



SAN DIEGO
HOUSING
COMMISSION

“We’re About People”

San Diego City Council
Public Safety & Livable Neighborhoods Committee
San Diego Housing Commission’s
Homelessness Action Plan & Progress Report
April 15, 2015

Richard C. Gentry
President & Chief Executive Officer
San Diego Housing Commission





SDHC's Homelessness Action Plan

SDHC's Leadership Role

Create and Preserve Affordable Housing

Progress Report:

- **HOUSING FIRST – SAN DIEGO: Strategic use of federal resources**
- **Regional Continuum of Care Council: Region-wide partnership oversaw \$14 million of federal grants**
- **City of San Diego's Interim Housing Program**
- **Administrator of City's Emergency Shelter Programs**





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HOUSING FIRST – SAN DIEGO

SDHC's Homelessness Action Plan



Homeless Point-in-Time Count - 1.24.14



HOUSING FIRST – SAN DIEGO

SDHC's Homelessness Action Plan

SDHC – A Driving Force, National Housing First Model City of San Diego 5-Point Plan Launched November 12, 2014

1. Award Development Funds – Up to \$30 Million over the next three years
2. Commit up to 1,500 Federal Rental Housing Vouchers for Permanent Supportive Housing
3. Renovate Hotel Churchill – 72 Units of Permanent Supportive Housing
4. Invest “Moving to Work” Federal Funds to Acquire Property
5. Dedicate SDHC-Owned Housing Units – 25 for Homeless San Diegans





HOUSING FIRST – SAN DIEGO

SDHC's Homelessness Action Plan

No. 1– Up to \$30 Million Development Funds

SDHC will award up to \$30 million, over the next three years, to create Permanent Supportive Housing or convert Transitional Housing to new Permanent Supportive Housing:

- Permanent Supportive Housing units will remain affordable for at least 55 years.
- Funds will be used to offset total development costs, in combination with additional sources of funding.
- SDHC announced the first \$10 million of these available funds on Nov. 12, 2014. Application process remains open through June 30, 2015.



HOUSING FIRST – SAN DIEGO

SDHC's Homelessness Action Plan

No. 1 –Up to \$30 Million Development Funds (Cont.)

- Current funding sources include:
 - U.S. Department of Housing and Urban Development HOME Investment Partnerships Program (HOME) funds granted to the City of San Diego and administered by SDHC;
 - City of San Diego's Inclusionary Housing Fund and Housing Trust Fund, which is funded by the City of San Diego's Housing Impact Fee; and
 - "Moving to Work" federal funds.
- First-year funding includes:
 - \$1 million awarded to SDHC by the California Local Housing Trust Fund; and
 - \$240,000 provided by Funders Together to End Homelessness for the development's operational expenses.





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HOUSING FIRST – SAN DIEGO

SDHC's Homelessness Action Plan

First Funded Development – Imperial Apartments



1435 Imperial Avenue, East Village, Downtown San Diego

Artist's Rendering



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SDHC's Homelessness Action Plan

First Funded Development – Imperial Apartments

- Imperial Apartments – New construction of 62 permanent supportive housing units and one manager's unit in the East Village neighborhood of Downtown San Diego
- 40 percent of San Diego Area Median Income, currently \$22,700 a year for one person
- Developer: Affirmed Housing Group, an experienced, award-winning, for-profit company in San Diego
- St. Vincent de Paul Village will provide supportive services to residents:
 - Case management;
 - Mental health services;
 - Substance abuse services;
 - Life skills classes; and
 - Access to health care



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SDHC's Homelessness Action Plan

First Funded Development – Imperial Apartments (Cont.)

Total Development Cost: \$20,420,000

- SDHC Loan: \$3,450,000:
 - \$2,450,000 - Federal HOME Investment Partnerships Program funds awarded to the City of San Diego and administered by SDHC
 - \$500,000 - California Department of Housing and Community Development (HCD) Trust Fund Program
 - \$500,000 - City of San Diego Affordable Housing Fund
- HCD Transit-Oriented Development Loan: \$3,837,545
- 9 Percent Tax Credits: \$13,047,455
- Funders Together to End Homelessness Grant: \$85,000





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SDHC's Homelessness Action Plan

First Funded Development – Imperial Apartments (Cont.)

