



SAN DIEGO
HOUSING
COMMISSION

“We’re About People”

San Diego Housing Commission (SDHC)
HOUSING FIRST – SAN DIEGO
SDHC’s Three-Year Homelessness Action Plan
Status Report
February 10, 2017

Jeff Davis
Executive Vice President &
Chief of Staff

Deborah N. Ruane
Executive Vice President &
Chief Strategy Officer





HOUSING FIRST – SAN DIEGO

SDHC’s Homelessness Action Plan

Introduction

- **HOUSING FIRST – SAN DIEGO**, SDHC’s three-year Homelessness Action Plan (2014-17) is an effective, diverse funding and housing strategy.
- It 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.
- This far exceeds the original goal to impact the lives of as many as 1,500 homeless San Diegans.
- **HOUSING FIRST – SAN DIEGO** 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.



HOUSING FIRST – SAN DIEGO

SDHC's Homelessness Action Plan

Introduction (Cont.)

- Project 25 partnership pilot program validated this “housing first” approach:
 - Project 25 began in 2011.
 - SDHC awarded Federal rental 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.
 - County of San Diego provided an additional 10 housing vouchers to expand the program.
 - First year: Emergency room visits down by 77 percent and arrests down by 73 percent.
 - Project 25 saved San Diego \$3.5 million over two years (2012 and 2013).
- **HOUSING FIRST – SAN DIEGO** implements the principles of Project 25 on a larger scale.



HOUSING FIRST – SAN DIEGO

SDHC's Homelessness Action Plan

Introduction (Cont.)

- Launched on November 12, 2014, **HOUSING FIRST – SAN DIEGO** has become a critical homelessness strategic plan:
 - 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).
 - 5,093 homeless individuals are in the city of San Diego (2016 Point-in-Time Count annual census of homeless individuals).
 - Yet San Diego ranks 22nd in federal funding for homelessness programs.
- **HOUSING FIRST – SAN DIEGO** also fosters collaboration, such as SDHC's partnership with the County of San Diego on its homelessness program "Project One for All."

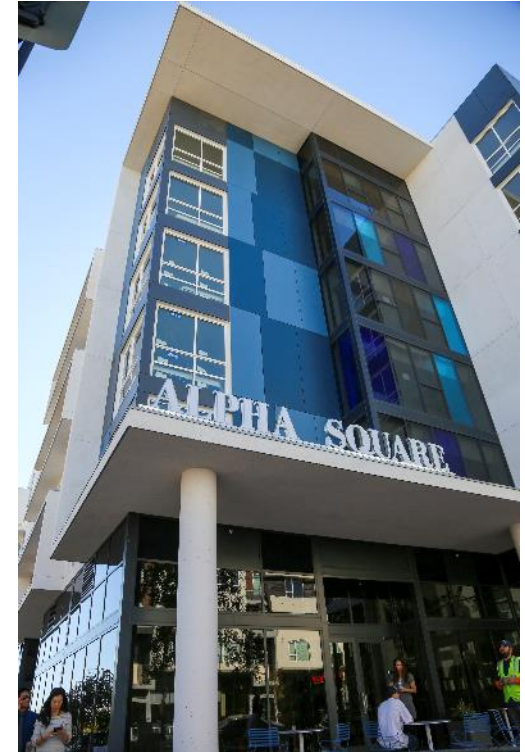


HOUSING FIRST – SAN DIEGO

SDHC's Homelessness Action Plan

Summary of Accomplishments

- **HOUSING FIRST – SAN DIEGO** leverages SDHC's Federal, State and City resources:
 - 283 permanent supportive rental housing units created through new construction and acquisition.
 - 240 additional housing units pending funding approval.
 - 1,853 Federal housing vouchers have been awarded to nonprofits and developments that are providing supportive services, combined with permanent housing.



*Alpha Square Apartments
East Village – Downtown San Diego
135 Federal Rental Housing Vouchers*



HOUSING FIRST – SAN DIEGO

SDHC's Homelessness Action Plan

Details of Accomplishments

1. Award Up to \$30 Million Development Funds

- **Up to \$10 million per year over three years 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 Senior Garden Apartments, which are listed separately).
 - 240 units of Permanent Supportive Housing for homeless individuals (4 properties) awaiting funding approvals - \$16.8 million pending funding.





HOUSING FIRST – SAN DIEGO

SDHC's Homelessness Action Plan

Details of Accomplishments (Cont.)

1. Award Up to \$30 Million Development Funds (Cont.)

- **Total:** 407 Permanent Supportive Housing units.
- **Total:** \$28.8 million awarded.
- \$1.2 million available for development awards.



HOUSING FIRST – SAN DIEGO

SDHC's Homelessness Action Plan

Details of Accomplishments (Cont.)

2. Renovate Hotel Churchill

- **Permanent supportive housing created — Grand reopening September 19, 2016**
- 72 permanent supportive housing studios:
 - 56 homeless Veterans;
 - 8 transitional age youth, ages 18-25; and
 - 8 adults exiting the corrections system.



