



INFORMATIONAL REPORT

DATE ISSUED: October 4, 2022

REPORT NO: HCR22-051

ATTENTION: Chair and Members of the San Diego Housing Commission
For the Agenda of October 14, 2022

SUBJECT: July 2022 Reporting Update for the City of San Diego's Bridge Shelter Programs

NO ACTION IS REQUIRED ON THE PART OF THE HOUSING COMMISSION

BACKGROUND

The Housing Commission administers the agreements for the City of San Diego's (City) Homeless Shelters and Services Programs based on a Memorandum of Understanding (MOU) between the Housing Commission and the City that first took effect on July 1, 2010. The Housing Commission and City entered into a separate MOU for the Bridge Shelter Programs, which was approved by the Housing Commission Board of Commissioners on November 3, 2017, as well as the Housing Authority and San Diego City Council (City Council) on November 14, 2017. The current MOU between the Housing Commission and the City for the Bridge Shelter Programs expires June 30, 2023.

The Bridge Shelters offer a centralized location and safe place for single adults and families with children experiencing homelessness to receive temporary housing and appropriate services needed to expedite placement into permanent housing.

The MOU between the City and the Housing Commission, and operating agreements with shelter operators, have been renewed on multiple occasions with Board and Housing Authority/City Council approval, including the addition and expansion of a shelter at the San Diego Concourse and parts of Golden Hall and the addition of a shelter at 1710 Imperial Avenue. Due to the reduced number of veterans utilizing the VVSD shelter site at the San Diego Convention Center as part of Operation Shelter to Home, as of November 30, 2020, the VVSD Bridge Shelter program located at the Convention Center ceased operations.

MONTHLY REPORTING – JULY 2022

The charts below provide an overview of data captured in July 2022 for the following Bridge Shelter programs:

- Single Adult Bridge Shelter located at 16th Street & Newton Avenue, operated by Alpha Project
- Single Adult Bridge Shelter located at 17th Street & Imperial Avenue, operated by Alpha Project
- The Bridge Shelter for Single Adults, Families, and Transition-Age Youth (TAY) located at Golden Hall, operated by FJV

As of July 31, 2022, Bridge Shelters provided a total of 938 beds nightly—728 beds for single adults, 50 of which are allocated to the San Diego Police Department's (SDPD) Direct Placement Program;

164 beds for families with children (146 beds and 18 cribs); and 46 beds for TAY. In July 2022, the Bridge Shelters provided shelter to 956 households¹, consisting of 1,059 individuals.

For more data on the City’s Shelter System, including demographic information on persons served, positive exits, and occupancy information, visit the SDHC At-A-Glance website (<https://www.sdhc.org/about-us/sdhc-at-a-glance/>), and the SDHC Homeless Programs Reporting Dashboards (<https://www.sdhc.org/homelessness-solutions/city-homeless-shelters-services/>).

HOUSING COMMISSION STRATEGIC PLAN

This item relates to Strategic Priority Area No. 4 in the Housing Commission Housing Commission Strategic Plan for Fiscal Year (FY) 2022-2024: Advancing Homelessness Solutions- Supporting the City of San Diego Community Action Plan on Homelessness.

Table One: Total Households Served

SHELTER	Households Served in July 2022	Total Households Served in FY23
16 th & Newton (Alpha Project) – Single Adults*	384	384
17 th & Imperial (Alpha Project) – Single Adults	201	201
Golden Hall (FJV) – Single Men	257	257
Golden Hall (FJV) – Families with Children	54	54
Golden Hall (FJV) – Transition Age Youth (TAY)	60	60
TOTAL HOUSEHOLDS SERVED	956	956

*NOTE: Data for the Single Adult Bridge Shelter located at 16th Street & Newton Avenue includes persons served by the SDPD’s Direct Placement Program. The Direct Placement Program served 72 individuals in July 2022.

Intakes and Occupancy

Coordinated intakes into the Bridge Shelter programs are facilitated seven days a week by the Coordinated Shelter Intake Team in conjunction with City-funded outreach teams, including Bridge Shelter Outreach teams, the San Diego Police Department Neighborhood Policing Division’s Homeless Outreach Team (HOT) and Homelessness Response Center (HRC) staff. Housing Commission staff review referrals and match clients with the available and most appropriate shelter intervention.

In early February 2022, the City and Housing Commission coordinated with the County of San Diego to develop updated guidelines which provide a uniform methodology for assessing COVID-19 positivity rates in a shelter environment as well provide direction as to when modifications to client

¹ A household may be composed of a single individual or a family unit.

intake activity is appropriate. The “Shelter Intake Guidelines” detail four tiers, each with a corresponding recommendation for client intakes.

