

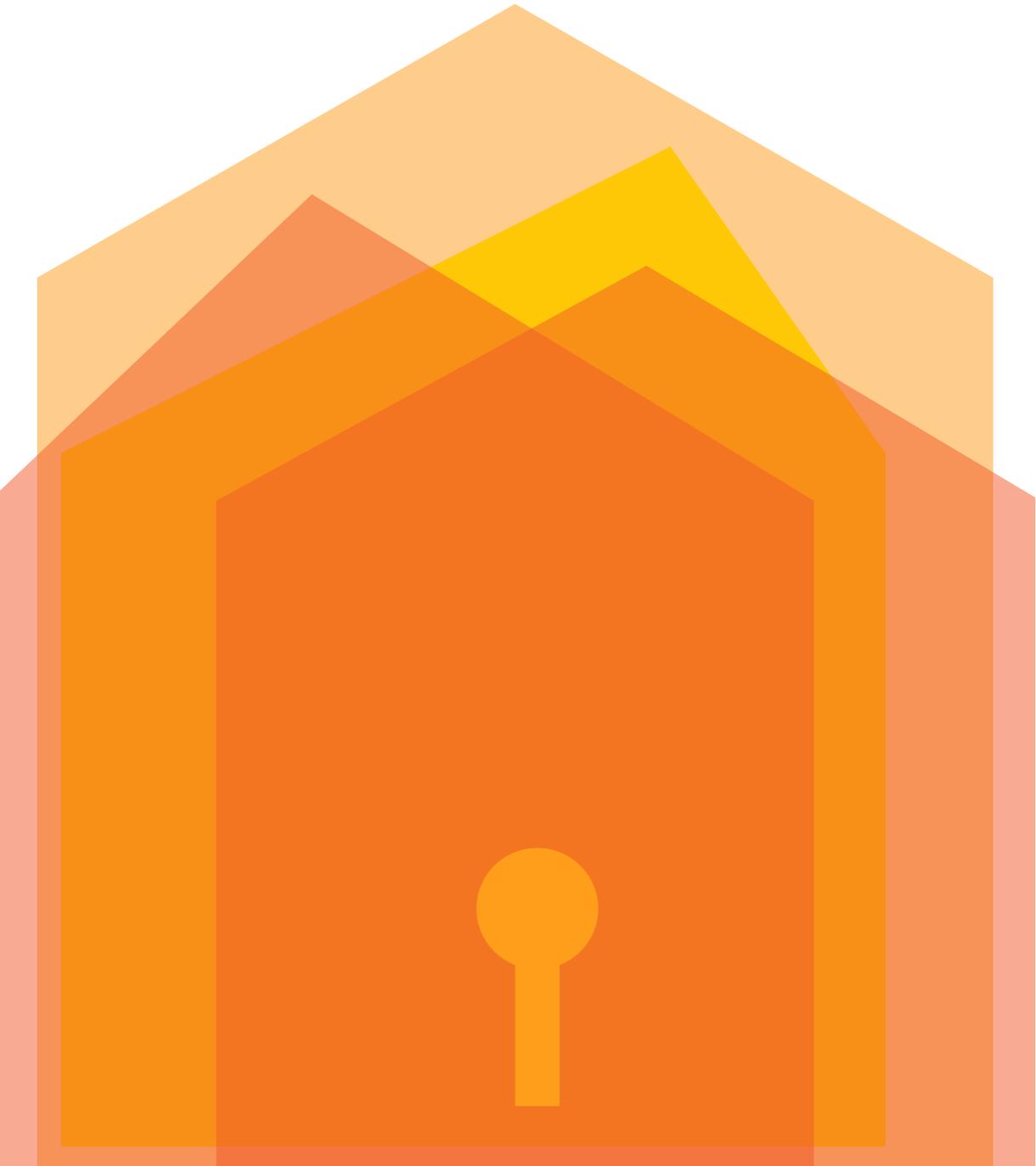


2022 Our Year of

Working Together to End Homelessness

June 3, 2022

Please sign-in via chat with
your name and organization



Welcome

Mark Nagales

Mayor of South San Francisco and
Event Moderator

Homelessness in SSF

- 2022 One day count = 42 homeless in SSF
- San Mateo County up 20%



South San Francisco Homeless Outreach Team (HOT)

- Partnership with County of SMC, City of SSF, Life Moves, Samaritan House, and YMCA
 - Identifies homeless persons needs
 - Provides essential social services like mental or physical health assistance
 - Substance Abuse counseling or rehabilitation
 - Connection to Veterans Benefits
 - Long Term Housing Needs
- St. Vincent De Paul
 - Provides meals and clothing



Our Year of

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TO END HOMELESSNESS**

South San Francisco looks to spur affordable housing with zoning

Developers looking to build housing in South San Francisco could soon be allowed to construct taller structures or those with less parking in exchange for offering an increased number of below-market-rate units.

New affordable housing approved for South San Francisco

A new 36-unit apartment building is being planned for South San Francisco, with rents to be affordable for low-income residents and 18 units to be reserved for people with developmental disabilities.

New Affordable Housing Breaks Ground in South City

The two five-story buildings will include a combined 84 below-market-rate residential units, 46 units at Grand Avenue which will also feature 6,000 square feet of retail space, and 38 units at Linden Avenue which will be all residential.



Rotary Terrace, Downtown SSF



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428 BADEN

Our Year of Working Together to End Homelessness Virtual Series

April 22, 2022

**Why Homelessness is a
Countywide Issue**

May 20, 2022

**Serving the Chronically
Homeless**

June 3, 2022 at 10:00am

**Moving into a Permanent
Home**

Videos and slides:

smcendinghomelessness.org



Serving the Chronically Homeless: From the Street to Interim Housing

May 20, 2022

Thank you!

