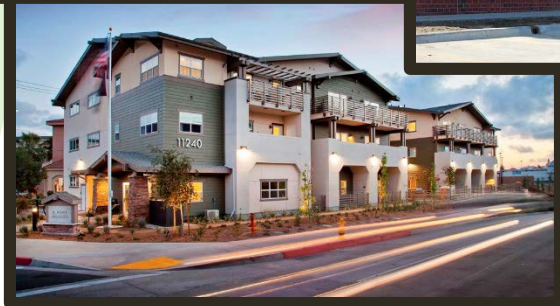


Permanent Supportive Housing: Effective Strategies to Address Homelessness

Housing & Community Development Division

March 1 & 6, 2018



Agenda

- Background
- Methodologies & Terms
- Coordinated Entry
- Models
 - Emergency Shelter
 - Housing First
- Sacramento Street Project
- Request for Qualifications
- Next Steps
- Q & A

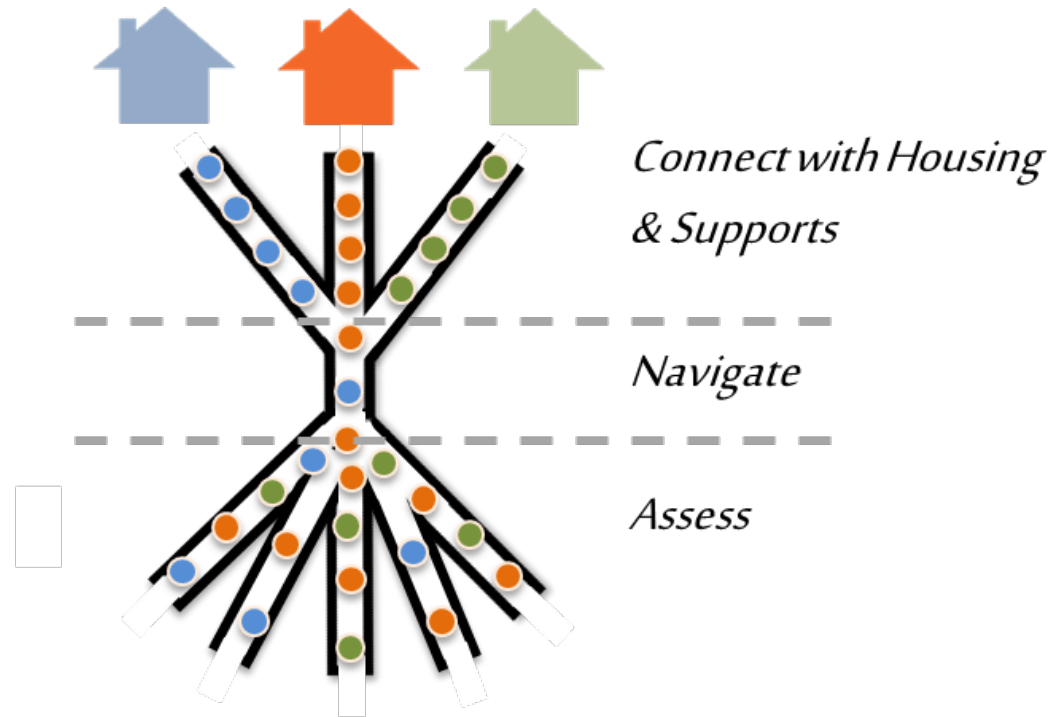
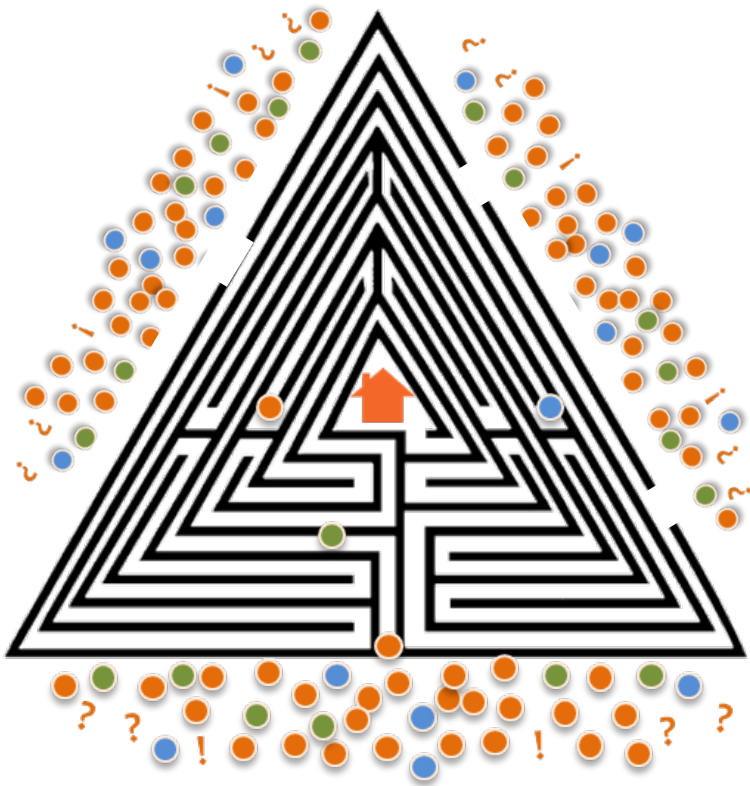
Background & Context