- 62 federal rental housing vouchers committed by SDHC to Imperial Apartments, annual value: \$613,056
- Approvals:
 - February 13, 2015: SDHC Board of Commissioners
 - March 3, 2015: Housing Authority of the City of San Diego



HOUSING FIRST – SAN DIEGO

SDHC's Homelessness Action Plan

No. 2–Up to 1,500 Federal Rental Housing Vouchers

Commit up to 1,500 Federal Rental Housing Vouchers for Permanent Supportive Housing – Three-year action plan:

- **July 1, 2010:** SDHC received approval from HUD to use federal housing choice vouchers to provide long-term housing for chronically homeless individuals:
 - **401 Sponsor-Based Housing Vouchers – (Annual value of vouchers: \$3,026,698)**
 - Already awarded to nonprofit organizations (sponsors), providing supportive services to homeless San Diegans, such as Project 25 and Downtown Partnership Registry Week.
 - Of this number, 79 are **HOUSING FIRST – SAN DIEGO** commitments to nonprofit organizations that provide supportive services to homeless San Diegans, such as Connections Housing Downtown and St. Vincent de Paul Village.



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SDHC's Homelessness Action Plan

No. 2–Up to 1,500 Federal Rental Housing Vouchers (Cont.)

- **342 Project-Based Housing Vouchers – (Annual value of vouchers: \$3,381,696)**
 - Currently awarded: connects rental assistance to specific housing programs. SDHC expanded the use of these housing vouchers to address and prevent homelessness
 - Of this number, 275 are **HOUSING FIRST – SAN DIEGO** commitments to 4 major downtown affordable housing developments: Celadon (76); Alpha Square (76); Atmosphere (51); and The Churchill (72).



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SDHC's Homelessness Action Plan

No. 2—Up to 1,500 Federal Rental Housing Vouchers (Cont.)

- **842 Veterans Affairs Supportive Housing (VASH) Vouchers allocated by HUD to SDHC since 2008. (Annual value of vouchers: \$7,264,776)**
- SDHC partners with the San Diego Healthcare System of the U.S. Department of Veterans Affairs (VA) to provide VASH vouchers. The VA provides clinical health and case management services to VASH voucher recipients. The local VA identifies veterans who qualify for VASH vouchers. SDHC confirms eligibility and enrolls them in the VASH voucher program.
- Of this number, 222 are **HOUSING FIRST – SAN DIEGO** commitments.



HOUSING FIRST – SAN DIEGO

SDHC's Homelessness Action Plan

No. 3– Renovate Hotel Churchill

“Moving to Work” Federal Funds



827 C Street – Downtown San Diego



HOUSING FIRST – SAN DIEGO

SDHC's Homelessness Action Plan

No. 3– Renovate Hotel Churchill

“Moving to Work” Federal Funds

Rehabilitation of 7-story, vacant, historical, 100-year-old Single Room Occupancy (SRO) hotel in Downtown San Diego, City Council District 3:

- Affordable for 65 years.
- Proposed 72 affordable units (and one manager's unit), including:
 - 56 units for homeless Veterans,
 - 8 units for adults exiting the corrections system and needing supportive services, and
 - 8 units for youth aging out of the foster care system
- On-site social services and case management for residents: VA
- Construction estimated to begin on May 1, 2015.
- Estimated rehabilitation completion in May 2016.
- Developer: Housing Development Partners, SDHC's nonprofit affiliate



HOUSING FIRST – SAN DIEGO

SDHC's Homelessness Action Plan

No. 3– Renovate Hotel Churchill (Cont.)

