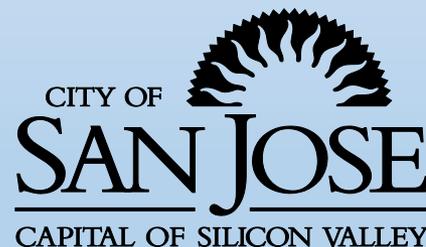


City of San José and the County of Santa Clara Efforts to Address Homelessness

Study Session
City of San José
Friday, October 20, 2017



Ending Homelessness Means



Homelessness is
prevented or is a
rare, brief,
and **non-recurring**
experience.

Agenda

01

Background on
Homelessness

02

Update on the
Community Plan
to End
Homelessness

03

Performance,
Data and
Outcomes

04

Discussion on
Challenges

05

Discussion on
Opportunities

Background on Homelessness

Root Causes of Homelessness

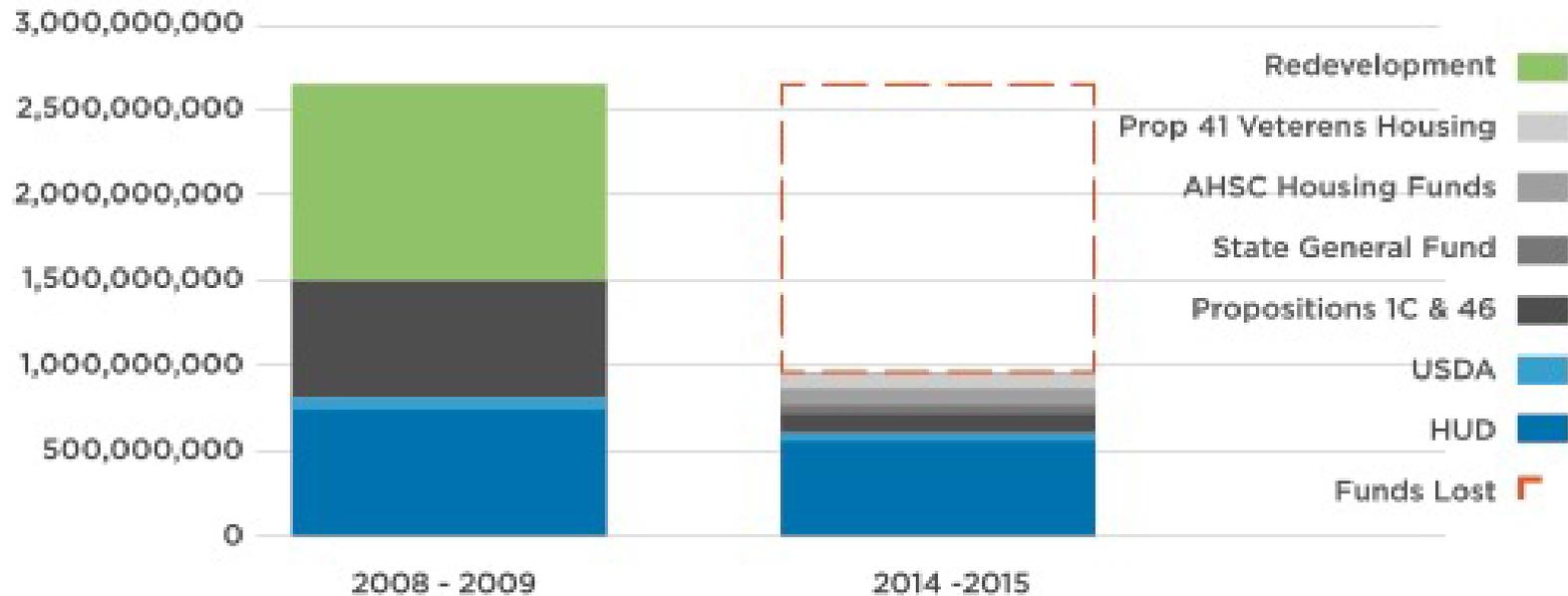
“The increase in homelessness is the result of a convergence of three key factors:

- 1. loss of affordable housing funding...*
- 2. wages and public assistance that have not kept pace with the cost of living...*
- 3. and the closing of state psychiatric institutions* without the concomitant creation of community based housing and services.”

Page 10, 2010

Federal Strategic Plan to End Homelessness

Loss of Affordable Housing Funding



FUNDING SOURCE	FY 2008-2009	FY 2014-2015	% CHANGE
Redevelopment Low and Moderate Housing Funds	\$1,142,555,324	\$0	-100%
State Housing Bonds and Annual Appropriations	\$680,429,821	\$325,586,578	-52%
HUD and USDA Loan and Grant Funds	\$813,094,531	\$566,086,208	-30%
Total	\$2,636,079,676	\$891,672,786	-66%

Source: CHPC analysis of 2008-2009 annual HCD Redevelopment Housing Activities report; 2008-2009 and 2014-2015 annual HCD Financial Assistance Programs Reports; HUD CPD Appropriations Budget data for fiscal years 2009 and 2015, and USDA Funding data for 2009 and 2015 from the Housing Assistance Council.

Declining Income and Increasing Cost of Living

CALIFORNIA'S MEDIAN RENT INCREASED 24% WHILE MEDIAN RENTER INCOME DECLINED 7% FROM 2000 TO 2014



Source: CHPC analysis of 2000-2014 Census and ACS data. Median renter income and rent from 2001-2004 and 2015-2016 are estimated trends. Median rent and median renter income are inflation adjusted to 2014 dollars.

Estimated trends for 2015-2016: Median renter income and rent from 2015-2016 are estimated trends. Median rent and median renter income are inflation adjusted to 2014 dollars.

Deinstitutionalization



©2001 H.J.P.

©5001 H'TB

2016 HUD Annual Homeless Assessment Report

EXHIBIT 1.8: States with the Highest and Lowest Rates of Unsheltered Homeless People 2016

Highest Rates

CALIFORNIA

66.4%

118,142 Homeless
78,390 Unsheltered

OREGON

60.5%

13,238 Homeless
8,002 Unsheltered

HAWAII

54.4%

7,921 Homeless
4,308 Unsheltered

NEVADA

53.1%

7,398 Homeless
3,927 Unsheltered

MISSISSIPPI

48.9%

1,738 Homeless
849 Unsheltered

Lowest Rates

RHODE ISLAND

3.2%

1,160 Homeless
37 Unsheltered

NEBRASKA

3.7%

2,754 Homeless
101 Unsheltered

DISTRICT OF COLUMBIA

3.8%

8,350 Homeless
318 Unsheltered

MASSACHUSETTS

3.9%

19,608 Homeless
760 Unsheltered

NEW YORK

4.2%

86,352 Homeless
3,591 Unsheltered

2016 HUD Annual Homeless Assessment Report - Local



2017 Point in Time County – By Jurisdiction

JURISDICTION	UNSHELTERED		SHELTERED		TOTAL		'15-'17 % CHANGE
	2015	2017	2015	2017	2015	2017	
Total Incorporated	4,204	5,259	1,817	1,775	6,021	7,034	17%
City of Campbell	53	94	0	0	53	94	77%
City of Cupertino	50	127	23	0	73	127	74%
City of Gilroy	179	295	260	427	439	722	64%
City of Los Altos	18	6	0	0	18	6	*
Town of Los Gatos	1	52	0	0	1	52	*
City of Milpitas	122	66	0	0	122	66	-46%
City of Monte Sereno	1	0	0	0	1	0	*
City of Morgan Hill	81	388	0	0	81	388	379%
City of Mountain View	271	411	5	5	276	416	51%
City of Palo Alto	203	256	16	20	219	276	26%
City of San José	2,810	3,231	1,253	1,119	4,063	4,350	7%
City of Santa Clara	150	199	227	73	377	272	-28%
City of Saratoga	10	12	0	0	10	12	*
City of Sunnyvale	255	122	33	131	288	253	-12%
Total Unincorporated	423	189	77	113	500	302	-40%
Confidential Locations	NA	NA	35	58	35	58	66%
Total	4,627	5,448	1,929	1,946	6,556	7,394	13%

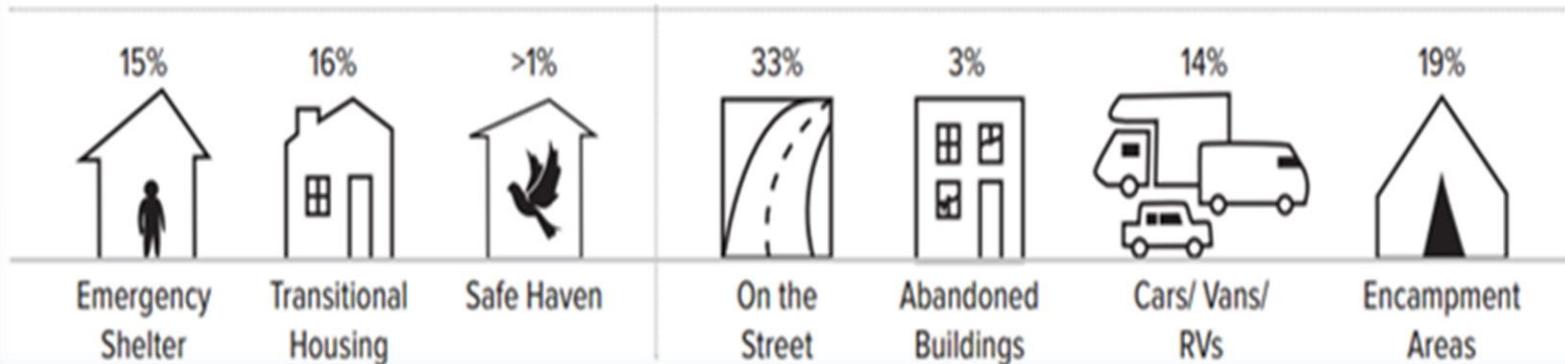
2017 San José Point in Time Count

TOTAL NUMBER OF HOMELESS INDIVIDUALS ENUMERATED DURING THE POINT-IN-TIME HOMELESS CENSUS

Total Homeless Population: 4,350



*Applied Survey Research. (2017). San José Homeless Census.
Source: Applied Survey Research. (2004-2017). San José Homeless Census.*



Key Sub-Populations



Chronically Homeless | 1,205 Individuals

11%
Sheltered



89%
Unsheltered



Veterans | 468 Individuals

41%
Sheltered



59%
Unsheltered



Families | 104 Families with 340 members

85%
Sheltered



15%
Unsheltered



Unaccompanied Children | 330 Individuals

0%
Sheltered



100%
Unsheltered



Transition-Age Youth | 1,436 Individuals

5%
Sheltered



95%
Unsheltered

Causes of Homelessness

Primary Event or Condition That Led to Homelessness

(Top 6 Responses)



33%
Job loss

23%
Alcohol/drug abuse

20%
Eviction

16%
Argument with a family member

13%
Divorce/separation/break-up

6%
Incarceration

Interest in Permanent Housing

91%

of survey respondents said YES when asked if they would accept affordable permanent housing if it became available tomorrow.



Obstacles to Permanent Housing

(Top 4 Responses)



67%
Cannot afford rent

60%
Unemployed/underemployed

19%
Bad credit

17%
No money for moving costs

Need for Services

What is a disabling condition?



70%
of survey respondents reported a disabling condition

A disabling condition is defined here as a physical disability, mental illness, chronic depression, alcohol or drug abuse, chronic health problems, HIV/AIDS, Post-Traumatic Stress Disorder (PTSD), or a developmental disability.

Health Conditions

Current health conditions affecting housing stability or employment.