Mary Bier
Mayor, City of Pacifica

Selina Toy Lee
Director of Collaborative Community
Outcomes, San Mateo County Human
Service Agency

Aubrey Merriman
CEO, LifeMoves

Drew Corbett
City Manager, San Mateo

Bob Nisbet
City Manager, Half Moon Bay

Melissa Stevenson Diaz
City Manager, Redwood City

Nevada Merriman
Director of Policy, MidPen Housing Corporation

Michelle Mayes
Program Manager, Daybreak Program, StarVista

Gagan Sandhu
Haven Family House Director, LifeMoves

Alicia Garcia, M.A.
Chief Operating Officer, WeHope

Anna Kelleher
Coast House Director, LifeMoves

What actions were effective in addressing chronic homelessness?

addiction treatment
permanent housing
mental health services
interim housing-hotels
community engagement
respect and compassion
political will partnerships housing vouchers
safe parking wraparound services
creative solutions trust affordable for all
rent affordability

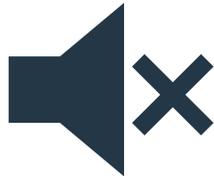
Helpful Meeting Tips



**This meeting is
being recorded**



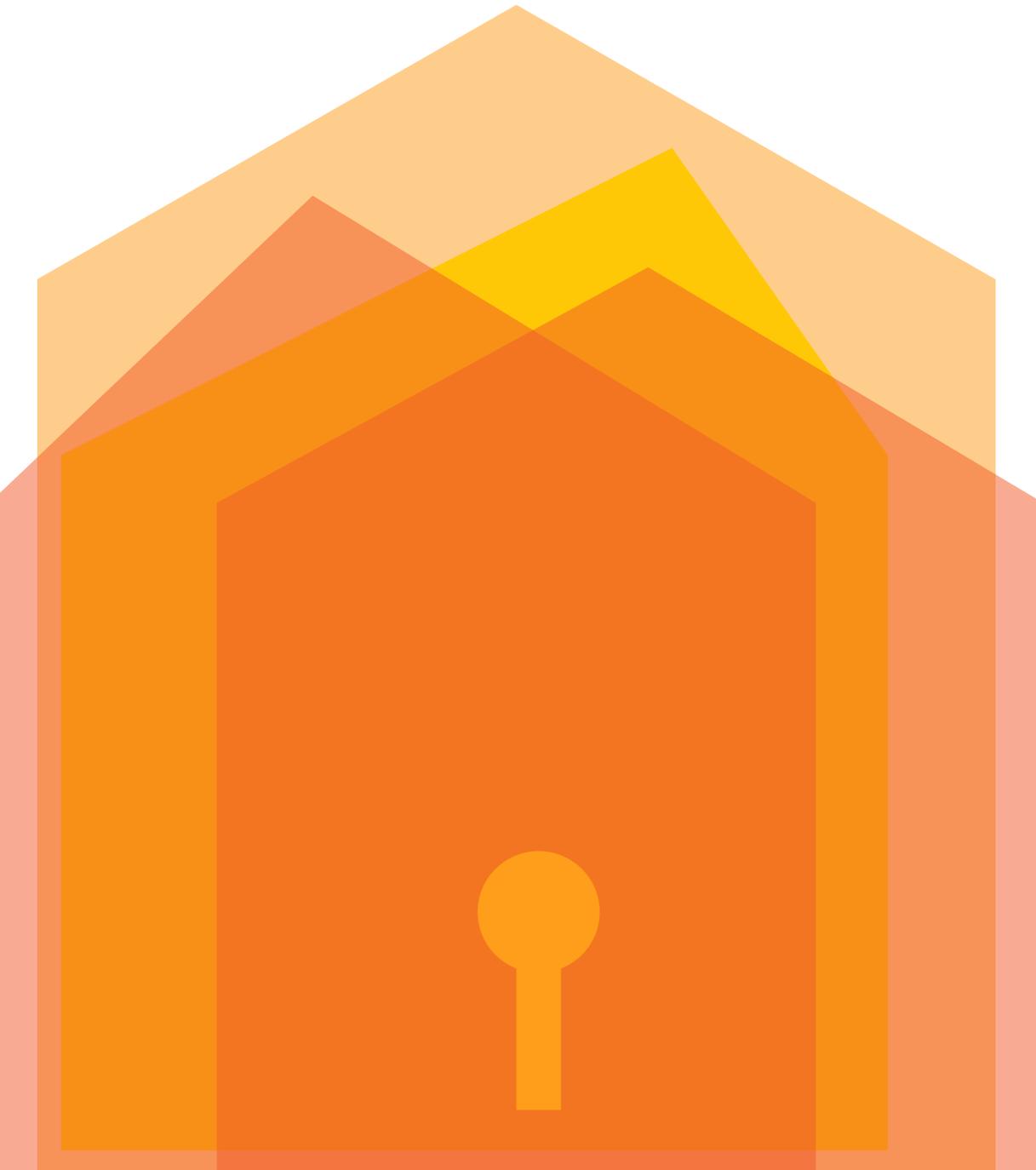
**Chat is open for
comments; Q&A will be
posted on the website
following the event**



