



Updated Need and Financial Modeling: Fall 2023

San Diego Housing Commission Board Meeting
November 20, 2023



Updated Need and Financial Modeling Introduction



- CSH worked with the Implementation Team to update need and financial projections for the 2019 Community Action Plan.
- Outline the total need for short-term interventions and permanent housing options.
- Process
 - Reviewed available 2022 and 2023 data on persons who are currently experiencing homelessness and persons who are newly entering the homelessness system
 - Tested and updated assumptions used in the 2019 Action Plan
 - Present draft data and final recommendations report to inform the Community Action Plan targets

Updated Need and Financial Modeling Key Data Points (Continued)



Approximately 15,000 people per year have received assistance through City- and SDHC-funded programs since 2019.



11,893 have moved to permanent housing.



Regional Task Force on Homelessness (RTFH) data showed that since the creation of the plan, over 74,260 people have received support through City, County, and Continuum of Care-funded services in shelter or housing.

Updated Need and Financial Modeling Interventions, Shelter and Housing

The City has taken significant steps since 2019 to create new interventions, provide shelter, and connect people who are experiencing homelessness to housing.



+900 shelter beds



+650 rapid rehousing beds



+3,850 supportive housing
beds

(Sources: 2019 and 2023 RTFH Housing Inventory Charts)

Updated Need and Financial Modeling

City: Available Beds 2019 v. 2023

	2019	2023	Change from 2019 to 2023	Percent Change
Emergency Shelter	1,639	2,545	+906	+55%
Transitional Housing	1,107	945	-162	-15%
Safe Haven	59	61	+2	+3%
Rapid Rehousing	877	1,524	+647	+74%
Permanent Supportive Housing	2,599	6,457	+3,858	+148%
Other Permanent Housing	630	2,109	+1,479	+234%
TOTAL	6,911	13,641	6,730	
Safe Camping*	--	136	+136	
Safe Parking*	120	233	+113	+94%
TOTAL	120	369	249	

*Individuals utilizing Safe Camping and Safe Parking are counted as Unsheltered in the Homeless Management Information System. Those interventions are not counted as beds in the Housing Inventory Count. As such, the total interventions are listed here but are not counted toward the percentage of total beds.

Updated Need and Financial Modeling Progress Toward Action Plan Goals

	Total Need	# of Units/Beds Added	% of Goal Met
Supportive Housing Developed	2,802	1,540	+55%
Supportive Housing Leased in Private Rental Market	701	969	+138%
Crisis Response - Shelter	350-500	906	+181%
TOTAL	4,003	3,415	+85%

The number of supportive housing units added is based on information from programs SDHC or the City of San Diego directly oversees. Crisis response shelter beds information is from the Homeless Inventory Count.



Updated Need and Financial Modeling 2019 – 2023 Changes

- **Increasing number of persons experiencing homelessness overall**
 - Higher unsheltered and sheltered homelessness
 - More people are considered chronically homeless
 - People are staying longer in shelter
- **Increasing need for prevention resources**
 - More people accessing system as newly homeless or homeless for the first time

Modeling the Need

Updated Need and Financial Modeling Intervention Types

Prevention

- Assistance to prevent entering homelessness crisis response system, including rent/utility arrears, deposits, rental assistance

Diversion

- Financial assistance and services to avoid long stay or entry into homelessness system

Emergency Shelter

- Crisis response bed with services

Rapid Rehousing

- Rental subsidy with services for average of 2 years

Low-Income Housing

- Rental subsidy with services for 3+ years

Supportive Housing

- Rental subsidy and intensive services

Updated Need and Financial Modeling Interventions Needed by Household

Currently
unsheltered or
sheltered in
homelessness
system

- 10% may resolve their homelessness with crisis response options only
- 12% may resolve their homelessness with diversion resources
- 78% need access to a permanent housing resource, including rapid rehousing or supportive housing

New
to homelessness
system

- 33% may resolve their homelessness with prevention resources
- 40% may resolve their homelessness with shelter + diversion resource
- 27% need more intensive housing resource (RRH, SH)

Assumptions are based on the data available for persons who have engaged in the system at some point in the past two years.

Updated Need and Financial Modeling

Total Projected Need for New Interventions

	Individuals	Families
Crisis Response Beds (<u>Shelter</u>)	410-820	55-110
Diversion	2,600	100
Rapid Rehousing	2,950	130
Supportive Housing	3,500	20
Low-Income Housing	200	140
Prevention	1,425	60
Total Estimate	11,285*	525*

*Total uses midpoint of crisis response range.

Updated Need and Financial Modeling Cost Assumptions



Prevention & Diversion

\$15,000 Average per household for arrears + rent assistance package



Shelter

\$84/night or approximately \$30,000/year
About \$10,000 per bed stay



Rapid Rehousing

24 months of rent assistance and services; approximately \$25,000 per year



Supportive Housing

\$513,392 capital/unit
Approximately \$34,000 for operating and services/year

Model includes a 5% cost escalator per year, increasing the average costs annually.

Updated Need and Financial Modeling

Cost Estimate for New Interventions at Scale

Provides shelter and/or housing resources additional households

Prevention & Diversion

\$63M/year for rental assistance packages

~4,200 households per year

Shelter

\$14M-\$28M/year new shelter operations

~2,100 households per year

Rapid Rehousing

\$76M/year for rent assistance and services

~1,500 households per year

Supportive Housing

\$120M/year for rent assistance and services; \$1.4B capital financing

~3,500 households

Total

\$280M per year x 6 years, plus 5% cost escalator = **\$1.9B in new funding**

\$1.4B for SH development

Next Steps

- **Community Engagement and Feedback Sessions**
 - Present updated analysis to community groups
 - Engage and receive feedback on short term goals and phase 2 analysis
- **Phase 2 Analysis with CSH**
 - Deep dive analysis on ways to enhance/strengthen performance of the homelessness assistance system
 - Deep dive with community groups to update short term goals



Updated Need and Financial Modeling

Questions & Comments