Bridge Shelter Programs.





Fiscal Year 2018 City of San Diego Temporary Bridge Shelter Programs Conclusion

- Bridge Housing is a new option to address the immediate shelter needs of 700 homeless San Diegans at a time, as well as helping to address the Hepatitis A outbreak in the City of San Diego.
- These temporary shelter programs complement the “Housing First” model by providing the additional capacity that is needed up-front to help homeless San Diegans start on the path toward permanent housing.





Fiscal Year 2018 City of San Diego Temporary Bridge Shelter Programs

Questions & Comments