**Please mute
your mic**

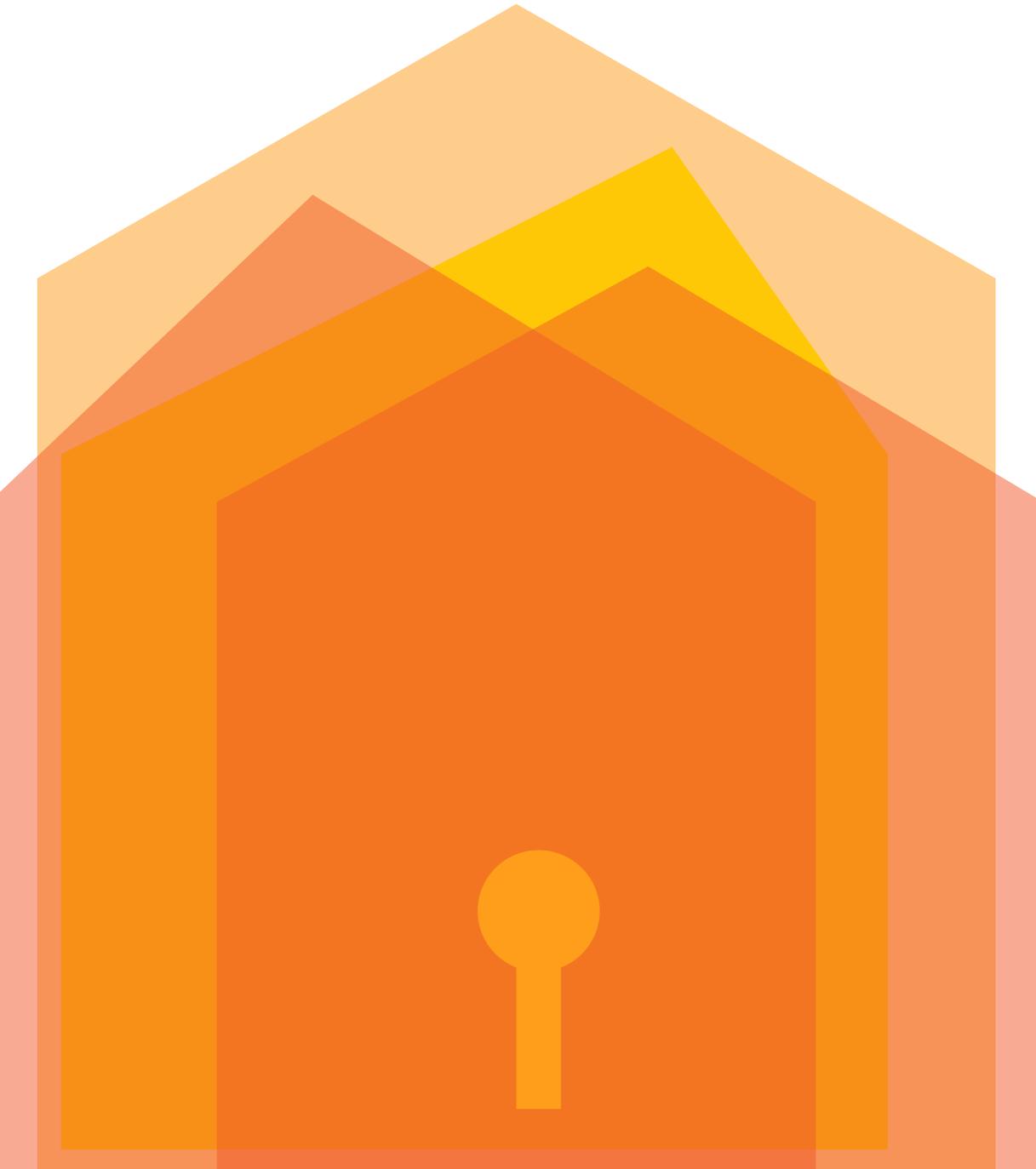
Agenda

- Welcome
- Video Stories: Journey to Permanent Housing
- Panel: Permanent Housing: Where We Are Today, Challenges and Successes
- Mentimeter activity and wellness break
- Fireside Chat: Residents Share Their Stories on Returning to Permanent Housing
- Closing and adjournment