- City of Vallejo 5-Year Consolidated Plan (2015-2020)
 1. Very low- and low-income renters
 2. Homeless persons
 3. Non-homeless persons with special needs
 4. Very low- and low-income first time homebuyers
- Solano County 2017 Point in Time Count
 - 300+ individuals experiencing homelessness in Vallejo
- Existing City/Public Programs
 - CDBG Social Services
 - HOME funding
 - Tenant-Based Rental Assistance
 - Day Center
- Existing Private Programs
 - Christian Help Center Shelter
 - Non-profit supportive services/resources

Methodologies & Terms

- Harm Reduction
 - Reduces negative consequences of substance abuse
- Critical Time Intervention
 - Support for most vulnerable during transitions
- Low Barriers to Entry
 - Minimizing entry requirements for shelter, support
- HMIS
 - HUD database to track homeless individuals/families
- VI-SPDAT
 - Prioritizes vulnerability of homeless individuals/families
- Supportive Housing
 - Housing with wrap-around services

Coordinated Entry



Coordinated Entry

- Resource Connect Solano
 - Connects and partners with existing non-profits and public agencies
- Single entry point for residents in need
- Entered into the HMIS; utilizes VI-SPDAT
- Case Management
- Connects to:
 - Housing
 - Healthcare
 - Mental health assistance
 - Substance abuse treatment
 - Employment assistance
 - Public benefits & documentation
 - Solano County Health & Social Services
 - Other local non-profit services