(Note: Multiple response question, numbers will not total to 100%)



49%

Drug or alcohol abuse



33%

Psychiatric or emotional conditions



28%

Physical disability



25%

Chronic health problems



15%

Post-traumatic stress disorder



5%

Traumatic brain injury



<1%

AIDS/HIV related

Update on Community Plan to End Homelessness

Destination: Home

- Collective Impact
- Home Not Found
- Community Plan to End Homelessness



Beginning of Collective Impact



Andy & Ernestine were homeless for 20 years. Andy, a double-amputee was living along a creek in San Jose.

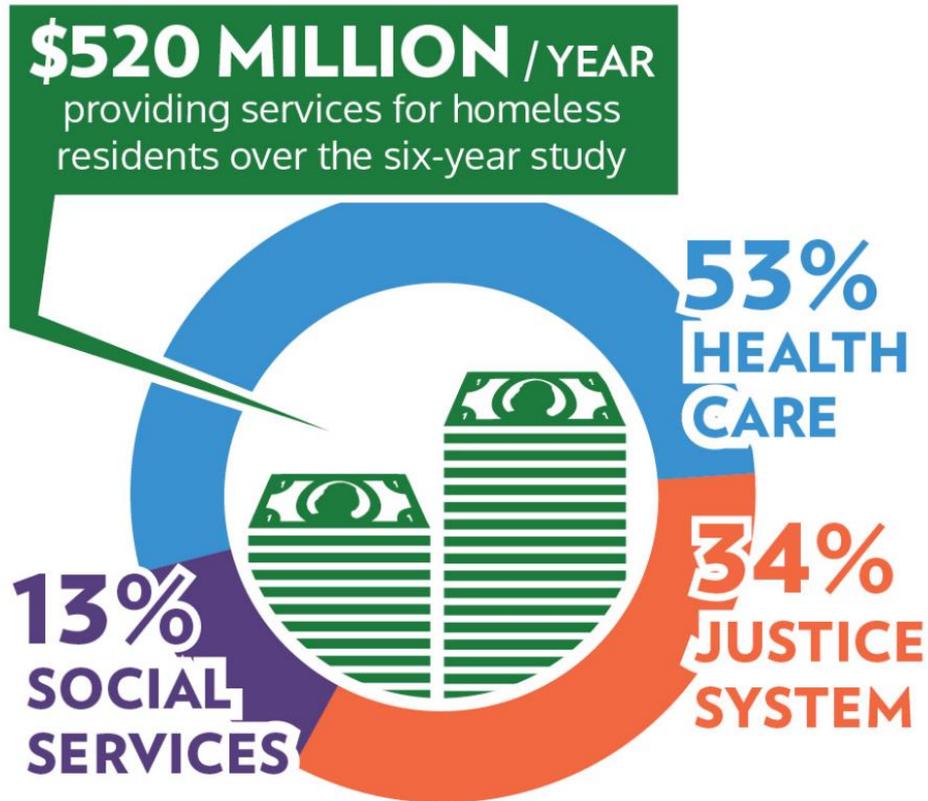


They are now housed thanks to Housing 1000.

Home Not Found

THE LARGEST & MOST COMPREHENSIVE COST STUDY OF HOMELESSNESS IN THE USA

104,206 individuals in Santa Clara County over 6 years - between 2007 and 2012



Evidence-Based Results of Housing First

THE LARGEST & MOST COMPREHENSIVE COST STUDY OF HOMELESSNESS IN THE USA

104,206 individuals in Santa Clara County over 6 years - between 2007 and 2012

HOUSING 1000



Pre-housing
\$62,473

—



Post-housing
\$19,767

=



Reduction of
\$42,706

For the 103 homeless residents in the tenth cost decile who were housed through **Housing 1000** program, the estimated average annual pre-housing public cost was **\$62,473**. The estimated average post-housing cost was **\$19,767**, a reduction of **\$42,706** annually.

Community Plan to End Homelessness

HOW CHANGE WILL HAPPEN:

1 DISRUPT SYSTEMS

Develop disruptive strategies and innovative prototypes that transform the systems related to housing homeless people.

2 BUILD THE SOLUTION

Secure the right amount of funding needed to provide housing and services to those who are homeless and those at risk of homelessness.

3 SERVE THE PERSON

Adopt an approach that recognizes the need for client-centered strategies with different responses for different levels of need and different groups, targeting resources to the specific individual or household.

Update on Community Plan Goals

COMMUNITY PLAN TO END HOMELESSNESS IN SANTA CLARA COUNTY 2015-2020

2016 ANNUAL REPORT

Over the past two years, the community has taken concrete steps to build a system with the housing capacity to meet its needs and highly effective interventions to permanently end homelessness for individuals and households. As a result, the community has measurably increased the rate of connection to permanent housing out of the homeless response system, and the percentage of those persons who remain stably housed.

1 DISRUPT SYSTEMS

Disrupt and transform existing homeless response systems

VASH
Voucher
Utilization



2 BUILD THE SOLUTION

New housing opportunities



Measure A
\$950 million
for affordable housing



Joint RFP for
\$48 million
in capital funds

New Housing Opportunities: Units and Rental Subsidies



3 SERVE THE PERSON

Deploy the new solutions with a client-centered approach to meet each individual's needs.



2016
\$5.97
Million
in Prevention Funding



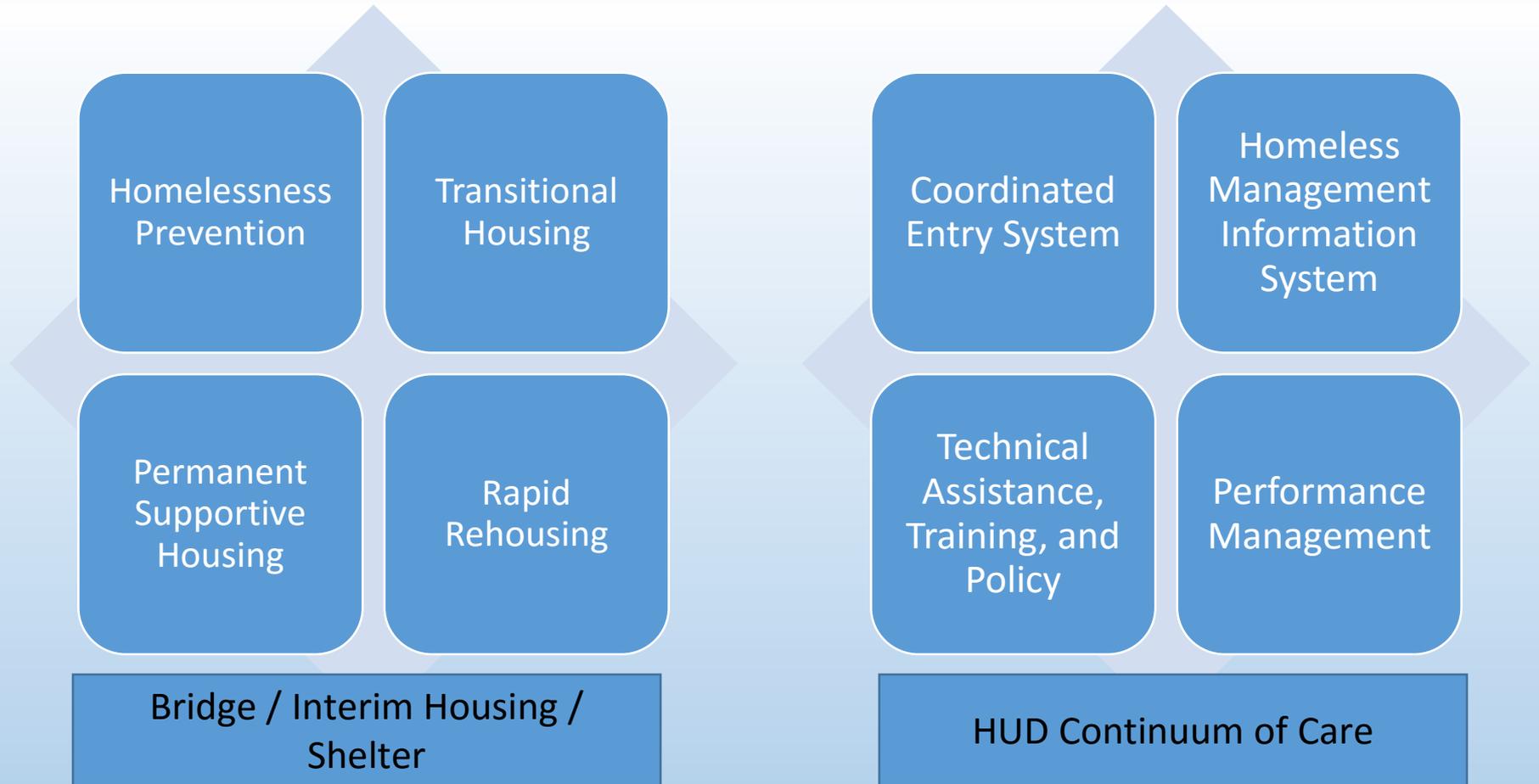
2016
510
Veterans Housed



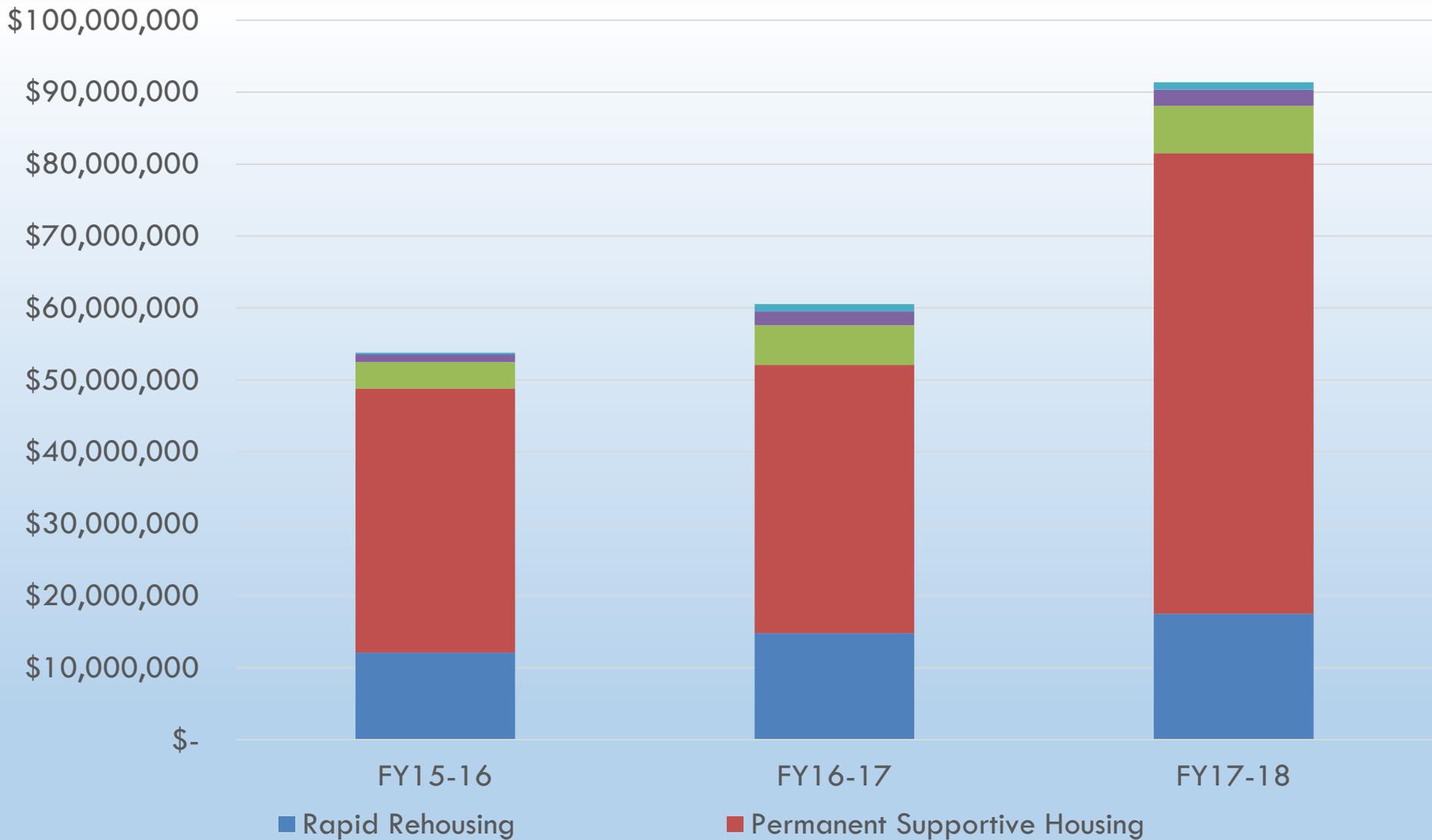
FIND THE FULL 2016 ANNUAL REPORT AT: DESTINATIONHOMESCC.ORG
Destination: Home is a program of The Health Trust