Opening

Matt Franklin
President and CEO
MidPen Housing



Video Stories: Journey to Permanent Housing

Mark Nagales

Mayor of South San Francisco and
Event Moderator



 WeHOPE

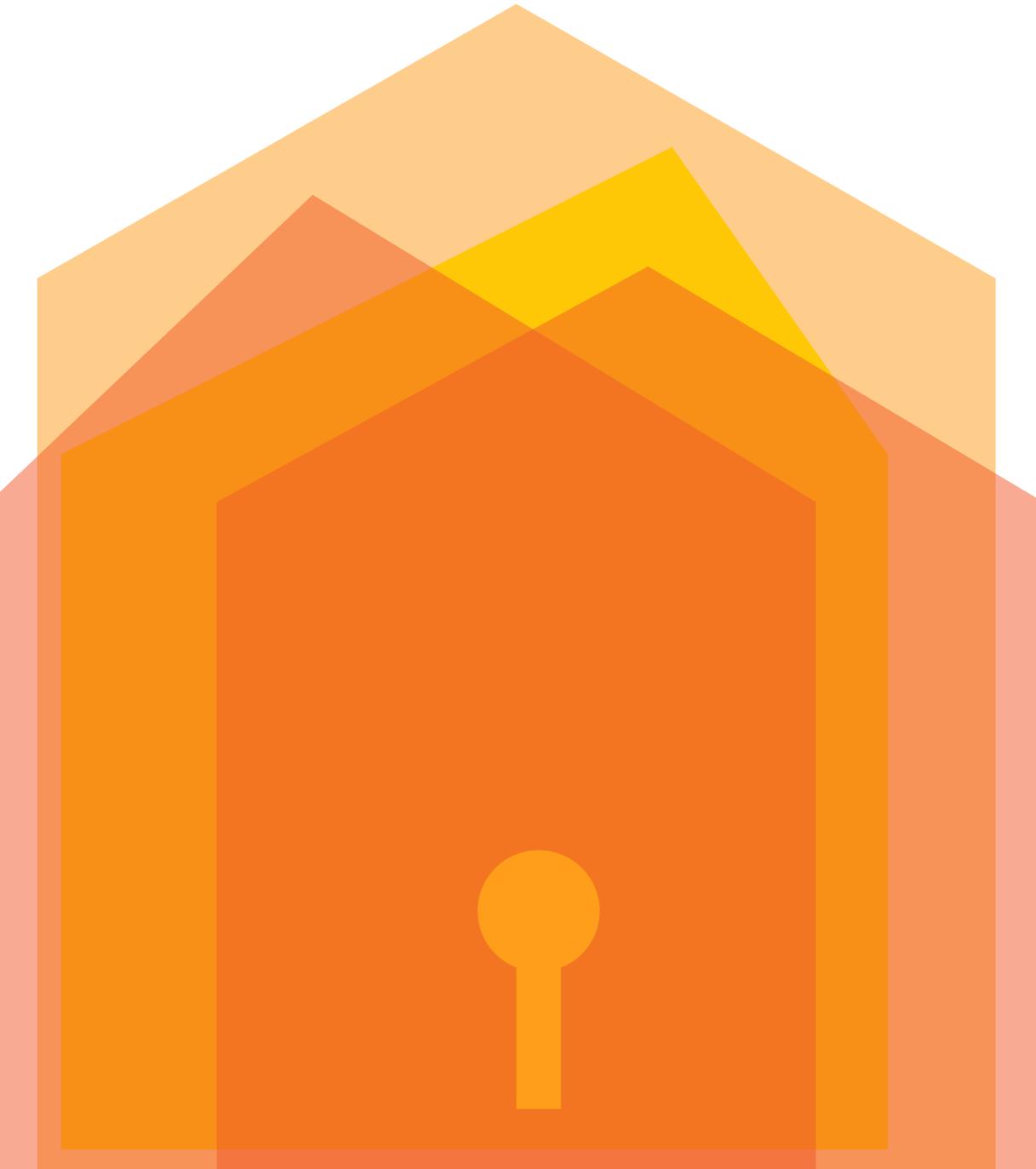
mobile homeless services

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life skills & job training

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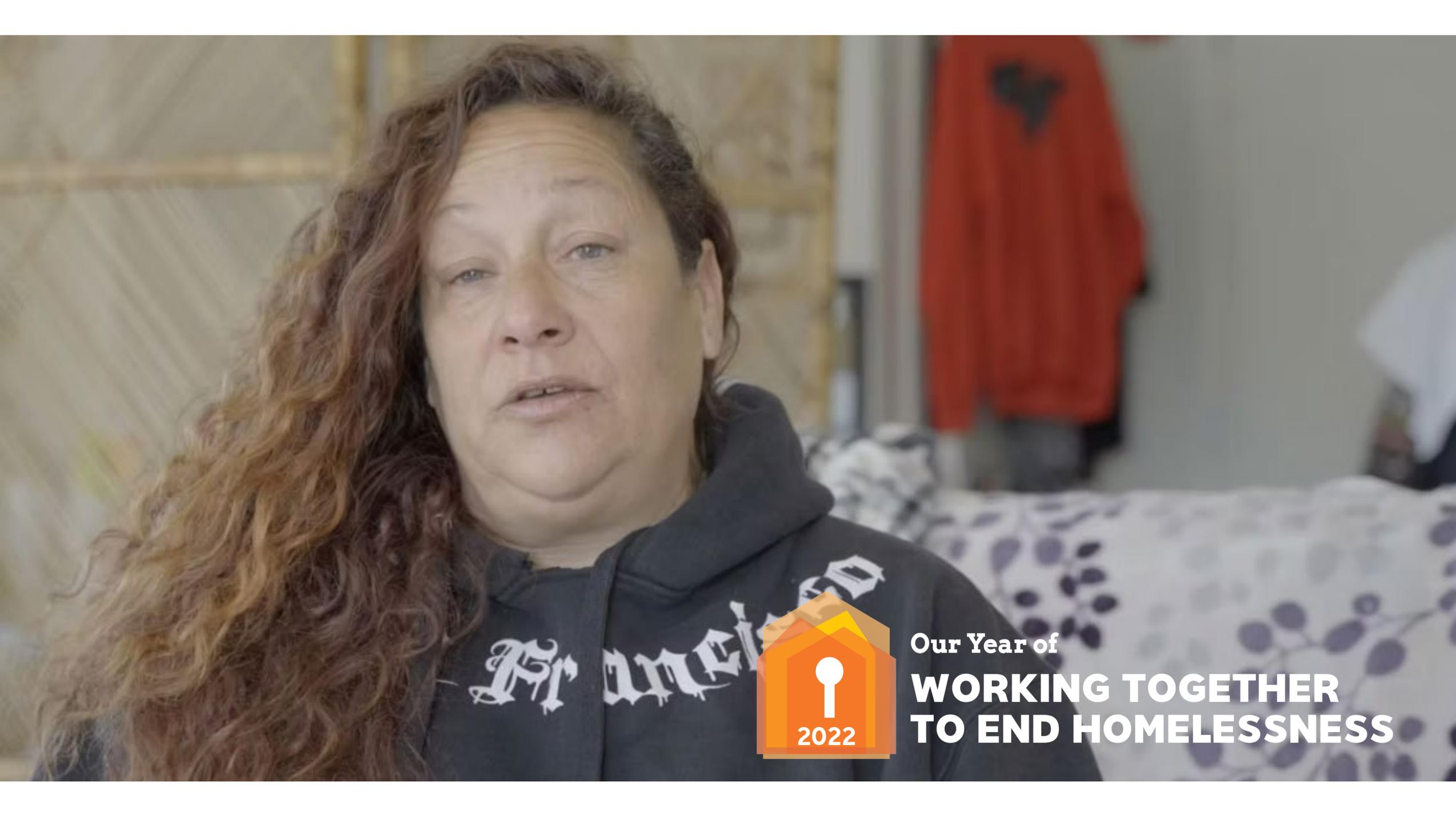




Video Stories: Journey to Permanent Housing

Mark Nagales

Mayor of South San Francisco and
Event Moderator



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**WORKING TOGETHER
TO END HOMELESSNESS**



Ray Hodges

Director,
San Mateo County
Department of
Housing



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PERMANENT SUPPORTIVE HOUSING IN SAN MATEO COUNTY:

**WHERE WE ARE TODAY,
SUCCESSSES AND CHALLENGES**

RAYMOND HODGES
DIRECTOR, DEPARTMENT OF HOUSING

JUNE 3, 2022

COUNTY OF SAN MATEO



WHAT IS PERMANENT SUPPORTIVE HOUSING?



AFFORDABLE HOUSING FUND (AHF)

TO-DATE

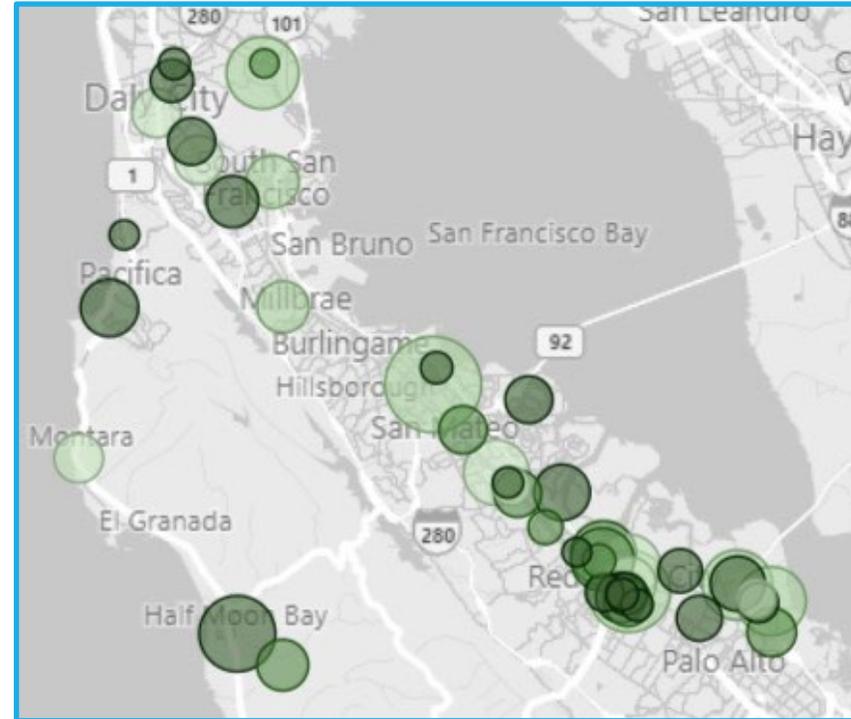
- 9 rounds complete, 10.0 this year
- 50 developments
- \$172M County funds to-date

GEOGRAPHIC SPREAD

- North-South, Coast-Bayshore

AHF REQUIREMENTS

- 80% AMI limit
- 5% Homeless (minimum)
- 15% ELI (minimum)
- Half prioritized for supportive housing



AFFORDABLE HOUSING FUND (AHF)

| Unit Type | Construction Completed | Under Construction | Pre-Development | Totals* |
|----------------------|------------------------|--------------------|-----------------|--------------|
| Extremely Low-Income | 202 | 232 | 309 | 743 |
| Homeless | 55 | 103 | 134 | 292 |
| All Units | 983 | 1,122 | 1,018 | 3,123 |

* Includes new construction and rehabilitation of affordable rental housing units.

