



DEPARTMENT OF
HOMELESSNESS AND
SUPPORTIVE HOUSING

FY 22-23 OCOH Implementation Update

Permanent Housing, Shelter/Hygiene & Prevention
February 23, 2023

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Overview

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- The FY 22-23 budget appropriated ~\$260 million for permanent housing, shelter/hygiene and prevention services, not including reserves.
- Despite revenue uncertainty, HSH has not paused on implementation of Prop C funded programs.
- The vast majority of funds are committed, but by necessity the department has had to stagger the roll-out of new programs and services, so not all funds will be fully expended by the end of the fiscal year.
- Prop C has enabled exciting and much-needed investments in the homelessness response system. HSH is proud of the significant scaling up that the system has achieved so far this year, and appreciative of the support of the OCOH Committee to make this possible.

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Permanent Housing

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Housing – Site Acquisitions

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City has acquired 6 new sites with 625 units and leveraged over \$135M in State Homekey funds to make Prop C funds stretch further.

Acquired in FY21-22:

- The Margot, 1321 Mission St – 160 units serving adults and families
- Casa Esperanza, 3061 16th St – 25 units serving TAY
- Mission Inn, 5630 Mission St – 52 units serving TAY
- Gotham Hotel, 835 Turk St – 114 units serving adults

Acquired in FY22-23:

- City Gardens, 333 12th St (closed in August 2022) – 200 units serving families – working with Housing Authority to bring 50 project based vouchers to the site
- 685 Ellis St (closed in December 2022) – 74 units serving adults

In process:

- Seeking to purchase 1-2 more TAY sites, including one that will serve TGNC young adults

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Housing – Other Investments

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- **Rehab and seismic upgrades underway at Diva and Granada**
- **Development of new Family PSH**
 - Predevelopment funding in partnership with MOHCD for a new 73 unit family building that includes 36 PSH units; balance affordable.
 - Mercy Housing and Homeless Prenatal Program are in predevelopment for the project at 2530 18th Street, and expect to begin construction in 2024.
- **PSH Support Services Enhancements (Equity Investments)**
 - In FY22-23 HSH made \$19.1M in equity investments (\$12.2M from Prop C) across PSH to address case manager wage equity and lower case management ratios to 1:25 in adult PSH and to a maximum 1:20 in TAY and family PSH
 - Wage enhancements effective 7/1/22; case management hiring underway
- **TAY Bridge Housing** not yet implemented (~\$1M in one-time funding)

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Housing – Scattered Site Adult FHSP

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- **500 Adult Flex Subsidy Pool (FHSP) slots are in contract**
 - 350 slots for seniors age 60+ are in contract
 - 203 (58%) seniors are enrolled in this program
 - 147 (42%) slots not yet filled; households will be referred through Adult CES
 - 150 slots for adults aged 18-59 are in contract
 - 74 (49%) adults are enrolled in this program
 - 76 (51%) slots not yet filled; households will be referred through Adult CES

- **25 Bayview FHSP slots are in contract**
 - 12 (48%) adults are being served or have been served through this program
 - 13 (52%) slots not yet filled; households will be referred through Adult CES

- **Housing Subsidies for Women**
 - Service provider selection will commence Spring 2023 for 7/1/23 start of services
 - HSH intends to procure as RRH rather than FHSP

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Housing – Scattered Site Adult RRH

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• **Adult Rapid Rehousing (RRH) Medium Term Subsidies**

- Funding for 350 medium term Rapid Rehousing (RRH) slots have been deployed
- 183 (52%) adults are being served or have been served through this program
- 167 (48%) adult RRH slots remain available

• **Adult Workforce Development Services**

- HSH work ordered \$2.6M to OEWD to implement workforce development services
- 42 adults have been referred to workforce development services
- ECS Social Services Sector Training has made 25 job placements

• **Smart Money Coaching Services**

- Smart Money Coaching is being offered to 100% of RRH participants
- Served 56 participants (surpassed goal by 160%)
- Each participant served increased their credit score by an average of 28 points

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Housing – Scattered Site TAY