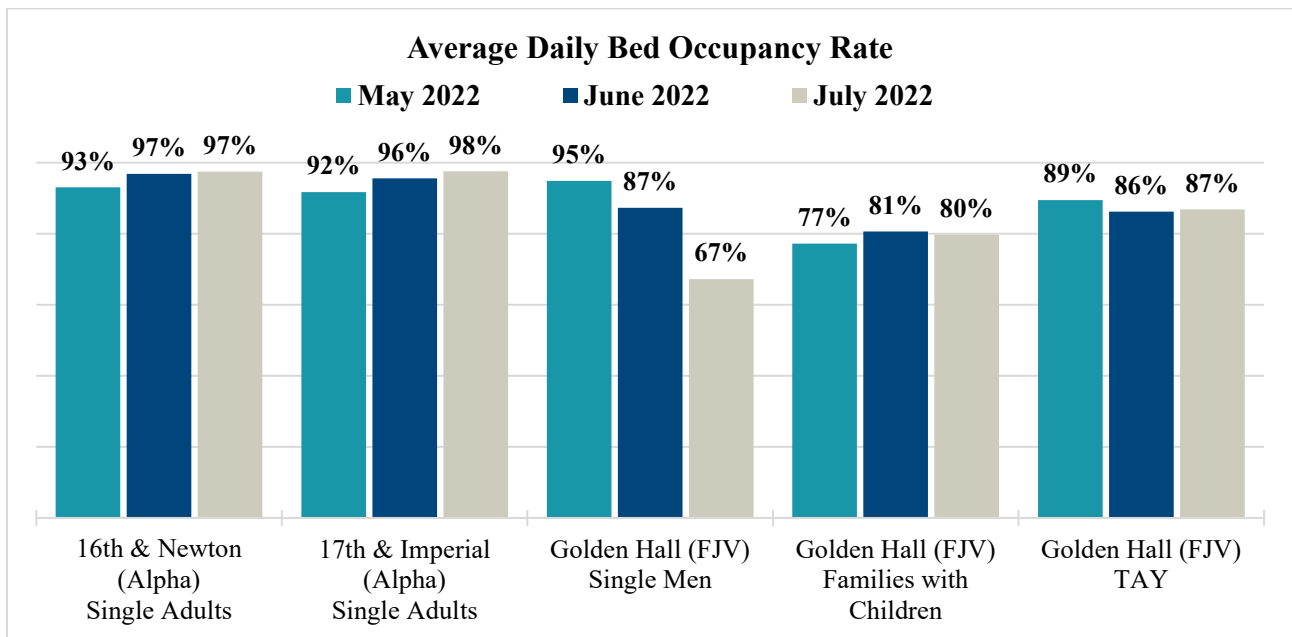
With the adoption of these guidelines, client intake activity is subject to change based on positivity rates. These fluctuations, which can vary between scaled intakes and the temporary suspension of client intakes, have a direct impact on the shelter programs’ operational capacity and overall utilization.

Table Two: Shelter Intake Guidelines

	Low	Moderate	Substantial	High
Positivity Rate*	≤5%	5%–7.9%	8%–9.9%	≥10%
Client Intakes	No modifications	10% of the shelter’s maximum capacity, in addition to the shelter’s average attrition rate	5% of the shelter’s maximum capacity, in addition to the shelter’s average attrition rate	Temporarily Suspend Client Intakes

*Positivity rate is a function of total positives within a given testing period and the rolling average of total of tests administered over the last two testing intervals

Chart One: Average Daily Bed Occupancy Rate - Last Three Months



Shelter occupancy rates may be adversely impacted by elevated COVID-19 positivity rates which may result in the either scaled or suspended client intakes.

Positive Exits

Between July 1, 2022, and July 31, 2022, 32 households had positive exits from a Bridge Shelter—15 households exited to permanent destinations, and 17 households exited to other longer-term housing destinations. “Positive Exits” include exits to the following destinations:

- Permanent Destinations:
 - Rental with Permanent Supportive Housing (PSH) Subsidy, including Veterans Affairs Supportive Housing (VASH - veteran resource), Project One for All (POFA) Project-Based PSH, and Sponsor-Based PSH
 - Rental with Rapid Rehousing (RRH) Subsidy, including Supportive Services for Veteran Families (veteran resource)
 - Rental with Other Subsidy, including Grant Per Diem (GPD) Transition In Place (TIP) (Veteran resource), Section 8 Housing Choice Voucher, or any other non-PSH or non-RRH housing subsidy
 - Rental with No Subsidy
 - Living with Friends/Family on a permanent basis
- Other Longer-Term Housing Destinations:
 - Temporarily living with family/friends
 - Transitional housing
 - Safe haven
 - Host homes (TAY resource)
 - Foster care
 - Substance abuse treatment facilities
 - Long-term care facilities (nursing homes)

