



SAN DIEGO
HOUSING
COMMISSION

INFORMATIONAL REPORT

DATE ISSUED: March 30, 2016

REPORT NO: HCR16-032

ATTENTION: Chair and Members of the San Diego Housing Commission
For the Agenda of April 8, 2016

SUBJECT: Contract Renewals for the Fiscal Year 2017 City of San Diego Homeless Shelters and Services Programs

COUNCIL DISTRICT: Citywide

NO ACTION IS REQUIRED ON THE PART OF THE HOUSING COMMISSION

SUMMARY

The San Diego Housing Commission (Housing Commission) administers the contracts for the City of San Diego's (City) Homeless Shelters and Services Programs based on a Memorandum of Understanding between the Housing Commission and the City that took effect on July 1, 2010, and was amended and restated as approved by the Housing Commission Board on May 9, 2014, and the City Council on June 17, 2014.

This report provides an overview of the Fiscal Year (FY) 2017 (July 1, 2016 – June 30, 2017) contract renewals for the City's Homeless Shelters and Services Programs.

In addition, the Housing Commission is required to memorialize the increase of Emergency Solutions Grant (ESG) funding in an Informational Report at the next scheduled Housing Commission Board meeting pursuant to Housing Commission Board actions on March 19, 2015 (reports HCR15-023 and HCR15-024). . The ESG increase totals \$13,809, when adjusted per funding category:

- Shelter Programs: \$52,448 increase
- Rapid Re-Housing Programs: \$39,480 decrease
- Administrative Costs: \$841 increase
- TOTAL: \$13,809 increase

BACKGROUND

As San Diegans continue to live in a City-declared housing emergency "shelter crisis," declared by the San Diego City Council on March 24, 2015 (Resolution No. R-309576) the need for immediate housing assistance is critical to the well-being of community members. The City's Homeless Shelters and Services Programs provide supportive services, overnight shelter, and permanent housing assistance to men, women, and children experiencing homelessness.

For FY 2017, the Housing Commission will renew contracts for the programs listed below for the City's Homeless Shelters and Services Programs.

City's Interim Bed Program at Connections Housing: Located at Sixth Avenue and A Street in Downtown San Diego, Connections Housing operates year-round, 24-hours a day and seven days a week. PATH, the project owner and operator, provides the City's 134 interim bed program for homeless adults and 16 units for homeless individuals who have special health needs. In FY 2017, the program will provide shelter to a minimum of 500 homeless individuals. Connections Housing will also provide residents two meals per day, comprehensive case management to assist in gaining or increasing income, connection with needed resources both on-site and in the community, and support to move into stable housing. Operating costs supported by the City and Housing Commission total \$756,776 and will be funded with a combination of Community Development Block Grant (CDBG), ESG, Housing Commission, and City General Funds. The FY 2017 renewal agreement will be the final one-year option out of four (4) one-year options.

City's Cortez Hill Family Center: According to the 2014 Annual Homeless Assessment Report for San Diego, approximately 23 percent of persons experiencing homelessness in San Diego are mothers, fathers, and children. The Housing Commission administers, on behalf of the City, the City's Cortez Hill Family Center, operated by the YWCA of San Diego County. In FY 2017 the City's Cortez Hill Family Center will provide short-term housing, meals and supportive services to a minimum of 150 homeless San Diego families consisting of approximately 500 individuals. Through short-term housing (up to 120 days) consisting of 42 units and a variety of service programs, the City's Cortez Hill Family Center will help families experiencing homelessness transition to more permanent housing with stable income. Operating costs supported by the City total \$711,852 and will be funded with a combination of CDBG, ESG, and Housing Trust Fund (HTF) funds. The FY 2017 agreement is a renewal and will be the third one-year option out of four (4) one-year options.

ESG Rapid Re-Housing: On behalf of the City, the Housing Commission administers funding from the U.S. Department of Housing and Urban Development (HUD) ESG Program, a portion of which is used for Rapid Re-Housing programs. These programs assist homeless individuals and families to obtain permanent housing as quickly as possible through short-term financial assistance and case management.

Rapid Re-Housing targets individuals and families who become homeless because of an unexpected life experience, such as a job loss, domestic violence or a medical crisis.

