



SAN DIEGO
HOUSING
COMMISSION

We're About People

San Diego Housing Commission (SDHC)
Kearny Vista and Valley Vista Apartments
Permanent Housing with Supportive Services
Presentation to the SDHC Board of Commissioners
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Jeff Davis
Deputy Chief Executive Officer
San Diego Housing Commission

Lisa Jones
Executive Vice President, Strategic Initiatives
San Diego Housing Commission



SDHC – Kearny Vista and Valley Vista Apartments

Introduction

- 389 individuals who experienced homelessness now have permanent affordable rental homes of their own at two properties SDHC purchased last year.
- Access to supportive services from experienced service providers:
 - Valley Vista Apartments (Hotel Circle)
 - PATH San Diego
 - Kearny Vista Apartments (Kearny Mesa)
 - Father Joe's Villages



SDHC – Kearny Vista and Valley Vista Apartments

Introduction (Continued)

Security and Property Improvements

Kearny Vista

- On-site security 24/7
- Perimeter fencing installed
- Controlled access gate system pending City permit
- Security camera installation with estimated completion in early November.
- Wi-Fi in common areas
- Added trash pick-up
- Added cable TV service to units

Valley Vista

- On-site security 24/7
- Security camera installation with estimated completion in February 2022
- Added Wi-Fi to units
- Added cable TV service to units
- Installed additional trash receptacles throughout the property
- Contacted Caltrans to support clean-up on their property



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Unique Population Served

- Intentionally lower barriers to housing than traditional permanent supportive housing (PSH) programs
 - Funding sources typically require prospective residents to be identified from among individuals who already are enrolled in/eligible within an existing service (examples: Behavioral Health Services/Veterans Affairs)
 - Provide homes for some the most vulnerable individuals with high needs, but otherwise may not have been engaging in services.
- Through these acquisitions some of the most vulnerable people were housed during the height of the pandemic, which made available more shelter beds to help others.



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Unique Population Served (Continued)

- To qualify for permanent housing with supportive services at either Valley Vista or Kearny Vista, the head of household for each unit must be homeless and must have a disabling condition:
 - 77% of residents were staying in an emergency shelter before obtaining housing at either property
 - 14% were living in places not meant for human habitation
 - 45% reported being homeless for more than two years before lease-up
 - 49% are age 55 and older



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Unique Population Served (Continued)

- Qualifying disabilities for permanent supportive housing:
 - Mental health disorder
 - Alcohol use disorder
 - Drug use disorder
 - Chronic health condition
 - HIV/AIDS
 - Developmental disability
 - Physical disability
- Among residents at both properties:
 - 3 or more disabling conditions: 43 percent
 - 2 disabling conditions: 24 percent
 - 1 disabling condition: 20 percent

**13 percent represent a variety of other categories. Only Head of Household are required to report and qualify for housing based on disabling conditions.*



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- On-Site Supportive Services include:
 - Mental Health Services
 - Healthcare Services
 - Behavioral Health Care
 - Substance Use Services
 - Case Management
 - Life Skills Training
 - Education Services
 - Employment Assistance
 - Other services as directed by residents' needs.



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Unique Population Served (Continued)

- Individualized case management
 - Case managers meet with high-need residents more frequently and as often as residents need.
- Conflict resolution support at both properties through National Conflict Resolution Center.
- Community engagement and enrichment activities to build trust and connection.



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Unique Population Served (Continued)

- Examples of Activities for Residents

Valley Vista

- “Caught You Doing Good” Program
- Weekly “Coffee & Pastries”
- Weekly beach walks
- Weekly women’s groups
- Peer support group

Kearny Vista

- Bingo
- Art Therapy
- Harm reduction resource groups
- COVID-19 vaccination
- Creative art activities
- Cultural events on holidays



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Unique Population Served (Continued)

- Experience demonstrates the need for a continuum of client-focused housing interventions to address individual’s unique circumstances.
- “Housing First” principles:
 - Provide appropriate housing options as quickly as possible
 - As few requirements or conditions as possible
 - Access to supportive services, as needed
- “Housing First” is not one-size-fits-all regarding housing interventions.
- When people transition from homelessness to housing, their challenges don’t necessarily subside.
- SDHC, service providers and property management continue to work hard to engage with residents, and address their needs.





SDHC – Kearny Vista and Valley Vista Apartments Challenges Experienced

DECEMBER 10, 2020 - AUGUST 31, 2021				
	Deaths 12/10/2020-8/31/2021	Persons Served 12/10/2020-8/31/2021 (Persons In Housing)	Deaths as % of Persons Served	
TOTAL PBV PROJECTS*	50	1,690	2.96%	Through 8/31/21
Alpha Lofts	3	54	5.56%	
Alpha Square	2	128	1.56%	
Atmosphere	1	56	1.79%	
Benson Place Apartments	2	88	2.27%	
Celadon	1	48	2.08%	
Connections Housing	2	76	2.63%	
Cypress Apartments	5	68	7.35%	
Leah Residence	0	30	0.00%	
Mason Hotel	0	9	0.00%	
New Palace Hotel	0	30	0.00%	
North Park Senior	0	10	0.00%	
Parker-Kier	0	8	0.00%	
Quality Inn	2	73	2.74%	
Valley Vista	6	232	2.59%	Through 10/12/21
Kearny Vista	6	191	3.14%	Through 10/12/21