- **Total Development Cost: \$20,596,409**
- Federal Funding sources include:
 - \$9,289,800 – Moving to Work grant funds
 - \$2,900,000 – Federal HOME Investment Partnerships Program funds awarded to the City of San Diego and administered by SDHC;
- SDHC Local Loan Funds:
 - \$2,306,609 – City of San Diego Inclusionary Housing Fund or Housing Trust Fund
 - \$900,000 – SRO In-Lieu Funds
- Approvals:
 - March 19, 2015: SDHC Board of Commissioners
 - April 7, 2015: Housing Authority of the City of San Diego



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SDHC's Homelessness Action Plan

No. 4 – Village North Senior Garden Apts - Property Acquisition “Moving to Work” Federal Funds



7720 Belden Street - Clairemont Mesa



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SDHC's Homelessness Action Plan

No. 4– Village North Senior Garden Apts - Property Acquisition **“Moving to Work” Federal Funds**

Acquisition of 120 apartments for seniors:

- Affordable for 55 years to individuals and families with income up to 80 percent of San Diego Area Median Income (currently \$45,400 for a household of one)
- Year-round 24 units Permanent Supportive Housing for homeless seniors
- SDHC will commit 24 federal rental housing vouchers to these 24 units
- Purchase price: \$14,775,000
- Approvals:
 - January 16, 2015: SDHC Board of Commissioners
 - February 10, 2015: Housing Authority of the City of San Diego



HOUSING FIRST – SAN DIEGO

SDHC's Homelessness Action Plan

No.5 – 25 SDHC-Owned Housing Units for Homeless San Diegans



Homeless families leaving shelter – Homeless Point-in-Time Count – 1.24.14



HOUSING FIRST – SAN DIEGO

SDHC's Homelessness Action Plan

No. 5– 25 SDHC-Owned Housing Units 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 has set aside 25 of its own affordable rental units year-round to provide furnished apartments for homeless individuals and families.
- This continuing commitment is an annual rental value of \$348,000.
- SDHC-owned apartments will help individuals and families who have recently become homeless because of an unexpected life experience, such as:
 - a job loss;
 - domestic violence; or
 - a medical crisis.



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SDHC's Homelessness Action Plan

No. 5– 25 SDHC-Owned Housing Units for Homeless San Diegans (Cont.)

- Tenants will pay up to 30 percent of income they may have toward rent.
- Prospective tenants will be identified in referrals from the new Coordinated Assessment and Housing Placement System (CAHP).
- Participants eligible for housing for up to 18 months.
- SDHC will waive security deposits, application fees and provide a monthly utility allowance of \$25 to \$125.



HOUSING FIRST – SAN DIEGO

SDHC's Homelessness Action Plan

No. 5– 25 SDHC-Owned Housing Units for Homeless San Diegans (Cont.)

- These units will have basic furnishings: beds, couch, dining table and chairs.
- On December 4, 2014, Funders Together to End Homelessness awarded a grant of \$50,000 to fund apartment furnishings for **HOUSING FIRST – SAN DIEGO**.
- When individuals and families become financially stable, the furniture will be gifted to them to provide a foundation to help them succeed in their permanent housing.
- Private funding will be needed to sustain the year-round program by replacing the furniture.



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SDHC's Homelessness Action Plan

No. 5– 25 SDHC-Owned Housing Units for Homeless San Diegans (Cont.)

From January 1 – April 6, 2015, 22 households have settled in SDHC-owned **HOUSING FIRST – SAN DIEGO** units, with 81 people, including 47 children.

Households include:

- 7 Veterans;
- 18 single-parents;
- 4 domestic violence survivors; and
- 10 households with an employed adult family member.



Jacob & Joyce and their 23-month-old son

Jacob and Joyce and their 5 children moved to a furnished SDHC apartment on February 5, 2015.

“This is a miracle” - Jacob

***“I’m amazed I can tell my kids,
‘Let’s go home.’” - Joyce***



Regional Continuum of Care Council

Region-wide Collaborative Efforts

- Coordinated approximately \$14 million in fiscal year 2015 from the U.S. Department of Housing and Urban Development (HUD) in federal Continuum of Care (CoC) homeless assistance funding:
 - Permanent Supportive Housing
 - Rapid Re-housing
 - Transitional Housing
- City Councilmember Todd Gloria chairs Regional Continuum of Care Council Governance Board and SDHC President & CEO serves on the Governance Board. Both were seated on June 27, 2014
- 29-member Governance Board responsibilities include:
 - Setting goals for ending homelessness in San Diego;
 - Monitoring progress toward ending homelessness in San Diego;
 - Approving HUD CoC and Emergency Solutions Grant funding recommendations and standards for providing assistance; and
 - Authorizing grant applications and raising and allocating funds



Regional Continuum of Care Council Region-wide Collaborative Efforts (Cont.)