The Housing Commission developed its first Rapid Re-Housing program, Security Deposit Plus (SD+), in 2009 to respond to the needs of homeless Veterans. Eligible participants are clients of the U.S. Department of Veterans Affairs (VA) and are awarded Veterans Affairs Supportive Housing (VASH) vouchers, enabling them to receive assistance with their rental housing costs, along with supportive services provided by the VA. However, most homeless Veterans may not have money to pay for pre-housing costs such as security deposits, application fees, and utility deposits often required to obtain rental housing before they can use their vouchers. SD+, now part of the Housing Commission's The 1,000 Homeless Veterans Initiative of HOUSING FIRST – SAN DIEGO, the Housing Commission's three-year Homelessness Action Plan (2014-17), can pay these fees and deposits, thus resolving these barriers to housing. In FY 2017, the Housing Commission will assist up to 50 Veterans through this ongoing program with ESG funds totaling \$52,266.

The ESG Rapid Re-Housing Program provides a number of services, including housing location to help participants find permanent housing and case management to assist in housing stability. The program pays for pre-housing costs, including security and utility deposits, application fees and moving costs, and short- to medium-term rental assistance as needed by the participant. Short-term assistance can run one to three months, and medium-term from four months to a year.

On behalf of the City, the Housing Commission in FY 2017 will administer \$322,596 in ESG Rapid Re-Housing funds through renewal contracts with:

- Alpha Project for the Homeless (third option year of four option years);
- Interfaith Shelter Network (third option year of three option years)
- PATH (third option year of three option years);
- St. Vincent de Paul Village (third option year of three option years) and
- Veterans Village of San Diego (third option year of three option years).

Each agency will participate in the San Diego Regional Continuum of Care Council Coordinated Assessment and Housing Placement System, which streamlines referrals and helps ensure the most appropriate housing intervention for participants. In FY 2017, Rapid Re-Housing operators will assist up to 130 individuals and families, providing them with case management and financial assistance.

City's Homeless Transitional Storage Center: On April 11, 2014, the Housing Commission approved the lease agreement for Think Dignity (formerly Girls Think Tank) to occupy and use the Housing Commission-owned parking lot at 252 16th Street, San Diego, CA 92101, for the Homeless Transitional Storage Center (TSC) with yearly rent totaling \$12 (\$1 a month).

The TSC helps keep downtown San Diego streets, sidewalks and storefronts clean and clear by providing a safe place for homeless individuals to keep their belongings. The TSC provides 350 large, clean lockers and bins for approximately 2,000 participants while they look for work, attend classes, or meet with a service provider.

Operating costs supported by the City total \$113,750 and will be funded with City General Funds. The FY 2017 agreement is a renewal and will be the second one-year option out of three (3) one-year options.

Serial Inebriate Program: Established in January 2000, the Serial Inebriate Program (SIP) is a collaborative effort to reduce the number of chronic, homeless alcoholics who cycle in and out of detoxification centers, County jail, and local emergency rooms. The residential program offers participation in SIP in lieu of incarceration as a result of a guilty verdict or plea for public intoxication. SIP participants receive intensive wraparound services that assist in their recovery from alcoholism to improve their well-being. Partner agencies include the City, the County of San Diego, San Diego Police Department, and San Diego County Sheriff's Department, San Diego County Superior Courts, San Diego County Health and Human Services, Mental Health Systems, Inc. (MHS), and the Housing Commission.

Since the inception of SIP, the Housing Commission has been an active partner providing support to the program's housing element through the Housing Trust Fund. The Housing Commission will enter into a

FY 2017 renewal contract with MHS, which operates SIP, for \$74,000 in Housing Trust Fund dollars for 12 transitional housing beds and \$111,000 in City General Funds for 20 transitional housing beds, totaling \$185,000 for 32 transitional housing beds. MHS will assess approximately 175 individuals and house 100 participants in FY 2017.

City's Year-Round Interim Housing Program: A shortage of available, affordable rental housing, increasing housing costs, and lingering unemployment create obstacles for homeless San Diegans to achieve and sustain self-sufficiency. On behalf of the City, the Housing Commission administers the City's Year-Round Interim Housing Program, which provides short-term housing through 350 beds (140 beds are allocated for Veterans and 50 for triage and housing placement by the San Diego Police Department Homeless Outreach Team), daily meals, supportive services, and 24-hour public restrooms for homeless single adults and Veterans. In FY 2017, through the Coordinated Assessment and Housing Placement system, the City's Year-Round Interim Housing Program will provide client-appropriate housing and enhanced services to as many as 2,000 individuals experiencing homelessness that will provide opportunities for program residents to achieve self-sufficiency goals, such as permanent housing and stable income.

Located at the St. Vincent de Paul Village campus, 16 15th Street, in the East Village neighborhood of Downtown San Diego, the City's Year-Round Interim Housing Program is operated by St. Vincent de Paul Village in partnership with PATH and Veterans Village of San Diego (VVSD). Operating costs supported by the City total \$2,042,974 and will be funded with a combination of CDBG, ESG, and City General Funds. The FY 2017 renewal agreement will be the first one-year option out of four (4) one-year options.

