



Homeless Residents Find Homes Report of the San Diego Housing Commission April 7, 2011

On June 29, 2010, the San Diego Housing Commission was directed by the Housing Authority of the City of San Diego to manage the City's two emergency winter shelters for homeless adults and military veterans.

The 2010-11 winter shelter for up to 200 adults was located in a vacant building in Barrio Logan, approved by the San Diego City Council on November 3, 2010. A second shelter for up to 150 military veterans was located on Navy property in the Midway District.

In a comprehensive effort to provide longer-term housing for adult shelter residents motivated to seek a more stable life, and who met the qualifications of an innovative federal program, 102 formerly homeless individuals are now in housing or in the process of finding housing.

Housing assistance was approved for:

- 102 winter shelter residents (66 who have already found housing)

Screened by Townpeople	Approved by SDHC	Placed in Housing	Under Review by SDHC
110 Individuals (100 Households)	102 Individuals (92 Households)	66 Individuals (59 Households)	4 Individuals (4 Households)

Funded by the U.S. Department of Housing & Urban Development (HUD), the Homelessness Prevention and Rapid Re-Housing Program (HPRP) is administered by the San Diego Housing Commission.

- Four days of orientation sessions about HPRP were conducted at the adult winter shelter by Townpeople, a local non-profit hired by the Housing Commission to pre-screen residents interested in the program.
- Acceptance into the program required participants to demonstrate the ability to care for and properly manage their new housing.
- Incomes from employment or realistic plans for attaining employment, or government assistance were also critical components of the pre-selection process, as well as providing identification documentation.



- Individuals who passed the initial screening were referred to the Housing Commission for a final determination.
- 102 persons qualified for the program and are receiving up to 12 months of housing assistance.
- Provided with housing assistance, participants had 30 days to contact landlords and arrange for housing within the City of San Diego.

Participants selected the following housing:

- 20 Renting from Private Landlords
- 18 Renting at Studio 15, a Single Room Occupancy (SRO) Hotel
- 11 Renting at Peachtree Inn (SRO)
- 10 Renting at 500 West (SRO)
- The remainder have found units at The Metro (SRO), Island Village (SRO), Trolley Court (SRO), and Belden (1-bedroom units owned and operated by the Housing Commission for elderly and disabled tenants).

All of the HPRP housing assistance funding for the winter shelter program has now been allocated.

During its four months of operations, more than 700 homeless men and women were provided with shelter and services at the adult shelter, which closed on Monday, April 4. Some residents stayed only days, while others remained for the full duration.

About 330 military veterans received services and shelter at the Veterans Shelter, which closed on Thursday, April 7.



Of these:

- 23 moved into residential drug and alcohol treatment programs (transitional)
- 6 moved into transitional housing for the homeless
- 5 moved into subsidized permanent housing
- 2 moved into unsubsidized permanent housing
- 1 moved into Shelter Plus Care subsidized permanent housing



Profile of Participants, Amanda and Will

Arriving at the adult shelter in early December, Amanda and Will soon heard about the HPRP program. They attended an orientation session in early January, were approved shortly thereafter, and moved into Studio 15 on March 3, 2011.

"This has been a true blessing," remarked Will. "I don't know if you guys know how hard it is to find a job when you're living on the streets, just having an address, a place to be able to maintain yourself and your clothing."



Amanda and Will have been living on the streets of San Diego off and on for the past several years. Will was working in construction but lost his job due to the economic downturn. Amanda receives Supplemental Security Income (SSI) and is unemployable.

"I have an appointment to get some dental work taken care of and then I will be looking for a job at Lowe's or Home Depot, something related to construction" remarked Will. "I'm an optimist, I look for the good. And I usually can find it somewhere."

Profile of a Participant, Sarah

"I cried the first day I arrived at the winter shelter," remembers Sarah, a 51-year old single mother of two grown children. "I've worked all my life. This wasn't supposed to happen to me."

Sarah had worked eight years for a California utility company but suffered an injury that required surgery in May of 2008. Unable to return to work, she soon began receiving Workers Compensation, which reduced her income by half. Sarah remembers how she and her family moved to a less expensive apartment, shopped at thrift stores and cut back on every-day expenses. But in December 2009, the money finally ran out.

Sarah put everything into storage and bounced around between siblings for over a year. A car became her last refuge. Sarah wound up at the emergency winter shelter for adults on January 4, 2011.

"It was my first and will be my last time," she exclaimed. Sarah wasn't about to sit back.

She hit the streets during the day and finally found a job for a local company. Sarah attended an orientation session on HPRP conducted by Townspeople and soon qualified for the program.