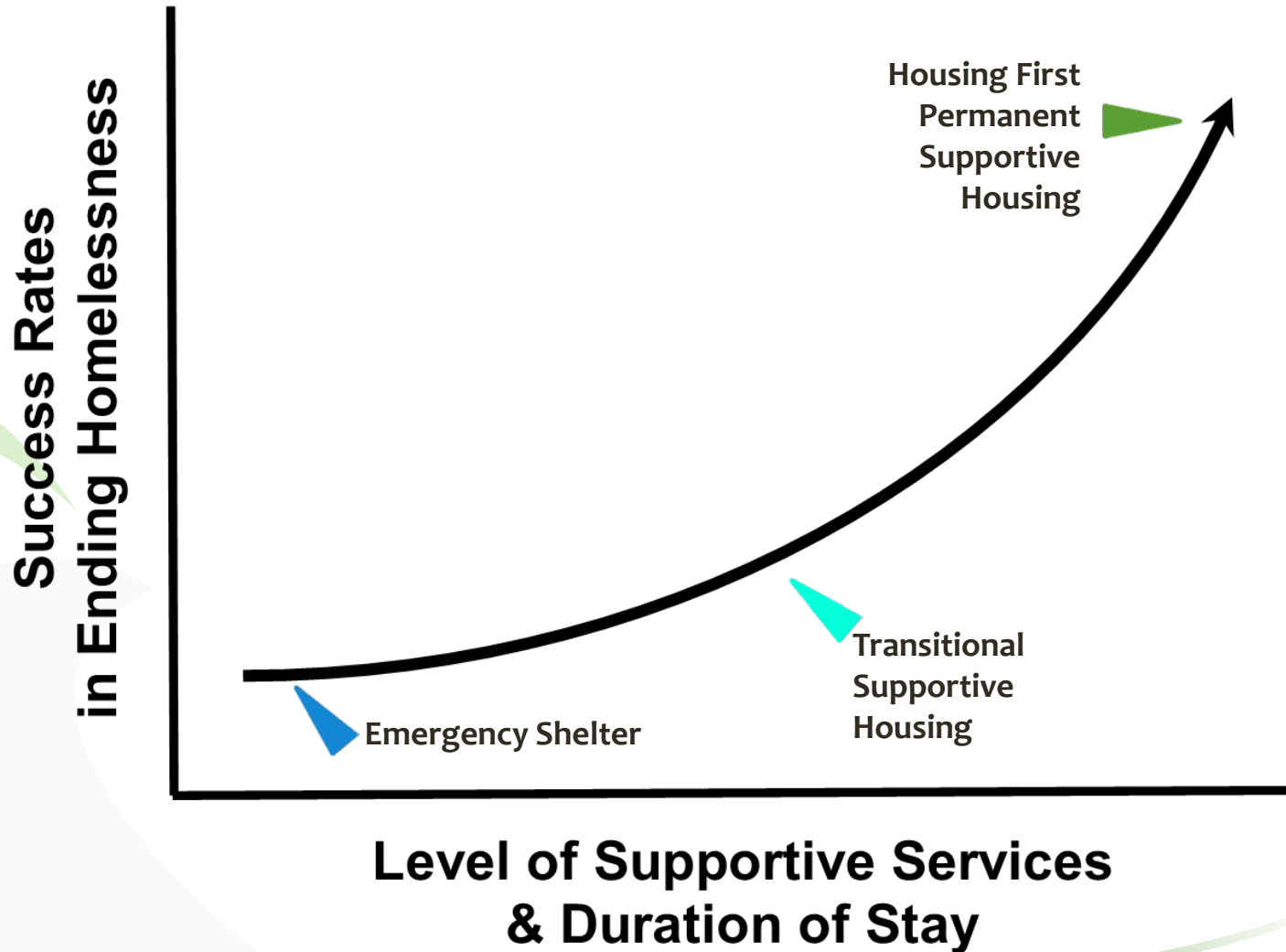
Model – Emergency Shelter

- Emergency health care or referrals
- Food, clothing, overnight shelter
- Typical 30-day stay
- Sobriety, curfews, daily vacating of premises
- Limited supportive care
- No federal or state funding
- ~16% are placed into housing

Model – Housing First

- Housing without precondition
- Tenant with a lease & key
- Intensive supportive services
- Harm reduction
- Reimbursable services & grant funding
 - HUD, State of California, County
- 80%+ remain housed

Housing Spectrum



Housing First – Cost Efficiency

Seattle

- Average annual cost to taxpayers = \$49,000 per homeless person
- After Housing First = \$18,000 per homeless person

Massachusetts

- After Housing First, 50%+ fewer:
 - Emergency room visits
 - Hospital night stays
 - Ambulance rides
 - Days in detox
 - Days incarcerated
- Housing First saved \$9,300/yr of public funds per participant

San Diego

- Housing First saved \$80,000/yr per formerly homeless person

Sacramento Street Project

- December 2017 - City purchased two adjacent properties for Permanent Supportive Housing
 - 2118 Sacramento Street
 - 2134-2136 Sacramento Street
- \$1.1 million purchase
 - Participatory Budgeting - \$632,000
 - HOME - \$469,000
 - CDBG - \$23,000

Permanent Supportive Housing



Request for Qualifications

- February 26 – RFQ released
 - Planning, Development, Construction, & Operational Management of Permanent Supportive Housing
- Seeking developer/operator
- Rough development concepts
- Qualifications due March 30, 2018
- Federal Funding sources require PSH

Request for Qualifications

Key Objectives:

- Qualified and experienced affordable housing developer and on-site operational manager
- Maximum number of PSH units on site for homeless individuals and families
- Minimal barriers to entry through evidence-based intervention models
- Leverage of City in-kind contributions (one-time capital improvement funds of ~\$3.9 million)
- Sustainable, non-City funding streams for ongoing program stability
- Coordination with existing non-profit organizations and service providers, especially the Coordinated Entry system
- Community and neighborhood support for the program

Next Steps

- City issues RFQ: February 26
- Submission deadline: March 30
- Staff review: April 13
- Possible Developer Interviews: April 16
- Selection of Developer: May 8
- Detailed plans: Late 2018
- Construction Begins: Early 2019

Q & A

RFQ Link:

<http://bit.ly/2GV1kAE>

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