**Fiscal Year 2015 HUD Continuum of Care Grants to San Diego Region:
\$14,194,879**

**SDHC Merged Grant:
\$1,840,574.91***

• The Association for Community Housing Solutions (TACHS) – Karibu:	\$271,838
• TACHS – Beta Project:	\$170,518
• TACHS – The Cove:	\$230,938.27
• Pathfinders of San Diego – Delta Project:	\$130,155.67
• Pathfinders – Streamview:	\$135,275.97
• Townspeople – Gamma Project:	\$201,616
• St. Vincent de Paul Village – Mandel Center:	\$293,168.71
• The Center – Del Mar:	\$188,789.41
• South Bay Community Services – La Posada:	\$218,274.88

**Includes administrative costs*

**Fiscal Year 2016 HUD Continuum of Care Grants to San Diego Region:
\$16,170,164**

SDHC Merged Grant: \$1,887,831



Year-Round Interim-Housing Program Replaced City's Winter Tents for Homeless San Diegans



Paul Mirabile Center – St. Vincent de Paul Village campus – 16 15th Street – Downtown San Diego



Year-Round Interim-Housing Program

Replaced City's Winter Tents for Homeless San Diegans

- **October 7, 2014:** San Diego City Council (City Council) directed SDHC to conduct a programmatic study to identify potential locations for a permanent indoor shelter. Report back to City Council by April 1.
- Current 16th Street and Newton Avenue location of City's Single Adult Emergency Winter Shelter tent would not be considered as a site for winter 2015-16 shelter, in accordance with City Council direction.
- Mayor Kevin Faulconer played a key leadership role in finding a year-round interim housing solution to replace the temporary tents, which included identifying additional funding sources.
- **March 24, 2015:** SDHC recommendation approved by City Council to award Interim Housing contract to St. Vincent de Paul Village.



Year-Round Interim-Housing Program

Replaced City's Winter Tents for Homeless San Diegans (Cont.)

- Assist as many as 2,835 homeless individuals—three times the minimum of 800 individuals served annually by the City's winter tents
- Operated by St. Vincent de Paul Village, Inc. (St. Vincent)
- Located at Paul Mirabile Center at St. Vincent's Downtown San Diego campus
- Minimum 350 beds for homeless men and women (ages 18 and up), equal to beds provided by City's former Single Adult and Veterans Emergency Winter Shelter tents



Year-Round Interim-Housing Program

Replaced City's Winter Tents for Homeless San Diegans (Cont.)

- Interim housing program phased in on April 1, 2015
- 102 residents of City's Emergency Winter Shelters filled all of the interim housing beds that were available:
 - 49 referred from the operator of the City's Single Adult shelter, Alpha Project for the Homeless
 - 53 referred from the operator of the Veterans shelter, Veterans Village of San Diego
- The 350-bed interim housing facility will be in full operation on July 1, 2015



Year-Round Interim-Housing Program

Replaced City's Winter Tents for Homeless San Diegans (Cont.)

- Services include:
 - 24-hour residential and security services
 - 40 percent of beds are to be set aside for homeless Veterans;
 - 45-day lengths of stay for residents, to reinforce the importance of moving out of homelessness and into permanent housing; and
 - Participation in the Coordinated Assessment and Housing Placement system for bed referrals, utilized by homeless service providers in Downtown San Diego.
 - Partnership with Veterans Village of San Diego and People Assisting the Homeless to deliver supportive services to stabilize lives;
 - Three meals a day;
 - Assessment Center services;
 - Computer Lab;
 - Resource Room;
 - Adult Education classrooms; and
 - Access to an on-site medical clinic.