SDHC – Kearny Vista and Valley Vista Apartments Challenges Experienced (Continued)

DECEMBER 10, 2020 - AUGUST 31, 2021 Continued

	Deaths 12/10/2020-8/31/2021	Persons Served 12/10/2020-8/31/2021 (Persons In Housing)	Deaths as % of Persons Served
TOTAL PBV PROJECTS*	50	1,690	2.96%
San Ysidro Senior	1	47	2.13%
Stella	3	64	4.69%
Talmadge Gateway	1	64	1.56%
The Beacon	4	42	9.52%
The Link	1	77	1.30%
Townspople 51st Street	1	9	11.11%
Vista Del Puente	0	103	0.00%
West Park	1	41	2.44%
Zephyr Grantville Veterans	6	92	6.52%
Bluewater (Veteran)	0	12	0.00%
Encanto (Veteran)	0	12	0.00%
The Nook (Veteran)	2	8	25.00%
Stella (Veteran)	0	18	0.00%



SDHC – Kearny Vista and Valley Vista Apartments Challenges Experienced (Continued)

Calls for Service

Development	Housing Type	Calls Per Unit	Calls	Units
Alpha Square	Permanent Supportive Housing (PSH)	0.89	181	203
Belden Village	Seniors affordable housing. Not PSH	0.75	181	242
Benson Place	PSH	1.51	124	82
Cypress	PSH	1.45	90	62
Kearny Vista	PSH	2.56	364	142
San Ysidro Seniors	Seniors affordable housing. Not PSH	2.2	112	51
Studio 15	Not PSH	2.51	690	275
Valley Vista	PSH	1.79	341	190



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What's Next?

- The majority of people who access permanent supportive housing will be successful and stabilize over time.
- However, long-term housing options and services must be developed that better meet the needs for those who struggle with higher acuity conditions, that need more intensive, support services:
 - Examples: daily living activities, such as bathing, dressing or food preparation or managed medication disbursement
- Individuals and families experiencing homelessness cannot be described in a single statement.



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What's Next? (Continued)

- 18 percent increase nationwide in overdoses in early months of the pandemic compared with same months in 2019
- June 8, 2021: Dr. Luke Bergman, Director of County Behavioral Health, noted:
 - 200 percent increase over the past year in overdose in the region
 - Over a 400 percent increase in fentanyl overdose
 - An estimated 90 percent of people experiencing substance use disorder nationally never seek treatment
- Homelessness only exacerbates the harmful effects of drug use and vice versa.



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What's Next? (Continued)

- The National Alliance to End Homelessness:
 - The Housing First approach is the polar opposite of a one-size-fits-all approach.
- For some persons, group home programs, with more structure and support, provide better opportunities to thrive.
- Need to stop looking for simple solutions to complex challenges.
- Develop a continuum of shelter and housing options – beyond what exists today – to meet the continuum of needs along the spectrum of homelessness.



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Conclusion

- **West Park Inn and Quality Inn:** 137 permanent supportive housing (PSH) units
- **Zephyr Apartments:** 84 PSH units
- **Benson Place:** 82 PSH units
- **Hotel Churchill:** 72 PSH units



Hotel Churchill



West Park Inn



Quality Inn



Zephyr



Benson Place



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Conclusion (Continued)

- SDHC has established a continuum of collaborative programs to meet housing needs in recent years through HOUSING FIRST – SAN DIEGO:
 - Prevention
 - Diversion
 - Street Outreach
 - Rapid Rehousing
 - Permanent Supportive Housing
- As changes occur and different needs become apparent, SDHC will continue to work with the City, the County, the Regional Task Force on Homelessness and service providers to advance new housing solutions.

9,900

Housing solutions
created in less
than seven years



Sources

National Alliance to End Homelessness Blog

<https://endhomelessness.org/what-housing-first-really-means/>

American Psychological Association Article (Vol. 52 No. 2)

<https://www.apa.org/monitor/2021/03/substance-use-pandemic>

American Medical Association Issue Brief (Updated Sept. 21, 2021)

<https://www.ama-assn.org/system/files/issue-brief-increases-in-opioid-related-overdose.pdf>

American Medical Association 2021 Overdose Epidemic Report

https://end-overdose-epidemic.org/wp-content/uploads/2021/09/AMA-2021-Overdose-Epidemic-Report_92021.pdf

June 8, 2021 Harm Reduction Presentation to County Board of Supervisors, Dr. Luke Bergman and Dr. Wilma Wooten (Item 4)

https://sdcountry.granicus.com/MediaPlayer.php?view_id=9&clip_id=3006



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Summary

- The experience with the population at these properties has been largely consistent with other, similar properties.
- Housing First is not one-size-fits-all.
 - Permanent Supportive Housing is only one of the necessary housing solutions.
- New housing solutions must be developed that serve the people the current system is not reaching
 - those who do not engage with services or are unable to live independently.





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Discussion