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- **Deployed 50 new TAY Flex Subsidy Pool (FHSP) slots**
 - Funding for 50 TAY FHSP slots has been awarded to first time HSH provider Unity Care Group
 - Referrals will begin in 2023 Q1
- **Deployed TAY Medium Term Rapid Rehousing subsidies for Rising Up**
 - To date, 393 TAY enrolled and 360 (90% of target) through Rising Up
 - Rising Up will achieve its targeted 400 placements by June 2023

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Housing – Scattered Site Family

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• **Family Flex Subsidy Pool slots**

- Funding has been awarded to Compass Family Services for 165 Family FHSP slots
- 70 referrals in FY22-23 to being Q1 2023, and 95 referrals in FY23-24

• **Family Housing Ladder Program**

- Funding has been awarded to Compass Family Services for 70 Housing Ladder slots
- 50 referrals in FY22-23 and 20 referrals in FY23-24
- Program is currently accepting applications; waitlist is open until March; referrals to being in April

• **Flexible funds for Family Rapid Rehousing subsidies**

- Funding has been allocated to Family RRH partners for program enhancements
- Program enhancements include subsidy extensions beyond 24 months, incentives, and an increased monthly subsidy amount

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Housing – Scattered Site ETH Initiative

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• Ending Transgender Homelessness (ETH) Initiative

- HSH committed to providing 150 permanent rent subsidies for transgender and gender nonconforming (TGNC) adults
- Joint planning is underway with the Office of Transgender Initiatives, HSH, MOHCD, and DPH to determine the program approach
- 50 adult rental subsidies are to be funded through Prop C
- Solicitation of information will be released in Spring 2023

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Housing – Scattered Site EHV

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🔑 Emergency Housing Vouchers (EHV)

- Funding to serve all 906 voucher holders has been deployed
- 845 applications submitted to SFHA
- 761 vouchers have been issued
- 517 vouchers utilized (housed)

🔑 Equity Goals

- Of the vouchers issued, 90% of heads of household identified as BIPOC, including 57% Black or African American, 21% Latinx, 9% Native American/Indigenous, and 10% LGBTQ+.

🔑 EHV Supportive Services

- Prop C funded support services for 246 EHV holders
- 100% of voucher holders have been offered housing location services
- Approximately 60% are receiving housing-focused case management services

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Shelter & Hygiene

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Shelter & Hygiene – Sustaining Shelters

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• Pier 94 Trailer Program

- Continues to operate at Pier 94 with capacity of 116 trailers
- Port Commission needs to approve site extension; HSH has initiated this conversation

• South Van Ness Safe Sleep

- Continues to operate with a capacity of 40 tents through this Fiscal Year
- Slated to close in Fall 2023 in tandem with opening of new Mission cabin site

• Jennings Safe Sleep

- Continues to operate with a capacity of 22 tents through this Fiscal Year
- Slated to close at end of FY 22-23; HSH pursuing new cabin site in the Bayview

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Shelter & Hygiene – Sustaining Shelters

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• 33 Gough Cabin Site

- Continues to operate with a capacity of 70 cabins through this Fiscal Year
- HSH is seeking a 2-year extension of the site

• Bayview Vehicle Triage Center (VTC)

- Site operating since January 2022 at a capacity of ~57 vehicle spots
- Phase 2 expansion on hold due to significant delays in PG&E electrification and December 2023 expiration of site use agreement

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Shelter & Hygiene – Sustaining Shelters

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• Navigation Centers

- Reinflation of Navigation Center sites back to pre-COVID capacity in 2022
 - Navigation Centers have a number of features that made them ideal to reinflate safely – lower density, partitions between beds, outdoor spaces, HVAC systems
- Lower Polk TAY Nav Center operates with a capacity of 75 beds
- Bayview SAFE Nav Center operates with a capacity of 186
- Division Circle Nav Center operates with a capacity of 186 beds, which includes the Prop C funded expansion of 60 beds
- Nav Center for Justice-Involved Adults (Billie Holiday Center) continues to operate though a workorder with Adult Probation

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Shelter & Hygiene – Oasis Family Shelter

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- Providence Family Services Center – Oasis Family Shelter
 - Family shelter services at Oasis Hotel are currently paused
 - Owners are interested in selling the building and the City is supporting negotiations around acquisition of the site so that it can be maintained as family shelter.
 - Providence Foundation is negotiating a bridge lease extension in the meantime. It looks promising that there will be a deal on this shortly.
 - If Oasis cannot remain a family shelter site HSH will quickly pivot to new site identification.