After 2 ½ months of shelter life, she recently moved into her new apartment in North Park. "Just to take a hot bath or sleep in a dark room," she sighed. "I always just took it for granted--never again!"



BACKGROUND

City's Winter Shelter Program

On June 29, 2010, the San Diego Housing Commission was directed by the San Diego Housing Authority to manage the City's emergency winter shelter program for homeless adults and military veterans.

The winter shelter for up to 200 adults was located in a vacant building in Barrio Logan and opened on December 2, 2010. Day-to-day operations for the adult shelter were handled by Alpha Project for the Homeless. The adult shelter closed on Monday, April 4, 2011.

A second shelter for up to 150 military veterans was placed on Navy property in the Midway District and opened on December 8, 2010. Veterans Village of San Diego (VVSD) operated the Midway facility. The Veterans Shelter closed on Thursday, April 7, 2011.

The cost for the winter shelter program this year was:

- Adult Shelter \$451,902*
- Veterans Shelter \$283,500

* Includes \$97,087 raised by Alpha Project for the adult shelter.

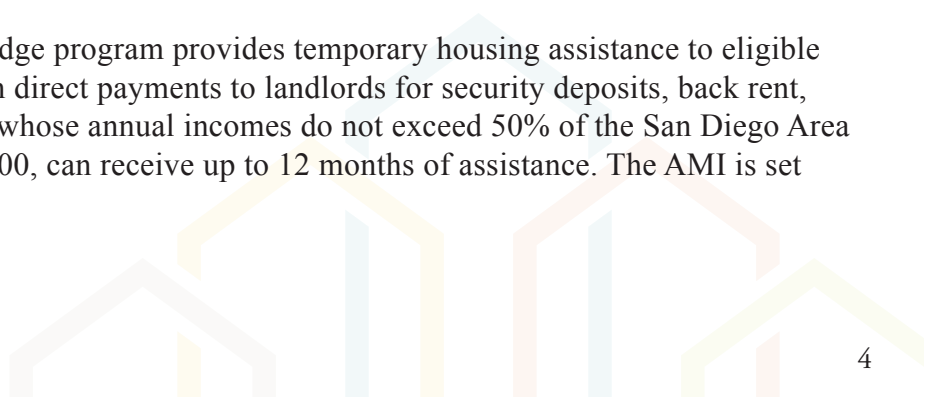
Prior to the adult shelter opening, the Centre City Development Corporation (CCDC) provided \$30,000 in funding to make necessary building repairs, including disabled access improvements.

For over a decade, the City of San Diego has conducted a winter shelter program that provides homeless persons protection from inclement weather, and also makes available services to address permanent housing needs, mental health screening, drug and alcohol treatment, and job counseling.

HPRP Contract Amended for the Winter Shelter Program

HPRP is a three-year, \$5.7 million federal program administered by the Housing Commission on behalf of the City of San Diego. The grant funding was received under the federal American Recovery & Reinvestment Act of 2009.

Launched in 2009, the cutting-edge program provides temporary housing assistance to eligible individuals and families through direct payments to landlords for security deposits, back rent, and rent subsidies. Individuals, whose annual incomes do not exceed 50% of the San Diego Area Median Income (AMI) or \$27,500, can receive up to 12 months of assistance. The AMI is set annually by HUD.





Under the program, the participant pays 30% of their monthly income in rent. If there is no income, the subsidy is based on the size of the household.

In September 2009, the Housing Commission contracted with Townspeople, a local nonprofit, to provide case management and coordinate services under the HPRP program, and to act as a "Point of Entry" for potential program participants.

On October 19, 2010, the Housing Authority of the City of San Diego approved an amendment to the contract expanding the role of Townspeople to include homeless persons living in the winter shelter.

Once screened and approved by the Housing Commission for housing, Townspeople provides intensive case management for program participants to ensure a stable living arrangement continues after the limited housing assistance concludes.

It has been a distinct honor to administer the winter shelter program on behalf of the City of San Diego and HPRP on behalf of the U.S Department of Housing & Urban Development. The San Diego Housing Commission thanks our many partners who have contributed to these efforts:

- Alpha Project of San Diego
- Centre City Development Corporation
- County of San Diego Mental Health Services
- Family Health Centers of San Diego
- San Diego Housing Commission's Special Housing Initiatives Department
- San Diego Police Department
- Townspeople
- Veterans Administration
- Vietnam Veterans of San Diego

Respectfully submitted,

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

Established in 1979, the San Diego Housing Commission provides a variety of award-winning affordable housing programs that stimulate the local economy, revitalize neighborhoods, and help improve the lives of nearly 76,000 San Diegans annually.