System Performance, Data, and Outcome

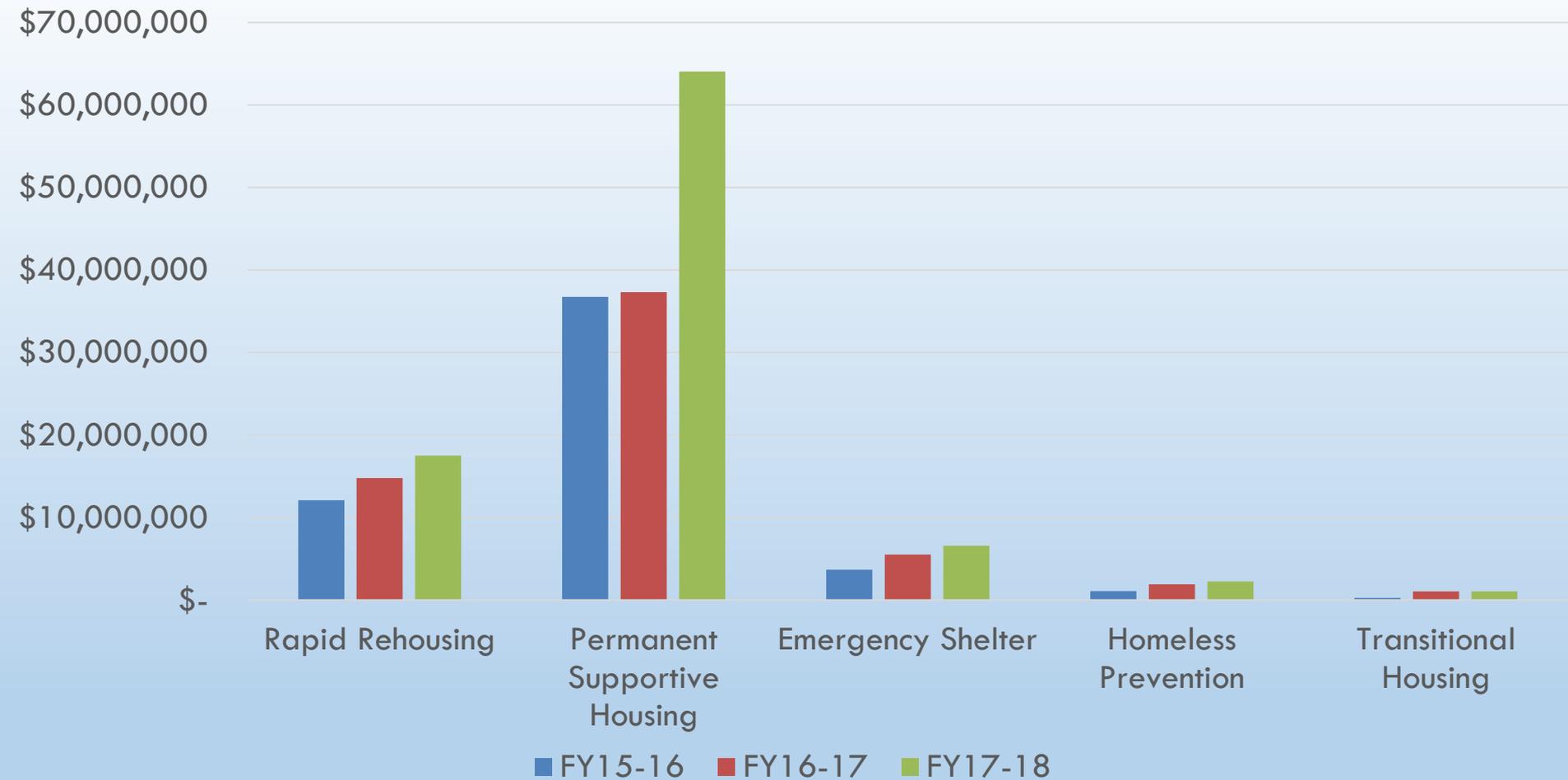
Supportive Housing System



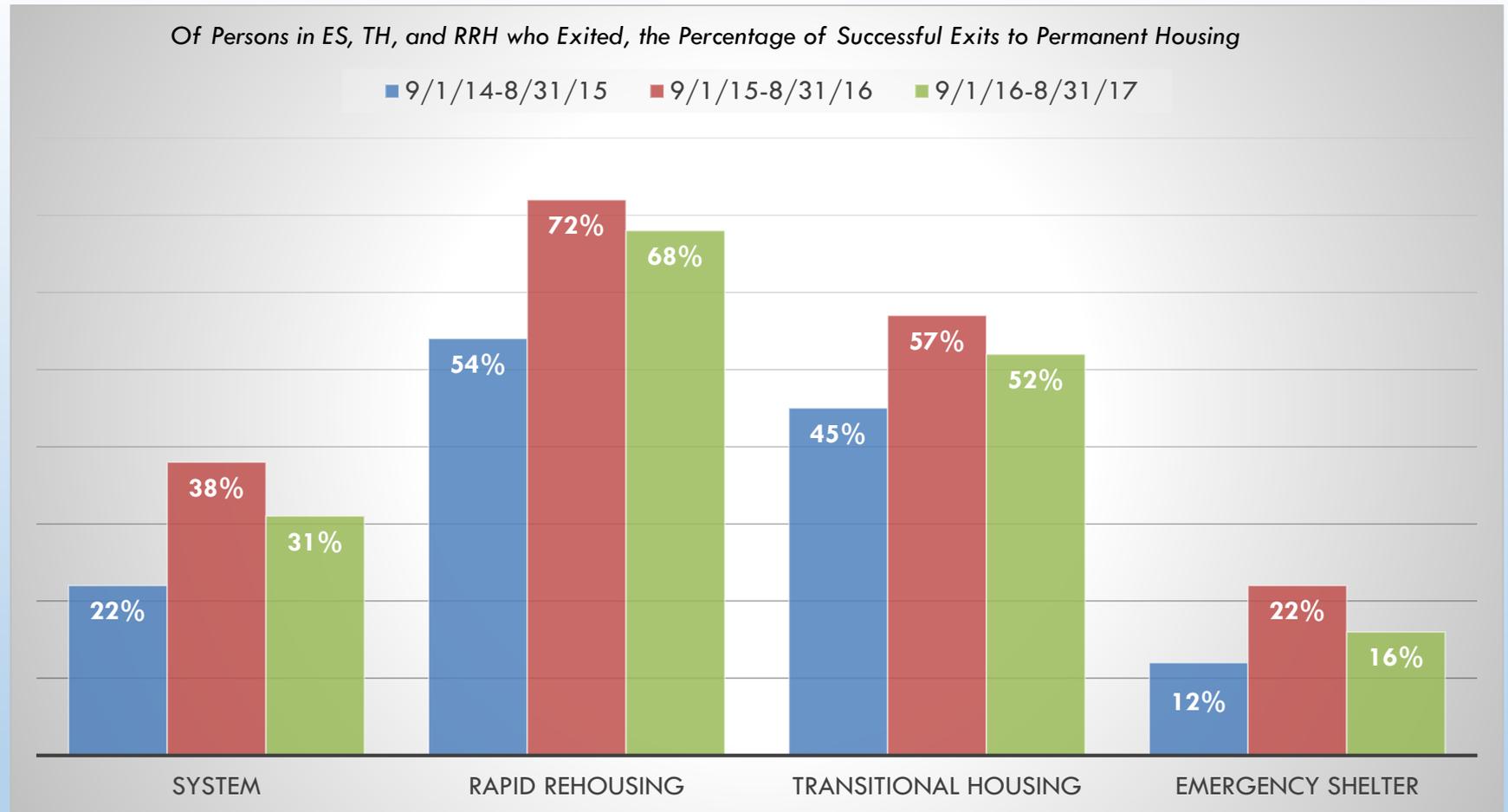
Local Investments Last Three Years



Local Investments Last Three Years



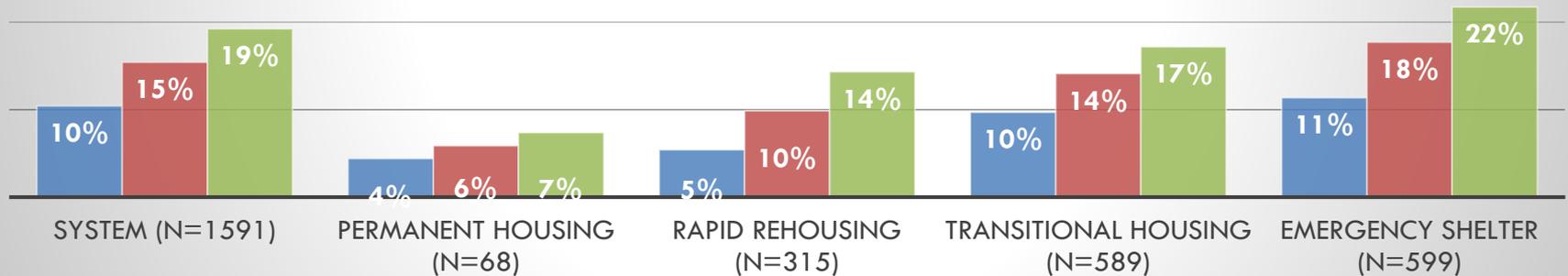
Exits to Permanent Housing Destinations



Returns to Homelessness

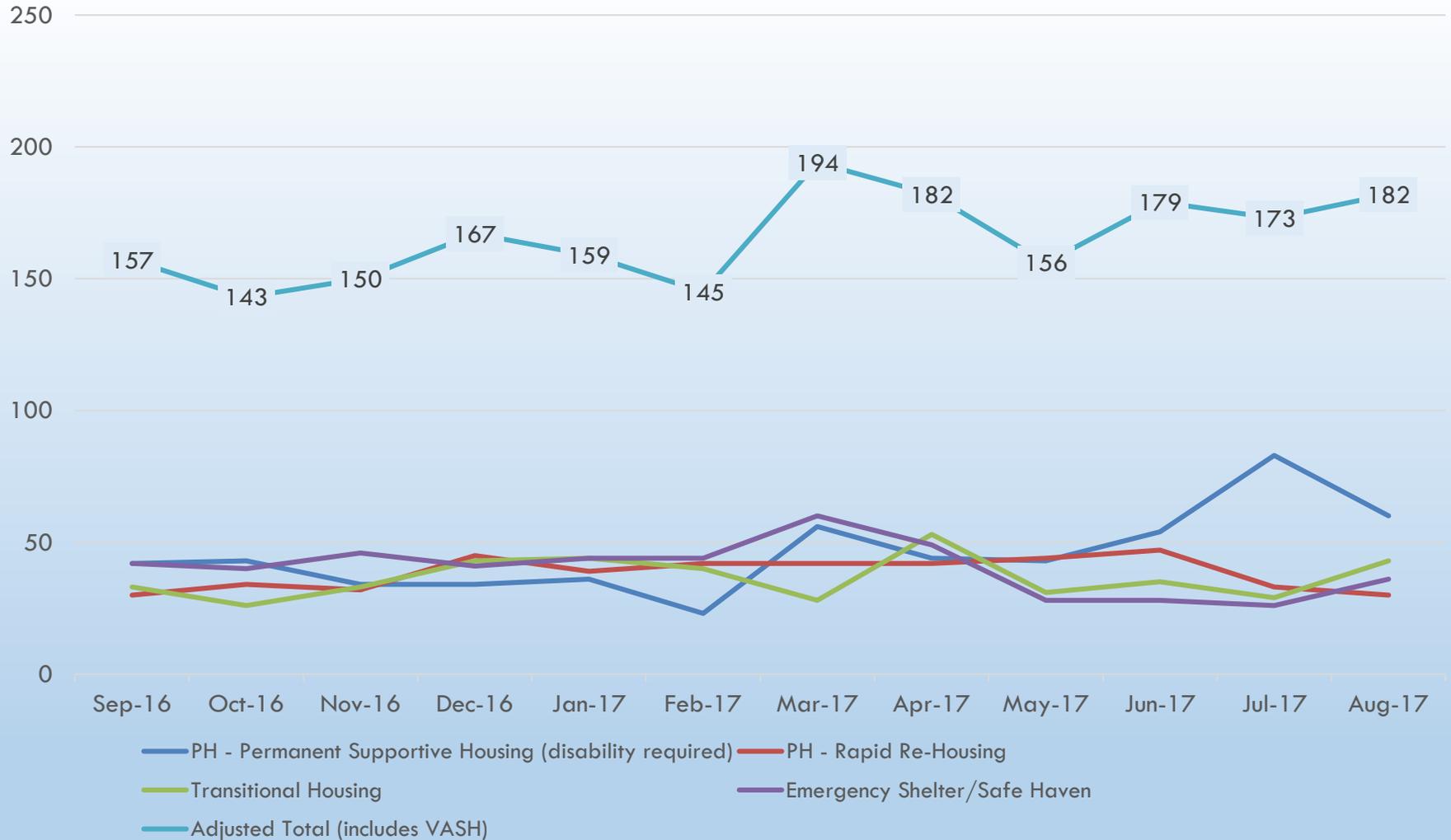
Percentage of People who Return to Homelessness in less than 6 Months, 1 Year, and 2 Years of Exiting to Permanent Housing (N = Exits 9/14 to 8/15)