HOUSING AUTHORITY RENTAL ASSISTANCE PROGRAMS

Section 8 Housing Choice Vouchers (HCV)

- Tenant-based and Project-based Section 8 vouchers
- Rental Assistance Demonstration (RAD)

Special Purpose Vouchers

- HUD – Veterans Administration Supportive Housing (VASH)
- Family Unification Program (FUP)
- Mainstream / 811
- HUD Emergency Housing Vouchers (EHV)
- Permanent Supportive Housing (PSH)

HOUSING AUTHORITY RENTAL ASSISTANCE PROGRAMS

| Program | Voucher Total | # ELI Households (< 30% AMI) | % ELI Households (< 30% AMI) |
|------------------------------|---------------|------------------------------|------------------------------|
| Tenant-Based Section 8 | 2,721 | 2,307 | 85% |
| Project-based Section 8 | 1,193 | 1,104 | 93% |
| HUD-VASH | 338 | 277 | 82% |
| Family Unification Program | 39 | 34 | 87% |
| Mainstream | 233 | 224 | 96% |
| RAD | 29 | 20 | 69% |
| Emergency Housing Vouchers | 165 | 158 | 96% |
| Permanent Supportive Housing | 388 | 380 | 98% |
| Total | 5,106 | 4,504 | 88% |



HOTEL ACQUISITIONS

PERMANENT SUPPORTIVE HOUSING

- **Shores Landing** (Redwood City), 93 Units
- **1818 El Camino Real** (Redwood City), 51 Units

INTERIM HOUSING

- **Coast House** (Half Moon Bay), 51 Rooms
- **Pacific Shelter** (Redwood City), 73 Rooms
- **Stone Villa** (San Mateo), 44 Rooms

WHAT'S NEXT?

- Continue to pursue new available Rental Subsidies/Vouchers
- Expand partnerships with service providers
- Revisit minimum percentages for ELI/Homeless units under AHF
- Housing Element goals and programs
- New Local Rental Subsidy Program

San Mateo County Permanent Housing: Where we are Today? Challenges and Successes

Ray Hodges, Moderator

Director, San Mateo County Department of Housing

Melissa Platte

Executive Director, Mental Health Association of San Mateo County

Diana Reddy

Vice Mayor, Redwood City

Kate Hartley

Section Director, Bay Area Housing Finance Authority (BAHFA)



MHA

**Mental Health Association
of San Mateo County**

Empowering People to Create Their Best Life

Melissa Platte

Executive Director,
Mental Health
Association of San
Mateo County



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Permanent Supported Housing Development



CHALLENGES TO DEVELOPMENT

- Scarcity of **Suitable Sites**
- **Cost** and some of the reasons why
- **Upfront Predevelopment Expenses**
- Need for a **team of experts**
- **Support service dollars**
- **Time, Coordination** and **Political Will**
- **Community Fears**
- **Typical timeline** from acquisition to occupancy – **FIVE YEARS**

Finding a Site & Securing Funding

2013

Acquire site in foreclosure/Develop plans

2014

Submit applications for funding:

CDBG/HOME, Mental Health Services Act, AHP, HCD SHMHP.

2015

Submit applications for:

Co. CDBG/HOME, Redwood City CDBG, County AHF 3

2016

Revised bid for construction-\$1 million more

Submit applications for:

CDBG/HOME, State for Affordable Housing Sustainable Community Grant (AHSC)

TCAC Approves project for funding



2017

Tax Credits Required to Cover Increased Cost
File Paperwork, Complete Financing Terms,
Create Legal Partnership

Apply

Construction loan secured

California Debt Limit Allocation Committee
(CDLAC) Certification to preserve Difficult
Development Areas (DDA's) designation

Tax Credit Application Approved

HCD Approves Full Award



Construction Close – 47 Documents recorded

2018

Complete **Construction**

*

Community Engagement



Building Foreclosed. Weeds are waist high. Chain link fence topped by barbed wire topped by razor wire.

Community Engagement

- 2013 Presentation to North Fair Oaks Community Advisory Committee
- 2014 Presentation to Neighbors
Second Presentation to Community Council
Community Meeting for neighbors
Attendance at Community Council
Meeting with Neighbors, Public Works and other to answer questions related to the Planning process
Community Council recommends project to Planning Commission
Planning Commission Reviews and Recommends 1/

*

Specific Issues that Arise

- **Article XXXIV**
- **Traffic Study(ies)** – At least one, possibly more
- **Appraisals** – Different Funder requirements
- **Parking, Parking, Parking**
- **Need to Create New Entity(ies)**
- Need to Hire **more consultants**
- **Regular increases in the cost** → **More money.**

Grand Opening – May 23, 2018





Diana Reddy

Vice Mayor,
Redwood City



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TO END HOMELESSNESS**



Ending Homelessness by Creating Permanent Housing

June 3, 2022



Housing #1 Strategic Priority



Meet our unique community housing needs for people at **all** income levels.

GOALS

PRESERVE
existing affordable
housing



PROTECT
housing options for
low and middle
income residents



PRODUCE
housing to meet
Regional Housing
Needs Assessment
(RHNA) goals for
moderate, low and very
low income residents