SDHC Contract Administrator Neil Good Day Center Facility for Homeless Adults



Neil Good Day Center – 299 17th Street – East Village



SDHC Contract Administrator

Neil Good Day Center

Facility for Homeless Adults

- Neil Good Day Center operated by St. Vincent de Paul Village (St. Vincent), effective July 1, 2015;
- Service elements of the Day Center include:
 - Basic services, such as showers and bathrooms at St. Vincent;
 - Supportive services, such as case management and housing navigation;
 - Resources, such as classrooms and information/referral;
 - Security staffing; and
 - Participation in the Coordinated Assessment and Housing Placement System.
- In FY 2016, Day Center operations will continue at Neil Good Day Center, with showers provided at the Joan Kroc Center at 1501 Imperial Avenue on St. Vincent's campus;
- St. Vincent will pursue a Conditional Use Permit, with SDHC's support, needed to relocate the Day Center to 1402 Commercial Street on St. Vincent's campus, contiguous to the Paul Mirabile Center; and
- Over the contract term, at least 3,500 individuals are projected to be served.





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SDHC Administrator City of San Diego Homeless Shelters and Services Programs



City's Single Adult Emergency Winter Shelter – Newton Avenue – November 1, 2014 – April 1, 2015



SDHC Contract Administrator

City of San Diego

Homeless Shelters and Services Programs

SDHC Contract Administrator:

- Single Adult Emergency Winter Shelter
Operator: Alpha Project
(Downtown – 200 beds)
- Veterans Emergency Winter Shelter
Operator: Veterans Village of San Diego
(Midway area – 150 beds)

First four of the five months of operations (November 1, 2014- February 28, 2015):

- 1,107 men and women served
- 100 exited to permanent housing (50 from each winter shelter);
- 63 exited to transitional housing (53 from the Single Adult shelter and 10 from the Veterans shelter); and
- 223 from Single Adult shelter were matched with a housing navigator.



*City's Single Adult Emergency Winter Shelter
Newton Avenue
March 30, 2015*



SDHC Contract Administrator City of San Diego

Homeless Shelters and Services Programs (Cont.)

SDHC Contract Administrator:

- Cortez Hill Family Center
Operator: YWCA
(45 families at a time)
 - 176 families served in 2014
- County of San Diego Cold Weather Shelter
Voucher Program
 - 190 homeless San Diegans served in 2014
- Connections Housing Downtown
Operator: PATH (150 interim beds)
 - 476 homeless San Diegans exited to permanent or longer-term housing
January 31, 2015



*Connections Housing Downtown
1250 Sixth Avenue
Grand Opening: March 11, 2013*



SDHC Contract Administrator City of San Diego

Homeless Shelters and Services Programs (Cont.)

SDHC Contract Administrator

- Homeless Transitional Storage Center

Operator: Girls Think Tank

- 350 storage bins
 - 2,040 homeless San Diegans served in 2014
- Regional Task Force on the Homeless – Homeless Management Information System
 - \$400,000 City General Funds
 - \$45,000 SDHC Local Funds



Storage Bins

Homeless Transitional Storage Center at 252 16th Street



SDHC Lead Organizer Project Homeless Connect – Downtown San Diego



The 9th Project Homeless Connect – Downtown San Diego – January 28, 2015



SDHC Lead Organizer Project Homeless Connect – Downtown San Diego

One-day resource fair for homeless San Diegans at Golden Hall:

1,145 San Diegans served on January 28, 2015, at
the 9th Project Homeless Connect

86 service providers and 456 volunteers

Services provided:

- First-time opportunity to add names to a database list for housing
- Flu shots
- Dental exams
- Haircuts
- Housing assistance information
- Identification cards from the State Department of Motor Vehicles

Organized by SDHC and major organizing partners: City of San Diego, Interfaith Shelter Network, Family Health Centers of San Diego and St. Vincent de Paul Village



Project Homeless Connect – 1.28.15





SDHC's Homelessness Action Plan

SDHC's Leadership Role

Create and Preserve Affordable Housing

Progress Report

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