■ 6 Months ■ 1 Year ■ 2 Years



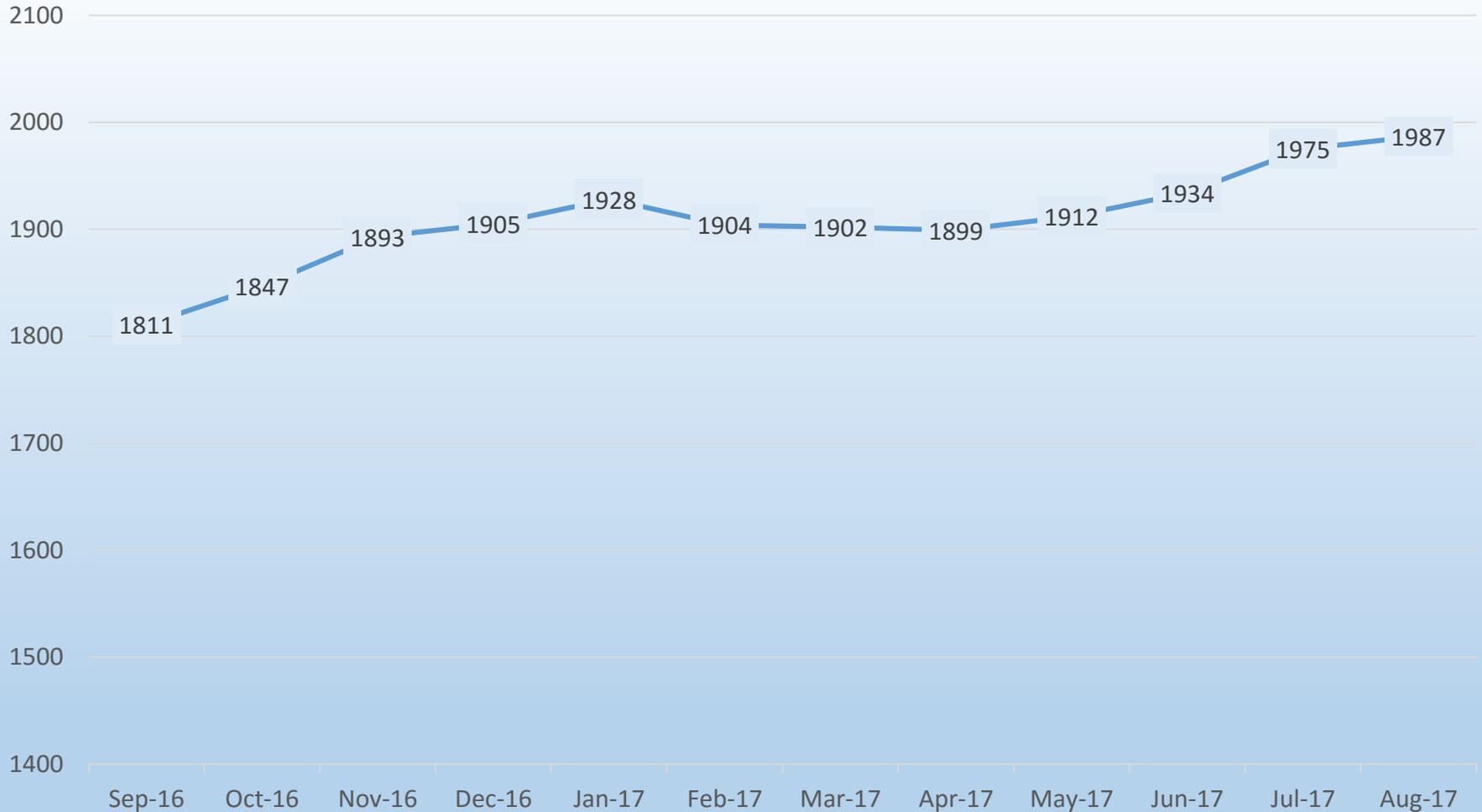
Housing Placements by Month

Housing Placement

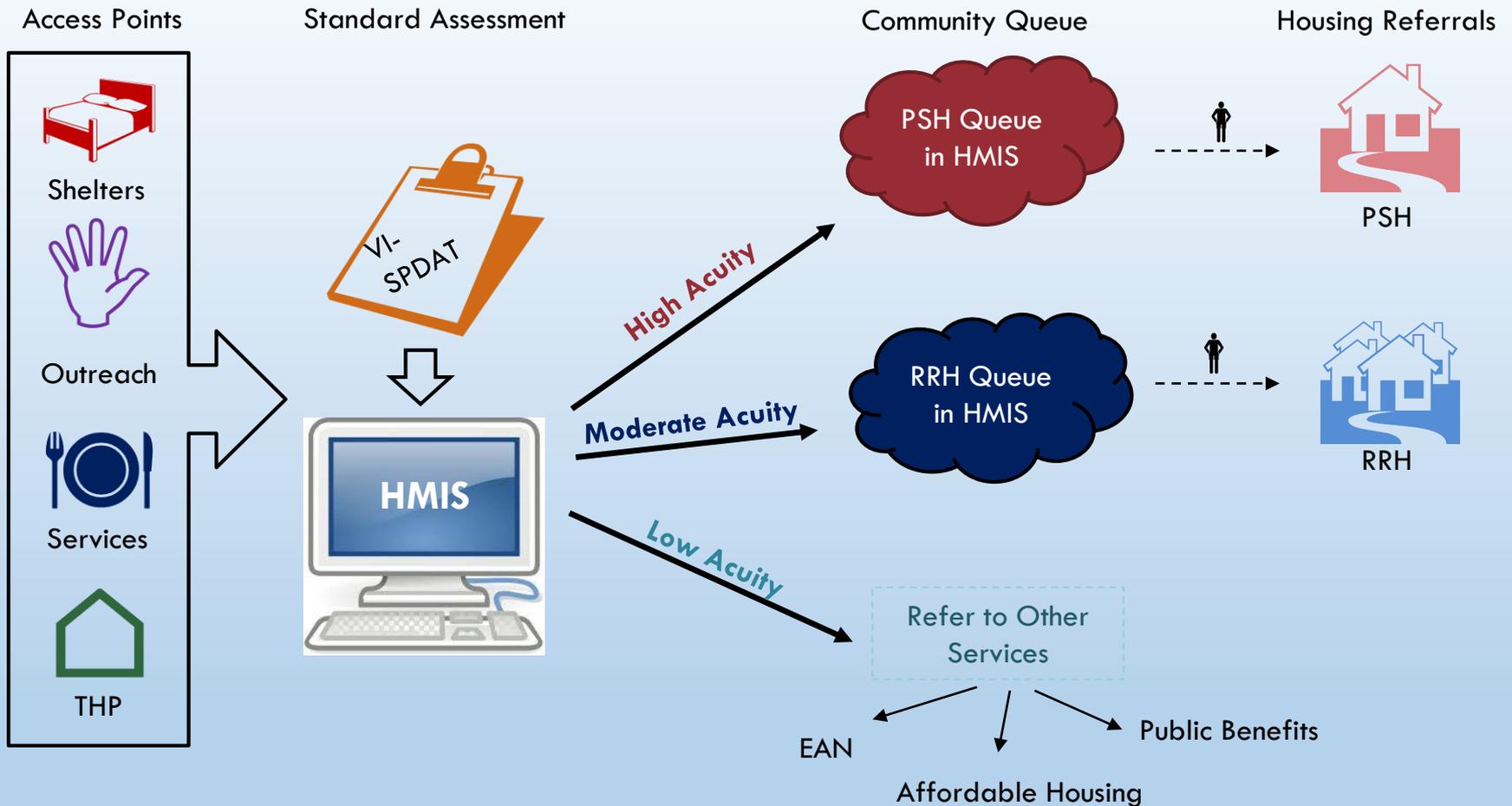


12-Month Housing Placements Total

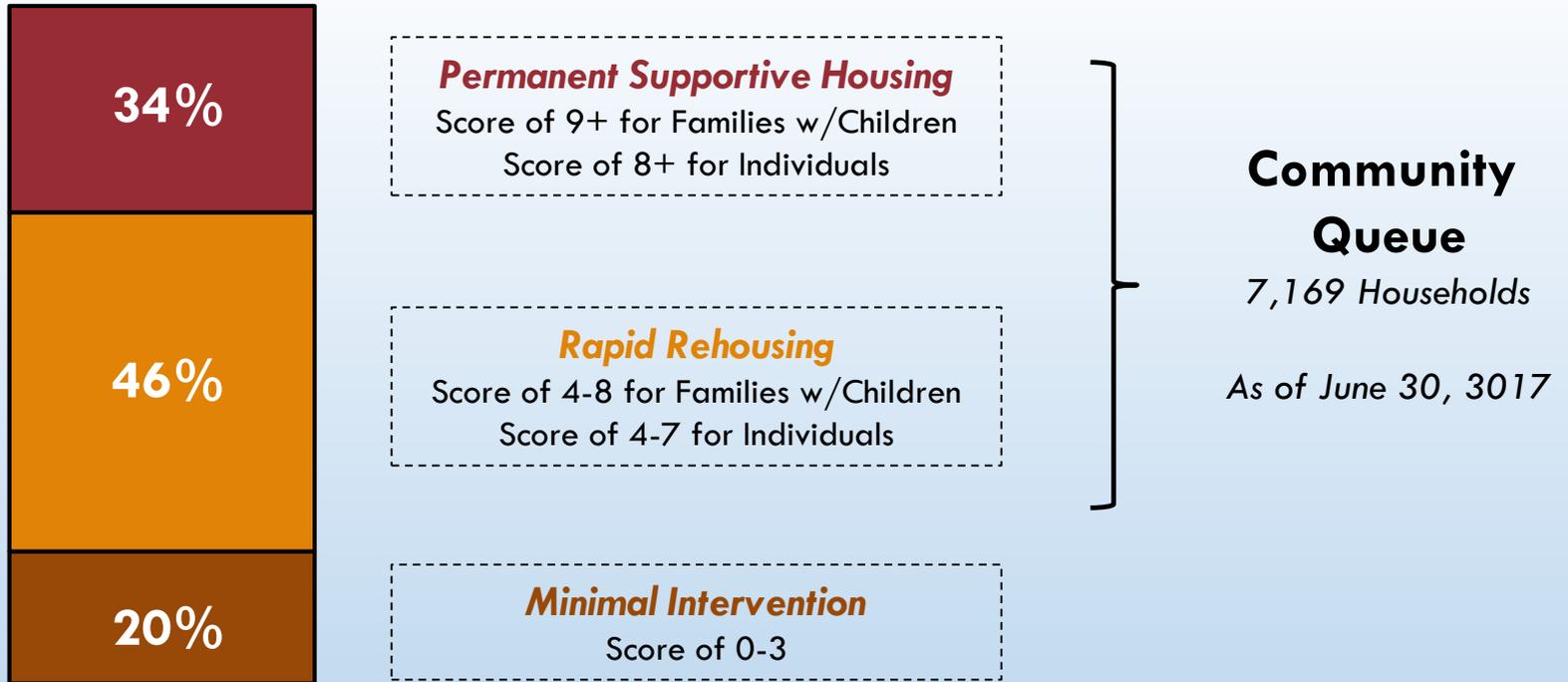
Total Housing Placements in Reported Month + Prior 11 Months



Coordinated Entry (Assessment) System – 50+ Access Points

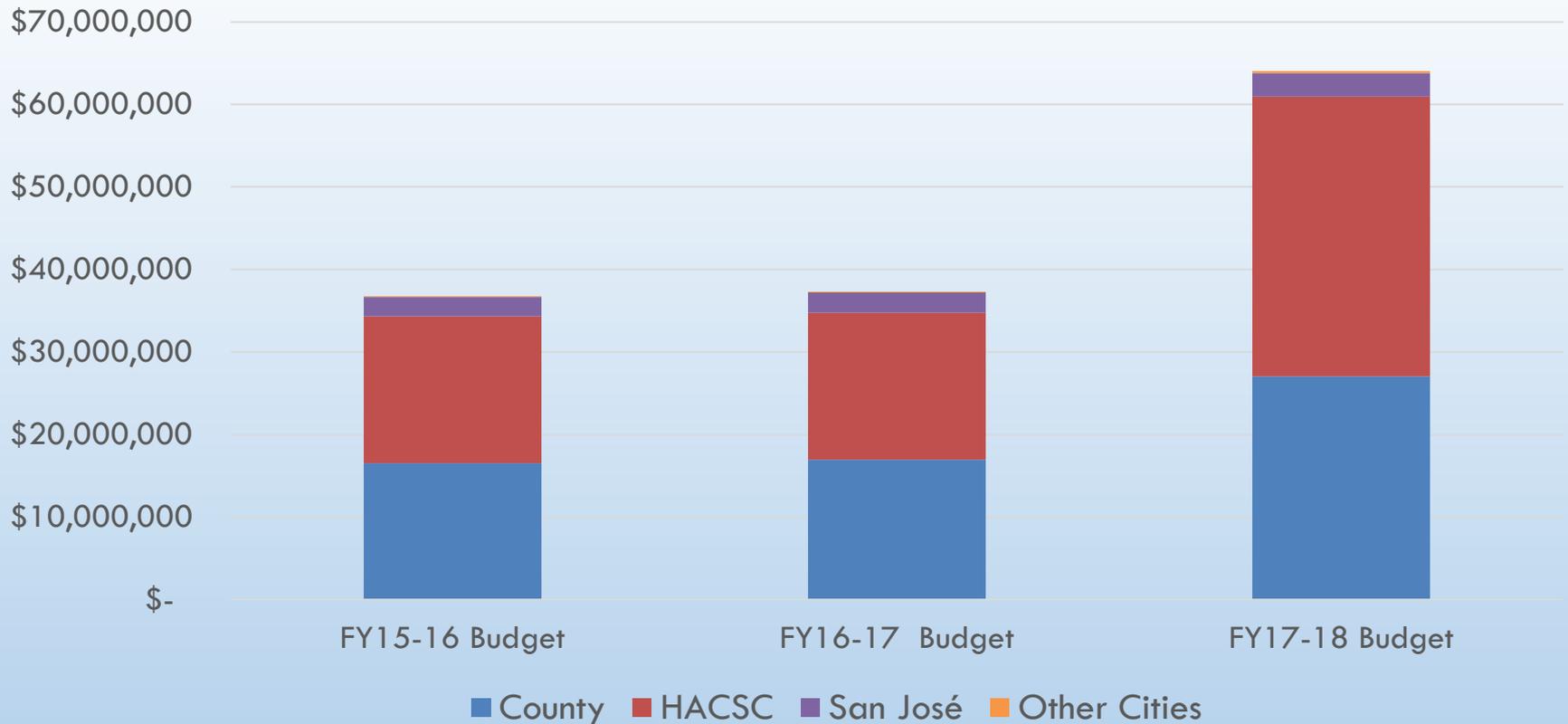


VI-SPDAT Scores



PSH Investments Past Three Years

PSH Investments Past Three Years



Permanent Supportive Housing

- Capacity as of September 30, 2017
 - CCP: 1,330 Households; HUD VASH: 932 Households