PARTNER
on housing
opportunities for
unique populations



Protect and Preserve Existing Affordable Housing



**REDWOOD CITY'S
ANTI-DISPLACEMENT
STRATEGY**

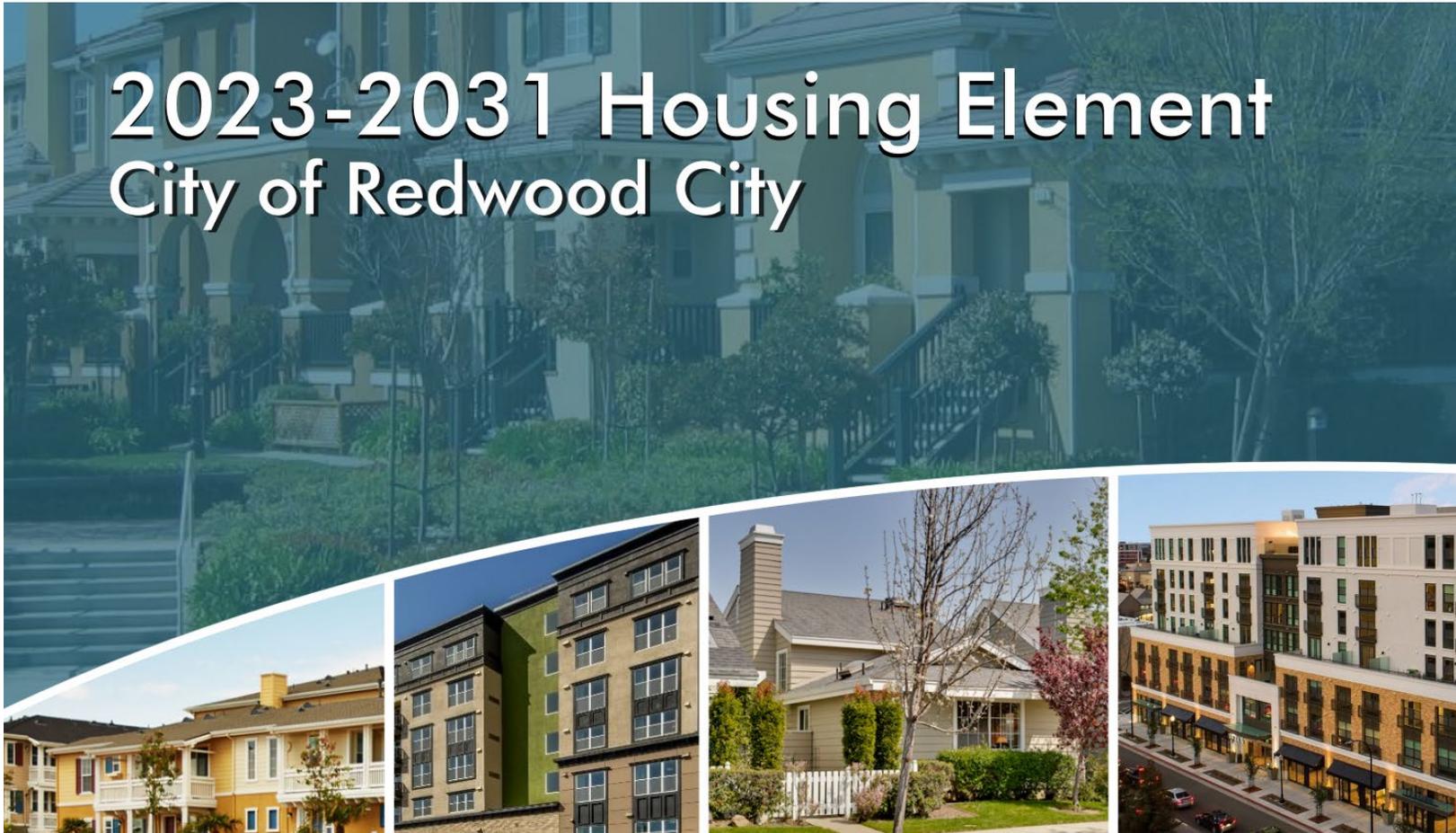


www.RedwoodCity.org/ADS

Produce Housing for All



2023-2031 Housing Element City of Redwood City



www.WelcomeHomeRWC.org

Produce Housing to Meet RHNA Goals



Regional Housing Needs Allocation (RHNA)

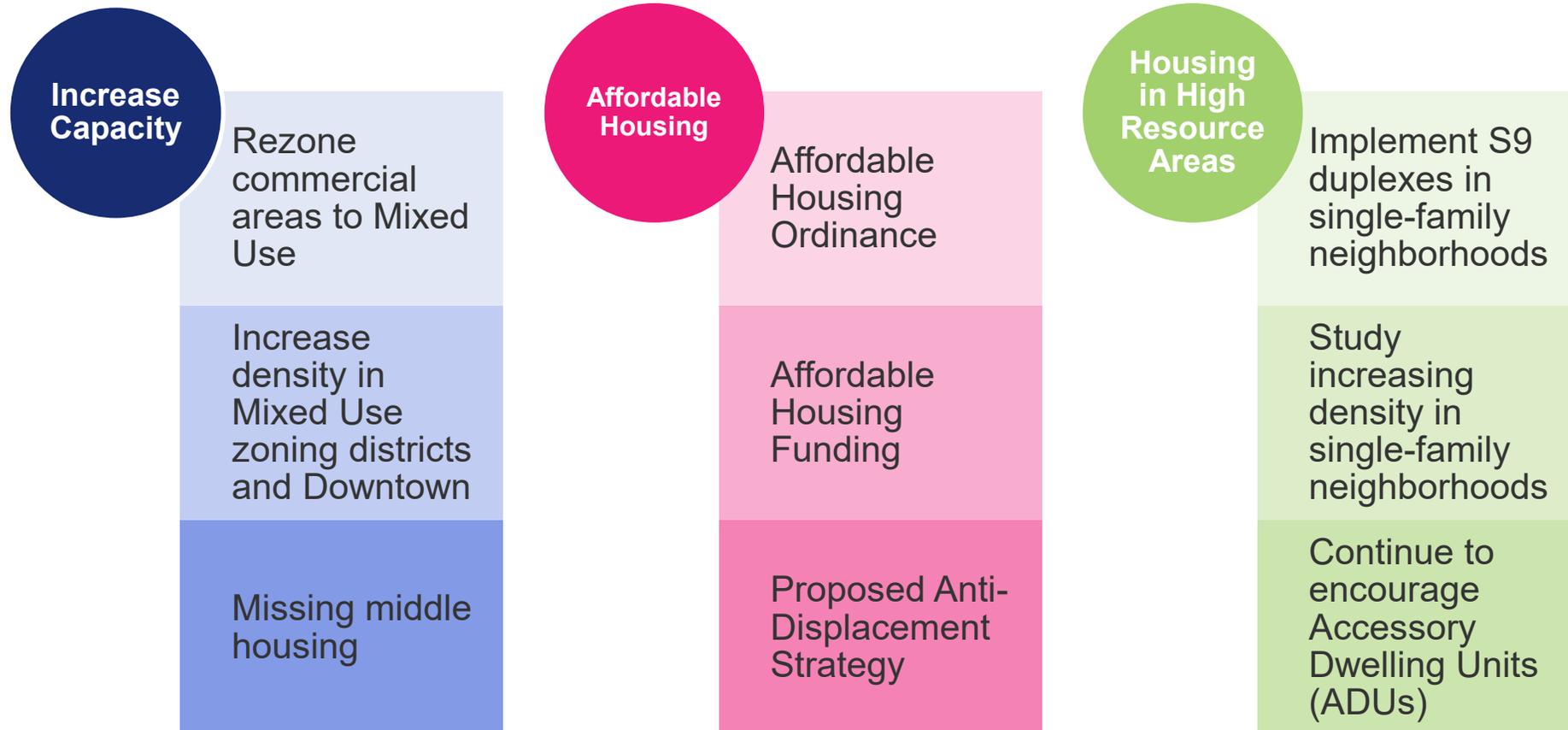
| | RHNA 2023-2031 | City Targeting 150% RHNA 2023-2031 |
|---------------------------------|---------------------------|---|
| Very Low Income* | 1,115 | 1,672 |
| Low Income | 643 | 965 |
| Moderate | 789 | 1,183 |
| Above Moderate (Market Rate) | 2,041 | 3,062 |
| TOTAL | 4,588 | 6,882 |