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Shelter & Hygiene – UAVs (hotel vouchers)

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- Urgent Accommodation Vouchers are nearing launch
 - Low-barrier 24/7 access through designated referral partners and self-referral
 - Linkage to CE and services; case management ratio of 1:15
- Families and Pregnant Persons
 - Compass Family Services is the provider; contract about to be executed
 - Soft launch during regular business hours end of February/early March
 - 24/7 referral line will launch once after hours staff are hired
- Domestic Violence Survivors and TAY
 - St Vincent de Paul is the new TAY and DV service provider
 - Planning for April launch

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Prevention

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Prevention – Problem Solving

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• **Successfully implemented:**

- A new Access Point for Veterans with Swords to Plowshares
- Expanded Problem Solving at 12 Family Shelters
- Enhanced Problem Solving capacity at existing Adult, Family and TAY Access Points through increased staffing capacity and direct client assistance funds
- A fiscal sponsor for Problem Solving funds (Abode)
 - This increases capacity of Problem Solving providers to focus on providing direct services; centralizes oversight of funds; and increases fidelity and efficiency of financial assistance issuance
- Housing location assistance for family, adult and TAY Problem Solving clients

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Prevention – Problem Solving

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• *In Process:*

• **New Access Point for the justice-involved population**

- The awarded community provider, SF Pre-Trial Diversion, will open their Access Point early 2023.
- HSH is partnering closely with other key stakeholders in the criminal justice system to increase collaboration and alignment with the homelessness response system.

• **Direct cash transfer pilot for youth age 18-24**

- Larkin Street Youth Services will launch this program in March 2023.
- Model includes unconditional cash assistance and voluntary support services
- Will be part of a national evaluation by Chapin Hall

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Prevention – Problem Solving JB0

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• *In Process:*

- **2-year workforce services pilot**

- Implementation of services for adults, families and TAY slated for start of FY23-24.
- HSH and OEWD are currently developing a funding and allocation plan.
- HSH projects the Prop C allocation will be approximately \$3.6M total over two years, as compared to the originally projected \$5.8M. This is in part due to a clearer assessment of funding needs and clearer measures of service and outcome objectives for both OEWD and HSH providers and in part due to reduced Prop C funding availability.

Slide 21

JB0 Noelle: can we bring up the issues around having different funding streams for this pilot? OEWD is bringing this up as a deal breaker.

Julietta Barcaglioni, 2023-02-16T18:06:11.022

JB1 In the notes section: should we also say that we are hoping to streamline and bring both RRH and PS pilots together?

Julietta Barcaglioni, 2023-02-16T18:11:30.810



Prevention – Problem Solving

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• *In Process:*

- **Skills Training for all Access Point staff + New PS providers**

- HSH is proposing to reallocate a portion of funds originally earmarked for skills training. \$400K will still be available to offer skills training for all Access Point staff.
- Reallocated funds will fund community providers that will offer Problem Solving services outside of the Access Points.

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Prevention – Targeted Homelessness Prevention

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- SF Emergency Rental Assistance Program (SF ERAP) paused accepting new applications in late-September to work through a backlog, but is slated to re-open a redesigned program on February 28.
- Redesigned SF ERAP will target financial assistance to households with the highest risk of homelessness or housing loss, who are predominantly extremely low-income and have experienced a financial hardship
- HSH has assisted 1,739 households with \$10.6M
- MOHCD has assisted a total of 4,286 households with \$35.2M (OCOH portion: 1,100 households with \$11.8M)

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Prevention – Other

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• **30% Rent Standard in PSH**

- In FY21-22 HSH implemented rent subsidies in the remaining 28 PSH sites to bring the tenant portion of rent to no more than 30% of household income across all PSH

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Questions?

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