 - City Funds 14% of case management capacity; 60% of enrolled clients are from San José
- Key Additions / Special Programs
 - Project Welcome Home
 - State / Continuum

Permanent Supportive Housing

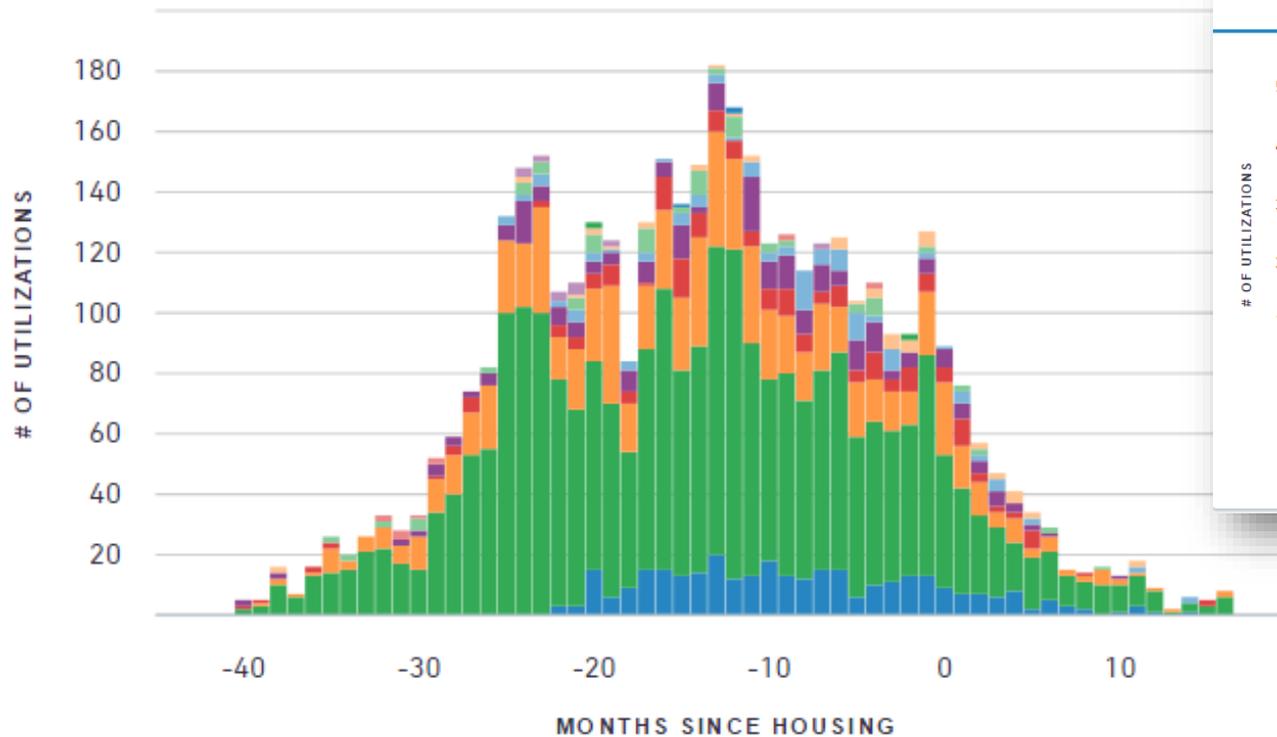
- Key Performance Indicators

- 84% of housed persons retain housing for 12+ months
- 38% housed within 90 days of enrollment in services
- 52% with incomes \$850 or greater

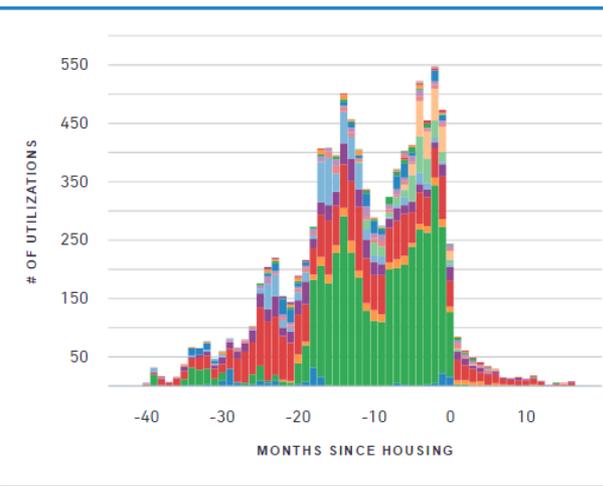
Project Welcome Home After 18 Months

Utilization of VMC Inpatient, VMC ED, EPS, BAP, and Jail Before and After being permanently housed