**50% of the Very Low Income RHNA is targeted for Extremely-Low Income*

Produce Housing to Meet RHNA Goals



Housing Element - Key Policies and Programs



Partner on Housing Opportunities



Shores Landing



Comfort Inn



Pacific Inn



New County Navigation Center



Production Takes a Village



1304 El Camino



353 Main St.



Comfort Inn



Shores Landing





Kate Hartley

Section Director,
Bay Area Housing
Finance Authority
(BAHFA)



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PSH Faster & For Less

WORKING TOGETHER TO END HOMELESSNESS | June 3, 2022



Homes for Homeless Fund (HHF)



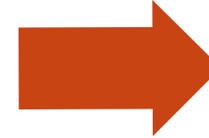
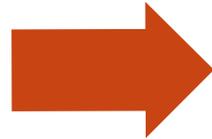
The Housing Accelerator Fund (HAF) formed a partnership with **Tipping Point Community** to build supportive housing **more quickly and cost-efficiently** using a \$50 million philanthropic gift

HHF's Goals

- **Cost:** TDC less than **\$400,000** per unit (vs. \$600K+)
- **Time:** Complete in less than **three years** (vs. 6 years+)
- **Leverage Other Capital Sources**
- **Replicability & Scale:** Revolve funds & create a model to do it again

Mercy Housing, David Baker Architects, and Cahill Construction joined the HAF and Tipping Point partnership to deliver on two driving goals: **QUALITY PSH FASTER AND FOR LESS**

Phases in the life of a project that we can improve with flexible upfront capital, innovation, and coordination with our public sector partners:



Acquisition

- Close quickly
- Streamline entitlements

Construction

- Minimize regulatory costs
- Encourage use of new, lower-cost technologies

Perm Operation

- All early stage dollars are coordinated to align with perm public sources
- Recapture private funds to revolve to future projects

Cost & time savings are possible in each phase

TAHANAN: IMPLEMENTATION

Acquisition

- HAF worked with SF to rezone parking lots to allow affordable housing
- 833 Bryant became eligible for SB 35 entitlements
- SF gave HAF a “soft” commitment to fund operations and services in the future if 833 came to life

Construction

- No public dollars in construction = no regulatory burdens
- HAF chose Factory OS for modular housing; took insurance risk and provided deposit money
- 100% union built
- 100% prevailing wages

Financing

- HAF paid for construction to start before CDLAC/LIHTC awards
- SF provided commitment letters needed for CDLAC/TCAC
- SF approved 30-year lease and lease-back to Mercy
- City lease pmt = \$975/unit/month; no escalation ever

Perm Operations

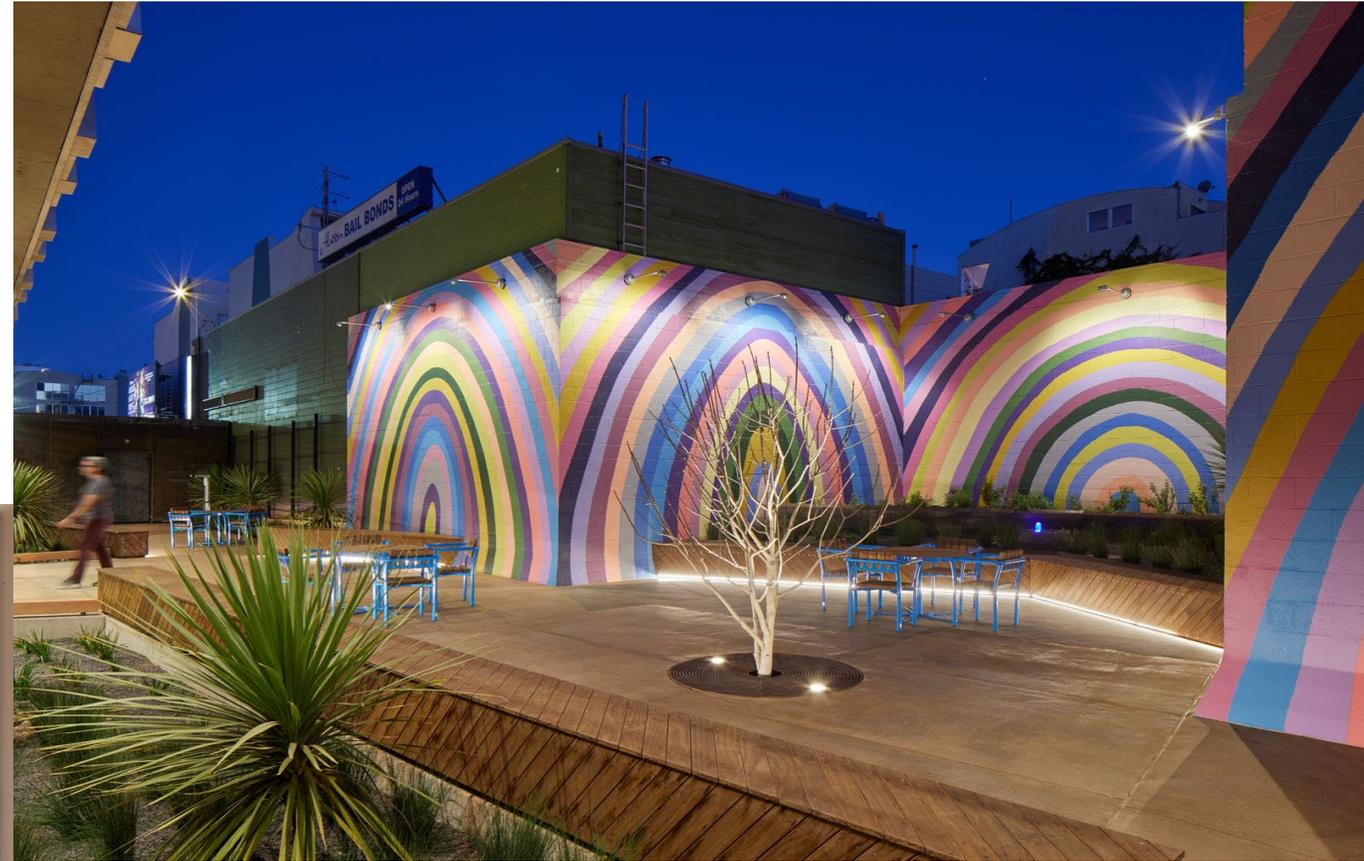
- Mercy uses SF lease money to repay its mortgage
- TCAC approved lease/lease-back as meeting IRS ownership requirements
- HAF is landowner; will transfer to SF for \$1 when bonds are paid
- HAF Perm Contribution: \$8.3M
- HAF recycled \$40M + for more PSH

TAHANAN

First Tenant
Received Keys
**November
2021**

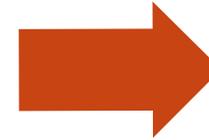
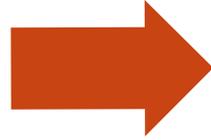
Lease-Up
Complete
January 2022





HOW TO REPLICATE WITHOUT PHILANTHROPIC FUNDS?