Table Three: Positive Exits – Fiscal Year 2023

Positive Exit Destination	16 th & Newton (Alpha)	17 th & Imperial (Alpha)	Golden Hall (FJV)			TOTAL HOUSEHOLDS
	Single Adults	Single Adults	Single Men	Families with Children	TAY	
Permanent Supportive Housing (PSH)	2	0	0	1	0	3
Rental – Rapid Rehousing (RRH)	0	0	0	1	0	1
Rental – Other Subsidy	1	0	0	1	0	2
Rental – No Subsidy	1	0	0	1	0	2
Family/Friends (Permanent)	1	1	2	0	3	7
Other Longer-Term Housing	9	5	2	0	1	17
TOTAL HOUSEHOLDS	14	6	4	4	4	32

Status of Households Active in Shelter

On July 31, 2022, 652 households were enrolled in a Bridge Shelter. Of those 652 households, 48 households (7 percent) were connected to a Rapid Rehousing (RRH) or Permanent Supportive Housing (PSH) resource, and 24 households (4 percent) had been referred to an Emergency Housing Voucher (EHV) resource². These statistics demonstrate the ongoing limitations of available rental assistance options to support people experiencing homelessness in transitioning to permanent housing. Exploring and accessing other housing exit interventions such as family reunification, increasing income, roommate sharing or other means must consistently be explored by residents and staff in order to end someone’s homelessness and increase flow through in the shelter system. This proves especially challenging in a rental market with historically low vacancy rates and increasing rental costs.

² The U.S. Department of Housing and Urban Development’s (HUD) EHV program is providing 70,000 Housing Choice Vouchers to Public Housing Authorities (PHAs) nationwide for persons experiencing homelessness, with 480 EHV’s awarded to the Housing Commission, and an additional 339 EHV’s awarded to other PHAs throughout the county

Table Four: Sheltered Households Connected to Permanent Housing Resources on July 31, 2022

Permanent Housing Resource		16 th & Newton (Alpha)	17 th & Imperial (Alpha)	Golden Hall (FJV)		TOTAL HOUSEHOLDS	
Single Adults	Single Adults	Single Men	Families with Children	TAY			
Permanent Supportive Housing (PSH)		9	6	2	1	2	20
Rapid Rehousing (RRH)		9	6	4	8	1	28
Emergency Housing Voucher (EHV)		6	5	13	0	0	24
TOTAL HOUSEHOLDS		24	17	19	9	3	72

Staffing Summary

The table below provides the total funded position by shelter, those that are filled and the programs staff vacancy rate. Recruitment efforts continue to be adversely impacted by an array of factors including a limited workforce with the interest, skillset and qualifications to work in a shelter environment as well as increased competition in the social service sector, all of which has been exacerbated by the COVID-19 pandemic.

Table Five: Bridge Shelter Staffing Summary – July 2023

SHELTER	BUDGET	FILLED	VACANY RATE
16th & Newton (Alpha Project)	68.4	59.4	13%
17th & Imperial (Alpha Project)	34.45	29.45	15%
Golden Hall (FJV) - Single Men	45.01	37.01	18%
Golden Hall (FJV) - Families with Children and Transition Age Youth	36.89	31.79	14%
TOTAL	184.75	157.65	15%

Outreach Activity

Bridge Shelter Outreach teams are a component of the City of San Diego’s Coordinated Street Outreach Program and are providing intensive street-based case management for individuals in an assigned neighborhood and/or Council district. Outreach specialists focus on engaging highly vulnerable individuals as well as those who are connected to a housing resource. Bridge Shelter outreach teams reported 148 client interactions in July 2022. For more details on the Street Outreach Program activities

administered by the Housing Commission, visit the Homeless Programs Reporting Dashboards on the Housing Commission website (<https://www.sdhc.org/homelessness-solutions/city-homeless-shelters-services/>).


Infectious Disease Mitigation

The City, RTFH, and Housing Commission staff continue to provide guidance to service providers in alignment with all applicable County Public Health, CDPH and CDC guidance in order to best protect the health and safety of both staff and clients,

A Joint Hazard Assessment Team (JHAT) composed of representatives with the City of San Diego's Homelessness Strategies Department, San Diego Fire Rescue Department, County of San Diego Public Health and the Housing Commission conducts periodic site visits on a regular basis to review compliance with life safety and public health guidelines, facility/environmental issues, as well as to solicit feedback from staff on general operations.

Stakeholders recognize that the ongoing operations of the shelter programs are a shared responsibility and are committed to making sure that resources are available to assist each service provider in maintaining a safe space for both clients and staff.

Respectfully submitted,


Lisa Jones
Executive Vice President of Strategic Initiatives
San Diego Housing Commission

Approved by,


Jeff Davis
Deputy Chief Executive Officer
San Diego Housing Commission

Docket materials are available in the "Governance & Legislative Affairs" section of the San Diego Housing Commission website at www.sdhc.org