Services Pre/Post Housing

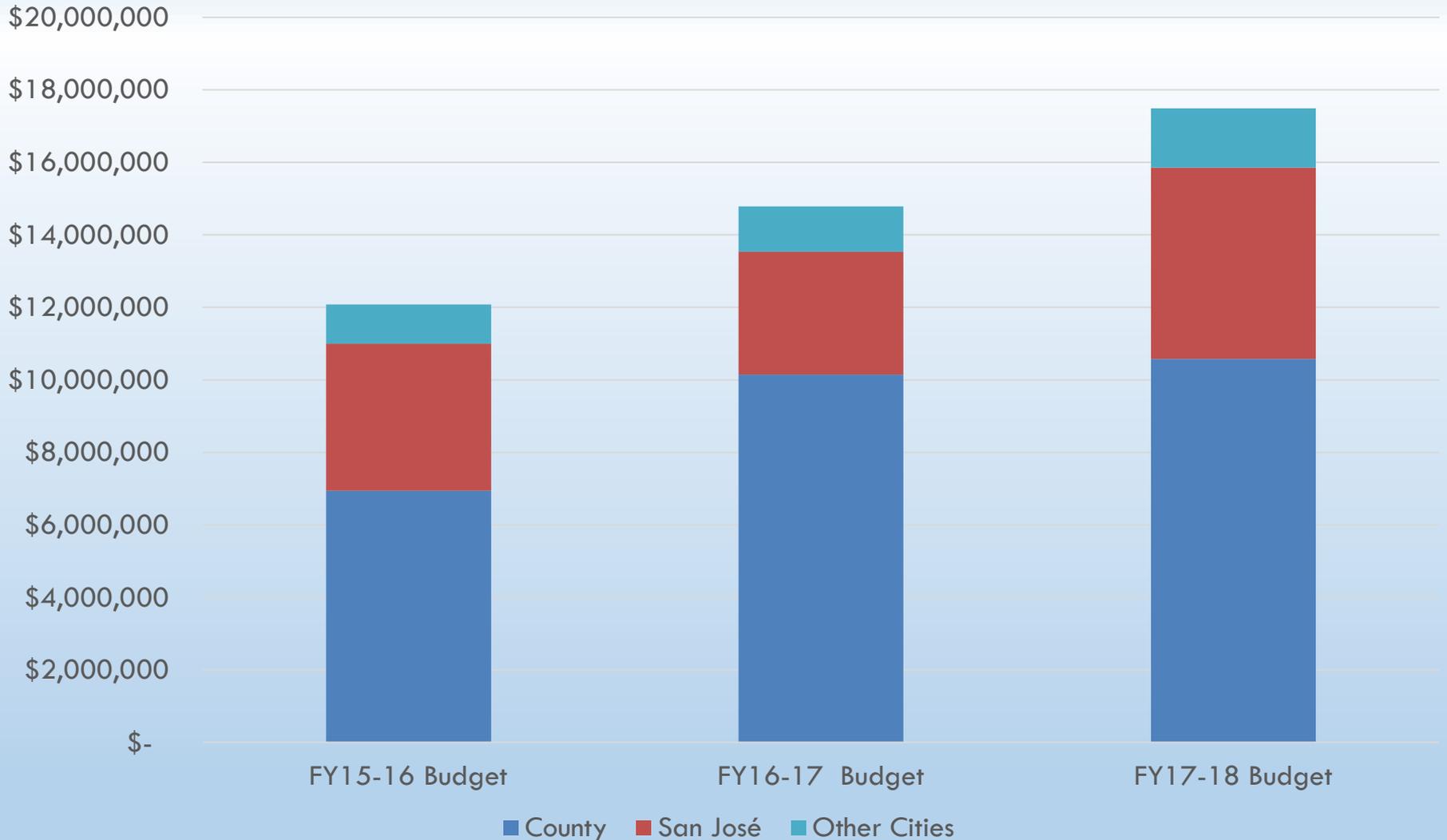


Services Pre/Post Housing



Plus Shelter

RRH Investments Past Three Years

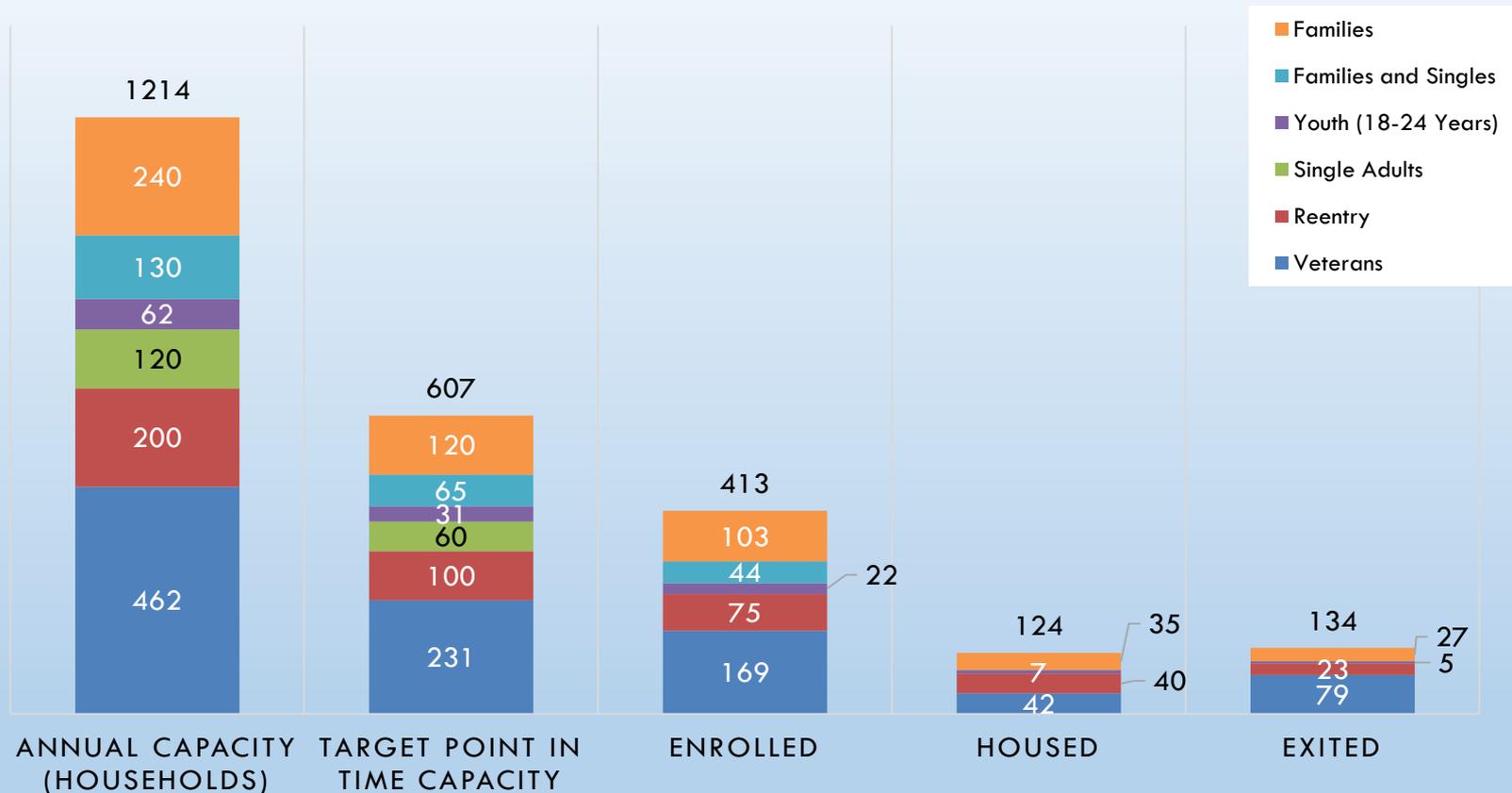


RRH Capacity

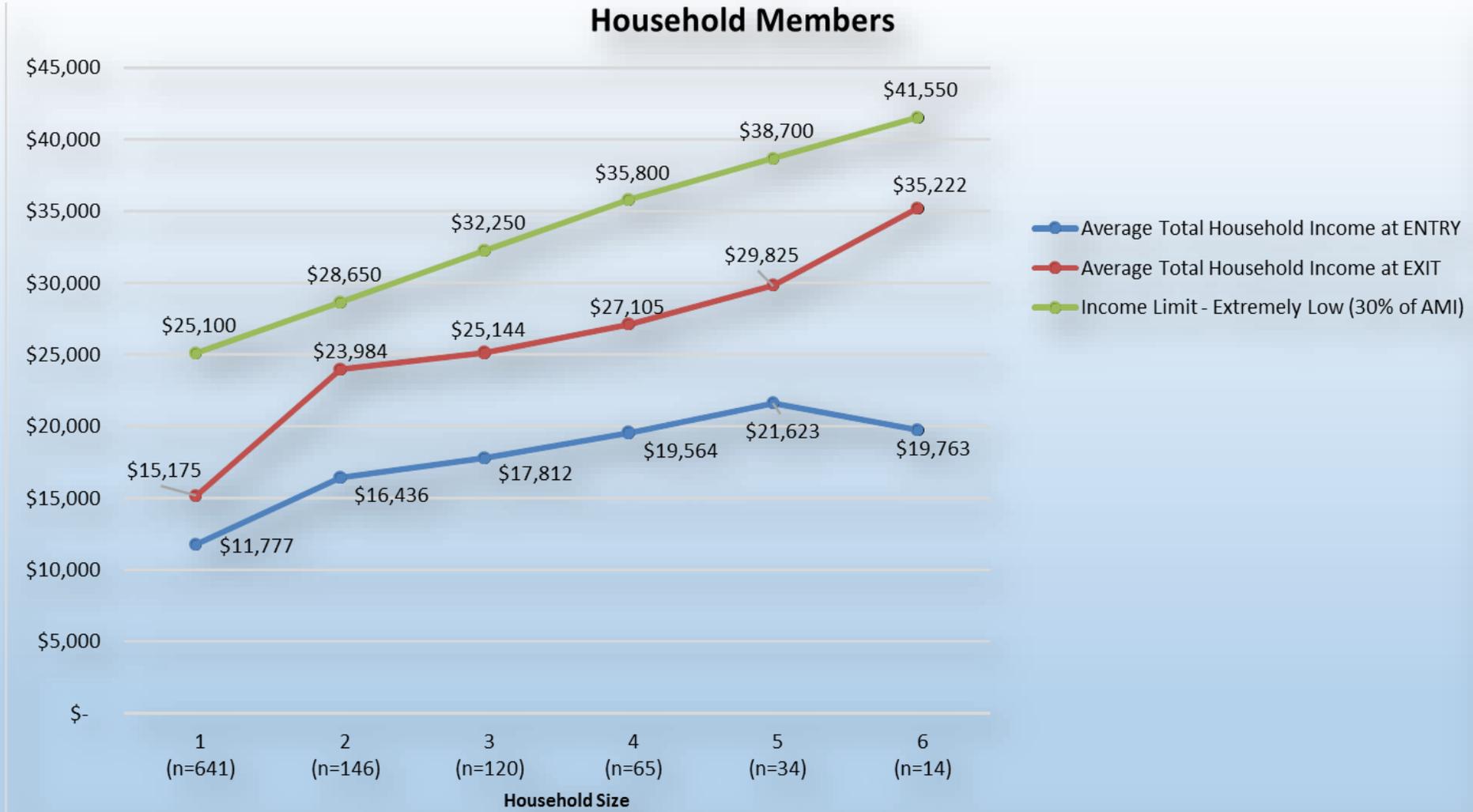
RRH Program Type (Based on Target Population)	Annual Capacity (Households)	Target Point in Time Capacity ¹	Enrolled Households	Enrolled as a Percentage of Target Capacity
Families	240	120	103	86%
Families and Singles	130	65	44	68%
Youth (18-24 Years)	62	31	22	71%
Single Adults	120	60		
Reentry	200	100	75	75%
Veterans	462	231	169	73%
Grand Total	1214	607	413	68%