City's Year-Round Day Center: According to the 2014 Regional Point-in-Time Count of homeless San Diegans, 65 percent of San Diego County's homeless population is located in the City. Many of these individuals are in the East Village neighborhood of Downtown San Diego. Transitional housing programs and overnight emergency shelters are usually closed during the day, leaving homeless San Diegans on the streets. To address the needs of this vulnerable population, the City's Year-Round Day Center provides a variety of critical services, including a safe, comfortable drop-in center for homeless adults with access to bathroom facilities and shelter from the elements during the day. Additionally, staff at the City's Year-Round Day Center are available to assess homeless San Diegans' needs and provide resources and referral information to them. More than 3,500 unique individuals are projected to be assisted with lifesaving services in FY 2017 at the City's Year-Round Day Center. St. Vincent operates the City's Year-Round Day Center at the Neil Good Day Center located at 299 17th Street, until they are able to move the program to the St. Vincent de Paul Village campus. Operating costs supported by the City total \$500,000 and will be funded through CDBG Funds. The FY 2017 renewal agreement will be the first one-year option out of four (4) one-year options.

UPCOMING COUNCIL and/or COMMITTEE ACTION

This item is part of the Housing Commission's proposed FY 2017 Budget, which is scheduled to be presented at the May 6, 2016, Housing Commission Board of Commissioners meeting.

CONCLUSION

Funding for these activities is included in the Housing Commission's proposed FY 2017 Budget. Additionally, the Housing Commission has memorialized the increase of ESG funding in accordance with Housing Commission Board actions on March 19, 2015 (reports HCR15-023 and HCR15-024).

The increase totals \$13,809, when adjusted per funding category, and is broken out as follows: +\$52,448 for Shelter Programs, -\$39,480 for Rapid Re-Housing Programs, and +\$841 for Administrative costs.

Specific funding sources and uses are outlined in the tables below.

Table 1: Funding uses for Community Development Block Grant

COMMUNITY DEVELOPMENT BLOCK GRANT		
Program Name	Contract/Consultant	SDHC Administrative Costs
City's Cortez Hill Family Center	\$191,863	\$14,039
City's Interim Bed Program at Connections Housing	\$276,000	\$27,575
City's Year-Round Interim Housing Program	\$250,848	\$16,504
City's Year-Round Day Center	\$500,000	\$41,250
TOTAL	\$1,218,711	\$99,368

Table 2: Funding uses for Emergency Solutions Grant

EMERGENCY SOLUTIONS GRANT		
Program Name	Contract/Consultant	Administrative Costs
City's Cortez Hill Family Center	\$305,626	\$17,807
City's Interim Bed Program at Connections Housing	\$123,618	\$7,066
Rapid Re-Housing	\$322,596	\$25,380
City's Year-Round Interim Housing Program	\$166,319	\$9,303
TOTAL	\$918,159	\$59,556

Table 3: Funding uses for City General Funds

CITY GENERAL FUNDS		
Program Name	Contract/Consultant	Administrative Costs
City's Interim Bed Program at Connections Housing	\$277,500	\$22,500
City's Homeless Transitional Storage Center	\$113,750	\$11,250
Serial Inebriate Program	\$111,000	\$9,000
City's Year-Round Interim Housing Program	\$1,489,750	\$110,250
TOTAL	\$1,992,000	\$153,000

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Contracts for the Fiscal Year 2017 City of San Diego Homeless Shelters and Services Programs

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Table 4: Funding uses for Housing Trust Fund

HOUSING TRUST FUND		
Program Name	Contract/Consultant	Administrative Costs*
City's Cortez Hill Family Center	\$200,000	
Serial Inebriate Program	\$74,000	
TOTAL	\$274,000	

* The Housing Commission receives approximately \$96,701 in administrative fees to administer Housing Trust Funds to 11 programs including the Cortez Hill Family Center and Serial Inebriate Program.

Table 5: Funding uses for San Diego Housing Commission

SAN DIEGO HOUSING COMMISSION		
Program Name	Contract/Consultant	Administrative Costs
City's Interim Bed Program at Connections Housing	\$40,000	NA
TOTAL	\$40,000	

Total funding for these activities will be allocated as follows:

Contract/Consultant: \$4,442,870

Housing Commission Admin: \$311,924

Respectfully submitted,

Melissa Peterman

Melissa Peterman
Director
Homeless Housing Innovations

Approved by,

Jeff Davis

Jeff Davis
Executive Vice President & Chief Operating Officer
San Diego Housing Commission

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