*Hotel Churchill
Downtown San Diego
Grand Reopening September 19, 2016*



HOUSING FIRST – SAN DIEGO

SDHC's Homelessness Action Plan

Details of Accomplishments (Cont.)

2. Renovate Hotel Churchill (Cont.)

- \$20.6 million investment, utilizing Federal, State and City funding.
- Supportive services provided on-site:
 - 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.



HOUSING FIRST – SAN DIEGO

SDHC's Homelessness Action Plan

Details of Accomplishments (Cont.)

3. Invest Moving to Work (MTW) Federal Funds to Acquire Property

- **SDHC invested \$15 million from MTW Federal Funds to acquire a senior citizen property, setting aside at least 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 provided by SDHC to provide rental assistance.



HOUSING FIRST – SAN DIEGO

SDHC's Homelessness Action Plan

Details of Accomplishments (Cont.)

4. SDHC-owned Housing Units – 25 Units Dedicated

- **SDHC-owned units dedicated year-round for homeless individuals and families — Launched January 2015**
- Rapid re-housing component of **HOUSING FIRST – SAN DIEGO:**
 - 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.



*HOUSING FIRST – SAN DIEGO
Orientation
September 9, 2015*



HOUSING FIRST – SAN DIEGO

SDHC's Homelessness Action Plan

Details of Accomplishments (Cont.)

4. SDHC-owned Housing Units – 25 Units Dedicated

- 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.



HOUSING FIRST – SAN DIEGO

SDHC's Homelessness Action Plan

Details of Accomplishments (Cont.)

5. Commit Up to 1,500 Federal Housing Vouchers

- **Federal housing vouchers awarded to nonprofit agencies and developments that are providing supportive housing over three years — Launched November 12, 2014**
 - 1,853 awarded to nonprofit agencies and affordable housing developments, such as:
 - Alpha Square: 135 Federal rental housing vouchers;
 - Talmadge Gateway: 59 Federal rental housing vouchers;
 - Cypress Apartments: 62 Federal rental housing vouchers; and
 - The Lofts at Normal Heights: 52 Federal rental housing vouchers



HOUSING FIRST – SAN DIEGO

SDHC's Homelessness Action Plan

Details of Accomplishments (Cont.)

6. SDSU Guardian Scholars Program

- **A nationally unprecedented partnership between SDHC and SDSU – Launched August 2016**
- Program 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; and
 - 32 are currently searching for housing.



Bianca
SDSU Guardian Scholar
August 25, 2016



HOUSING FIRST – SAN DIEGO

SDHC's Homelessness Action Plan

Details of Accomplishments (Cont.)

7. The Monarch School Project

- **SDHC is providing rental housing vouchers for up to 25 families who have at least one child enrolled at The Monarch School – Launched December 2015**
- The Monarch School is one of only a handful of schools nationwide that specifically serve homeless children.
- As of February 2, 2017:
 - 20 families have secured housing; and
 - 2 families are searching for housing.



*Monarch School Family
Receiving Rental Assistance
May 19, 2016*





HOUSING FIRST – SAN DIEGO

SDHC's Homelessness Action Plan

Details of Accomplishments (Cont.)

8. Project One for All – County Partnership

- **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 – Launched February 2016.**
 - 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.



HOUSING FIRST – SAN DIEGO

SDHC's Homelessness Action Plan

Details of Accomplishments (Cont.)

9. SDHC's 1,000 Homeless Veterans Initiative

- Provide housing opportunities for up to 1,000 homeless Veterans in the city of San Diego – Launched March 1, 2016
- The “Housing Our Heroes” landlord outreach is one of the four major programs of SDHC's 1,000 Homeless Veterans Initiative.



*SDHC's 1,000 Homeless Veterans Initiative
“Housing Our Heroes” Landlord Outreach
News Conference - December 20, 2016*



HOUSING FIRST – SAN DIEGO

SDHC's Homelessness Action Plan

Details of Accomplishments (Cont.)

9. SDHC's 1,000 Homeless Veterans Initiative (Cont.)

- As of February 7, 2017:
 - 520 Homeless Veterans have secured housing placements;
 - 325 Homeless Veterans are searching for housing; and
 - 308 unique landlords have joined the program.



*Landlord and U.S. Army Veteran Noble Robinson (left) and tenant, James, formerly homeless Veteran (right)
SDHC's 1,000 Homeless Veterans Initiative
July 19, 2016*



HOUSING FIRST – SAN DIEGO

SDHC's Homelessness Action Plan

Conclusion

- **HOUSING FIRST – SAN DIEGO** builds on the Objectives in SDHC's agency-wide Strategic Plan (2014-16), approved by the SDHC Board of Commissioners on January 17, 2014:
 - Objective under the Goal to Create and Preserve Quality Affordable Housing:
 - Define SDHC's leadership role in the efforts to reduce homelessness in the city of San Diego.
- A third phase of **HOUSING FIRST – SAN DIEGO** will soon be launched.
- 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.





HOUSING FIRST – SAN DIEGO

SDHC's Homelessness Action Plan

Questions?