FY 2017 – 18 Quarter 1

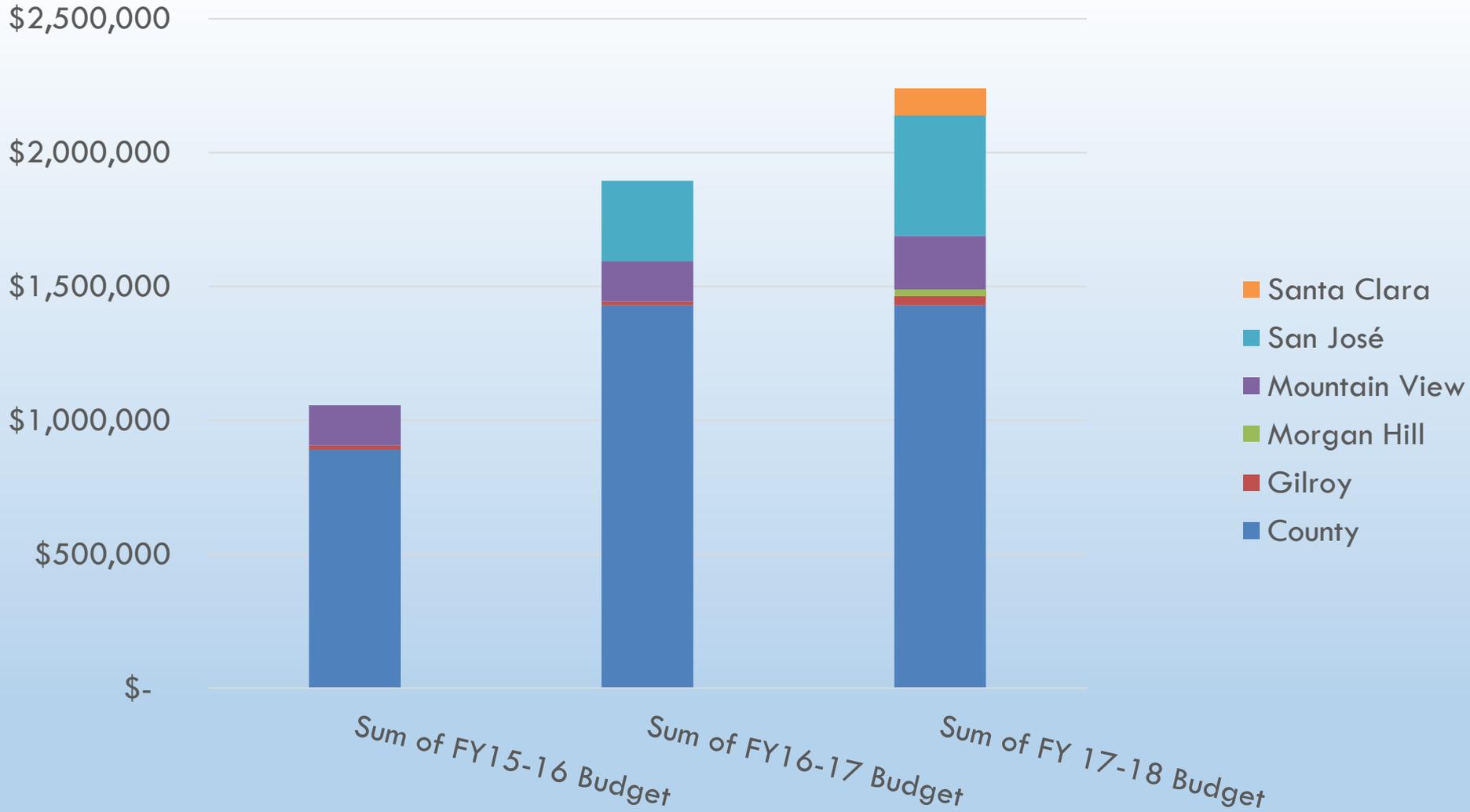
RAPID RE-HOUSING CAPACITY, ENROLLMENT, HOUSED, AND EXITS 7/1/17-9/30/17



Average Total Household Income at Entry and Exit for all Contributing



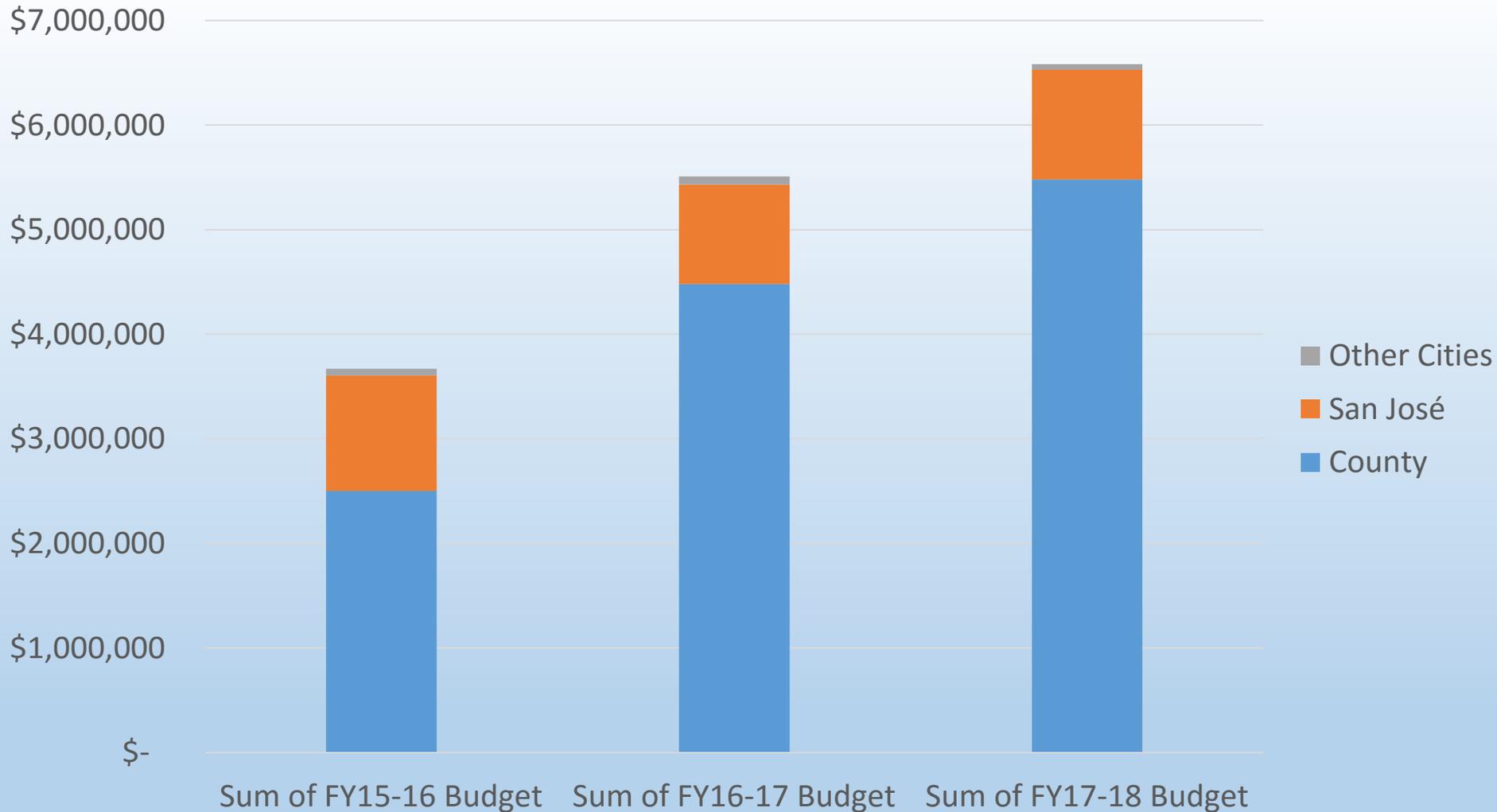
Homeless Prevention Investments Past Three Years

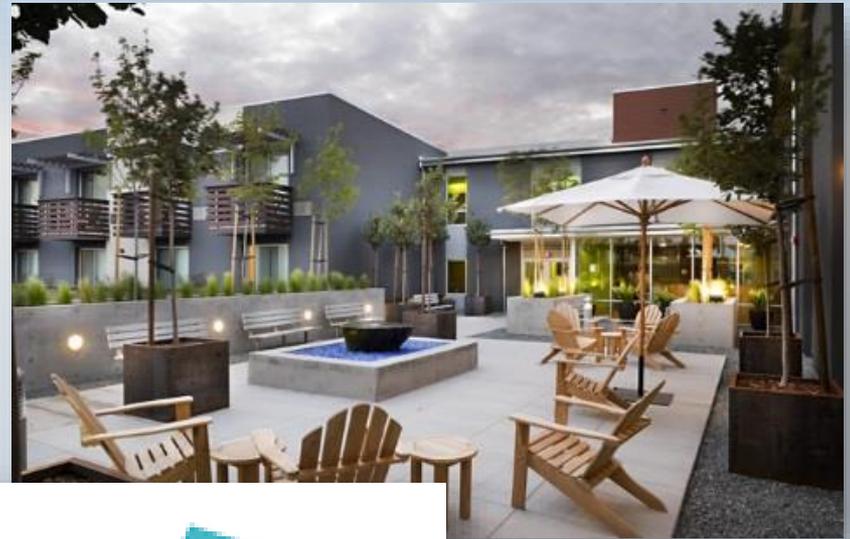


Temporary Housing Capacity

	Households	Individuals (Est.)
Emergency Shelter	962	1182
Transitional Housing	711	1136
Domestic Violence Shelters	25	59
Youth Shelters	12	12
Church Shelter	65	65
Overnight Warming Locations	115	115
Total	1890	2569

Emergency Shelter Investments Past Three Years





YES ON A

AFFORDABLE HOUSING



Measure A – Housing Bond

Income Level	Investment	Program / Housing Type
Extremely Low-Income (ELI): 30% or less of Area Median Income (AMI)	\$700 M	Multifamily Rental including units used as Permanent Supportive Housing (PSH) or Rapid Rehousing (RRH)
Very Low-Income (VLI): 31% to 50% of AMI	\$100 M	Multifamily Rental (does not exclude PSH or RRH)
Up to 120% AMI	Up to \$150 M	Multifamily Rental and First-Time Homebuyers (Assistance and Production)

Supportive Housing Development

Jurisdiction	Existing		Pipeline	
	Developments	Supportive Housing Units	Developments	Supportive Housing Units
Campbell				
Cupertino				
Gilroy	2	85		
Los Altos				
Los Altos Hills				
Los Gatos	1	6		
Milpitas				
Monte Sereno				
Morgan Hill	1	5	1	15
Mountain View	1	10	1	41
Palo Alto	1	55		
San Jose	9	136	8	544
Santa Clara	4	85		
Saratoga				
Sunnyvale	3	65	1	13
Unincorporated	1	26		
Santa Clara County	23	473	11	613

Challenges

Impacts of Homelessness

Community

Environmental

Health and Human

Community Impact

Example: Food and Goods Distribution in City Parks



6:10 PM



[@CBSSF](#)

Response Strategy – Education and Redirection

- Ensure nearby food resources for those in need
- Provide information on volunteer opportunities
- Educate the public on applicable codes



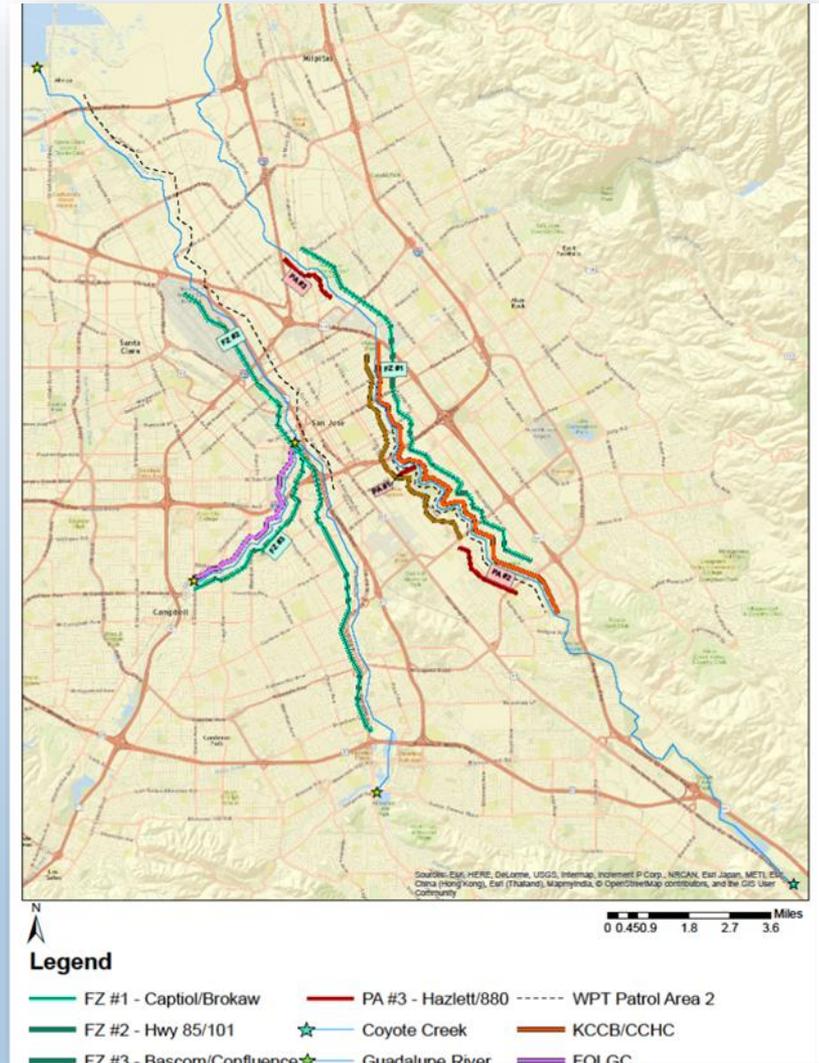


Environmental Impact

Example: Encampment Issues Along Waterways

Response Strategy – Direct Discharge Trash Reduction Program

- Outreach
- Abatement
- Restoration
- Prevention and Activation



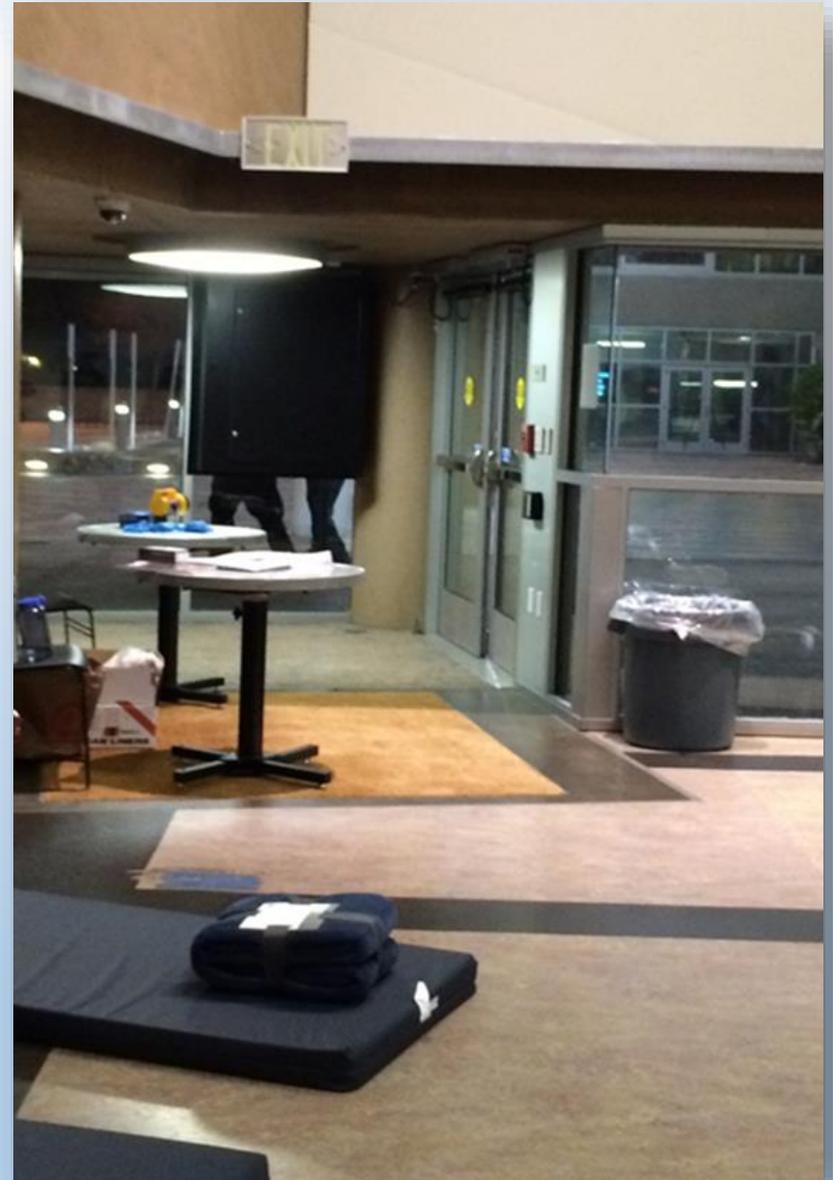
Health and Human Impact

Example: Hepatitis A Outbreak



Response Strategy – Essential Services Programs

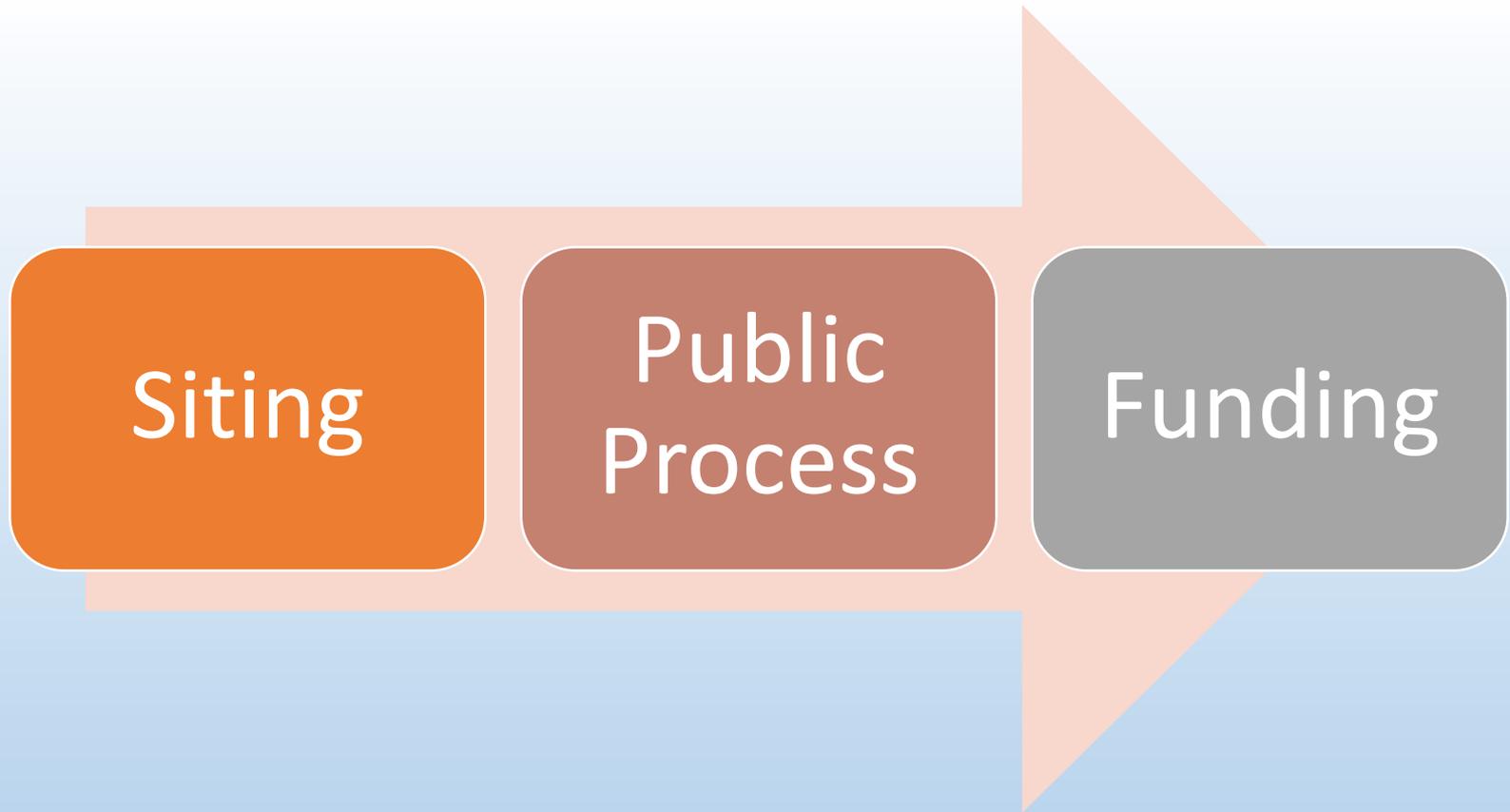
- Outreach
- Basic Needs Support
- Inclement Weather Centers



Immediate Crisis Response



Immediate Crisis Response Issues



Discussion on Opportunities

Opportunities

Partnerships

Ordinances

Land Use/Planning

Housing Ready Communities

Partnerships



making homes, growing communities

Ordinances



Planning and Land Use

- Retain our land use authority
- Facilitate the process
 - Dedicated Planner
- Inclusionary Housing Ordinance
 - Alternative options including off-site and land dedication

Investments in Supportive Housing: By the Numbers Since 2016.....

**City Investment of
\$57,500,000**
(\$12,000,000 pending)



Production Pipeline - 1,880

1,048 Homeless

(PSH / RRH)

**Potential
Tax Payer
Savings
\$33,438,798 Annually**



AFFORDABLE HOUSING PRODUCTION ESTIMATES BY YEAR

Status of Supportive Housing: Approved Developments

Project	# of Homeless Units (PSH and/or RRH)	Status	Estimated Completion Date
Santa Clara Inn	56	Completed	NA
Plaza Hotel	47	Under Construction	November 2017
Vermont House	16	Under Construction	November 2017
HIP Properties	44	Under Construction	March 2018
Laurel Grove Family	20	Under Construction	June 2018
2 nd Street Studios	134	Under Construction	September 2018
Park Avenue Seniors	20	Under Construction	January 2019
Metropolitan South	10	Under Construction	January 2019
Renascent Place	160	Under Construction	January 2019
Villas on the Park	83	Construction Pending	June 2019
Quetzal Gardens	32	Construction Pending	January 2020
North San Pedro	70	Construction Pending	September 2020
Leigh Avenue Seniors	43	Construction Pending	September 2020

Questions