The public sector can take mitigated risks and provide streamlining that achieves PSH faster and for less



Acquisition

- City/County makes soft commitment to provide permanent funds for projects that meet City/County-defined terms
- Streamline entitlements (SB 35; no discretionary review, etc.)
- Developer can access low-cost private funds if City/County is takeout

Construction

- City/County provides commitment letters for funding applications
- City/County minimizes regulatory burdens and time delays
- Encourage use of new, lower-cost technologies
- Maintain flexibility to use lowest cost funds

Perm Operation

- City/County fulfills early commitments and provides permanent takeout funding
- Public sector is only entity able to maintain permanent affordability
- Public sector is only entity able to provide ongoing operating and services PSH needs

BAHFA'S MANDATE & AUTHORITY

- AB 1487 created the **Bay Area Housing Finance Authority (BAHFA)** with a mandate to raise and deploy funding for the “3Ps”: **Production, Preservation, and Tenant Protections**
- BAHFA serves our 9 counties and 101 cities
- Revenue measures are approved by voters:
 - Parcel tax, GO bond, “head tax,” or gross receipts tax
 - Regional commercial linkage fee
- Potential for significant revenue measure in 2024: \$10B - \$20B
 - Would create unprecedented funds for ALL Bay Area counties

With steady resources for every Bay Area jurisdiction, faster housing for less is possible!

THANK
YOU!



Questions?

Ray Hodges, Moderator

Director, San Mateo County Department of Housing

Melissa Platte

Executive Director, Mental Health Association of San Mateo County

Diana Reddy

Vice Mayor, Redwood City

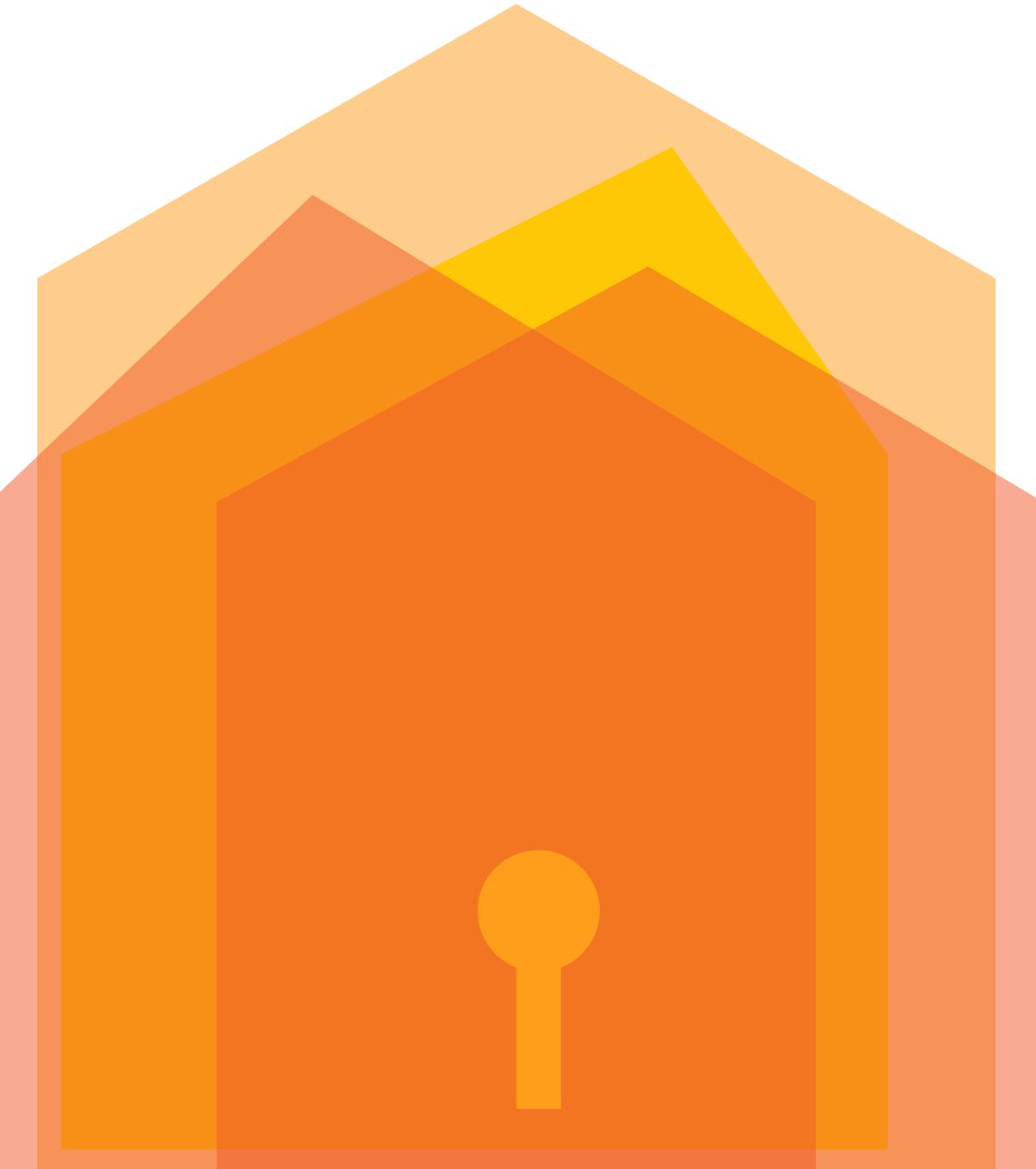
Kate Hartley

Section Director, Bay Area Housing Finance Authority (BAHFA)

What is one thing that you will do to support permanent housing for those experiencing homelessness?

A word cloud of responses to the question. The words are arranged in a roughly triangular shape, with 'advocate' being the largest and most central word. Other prominent words include 'educate others', 'offer support services', 'share information', and 'addiction resources'. The words are in various colors including blue, green, red, orange, and purple.

communicate opportunities
share this webinar
share stories
work across government
addiction resources
respect
volunteer
offer support services
fund
advocate
vote
educate others
share successes
build partnerships
reform ceqa
build more homes
share information
vote yes on projects
collaborate more
share this event
live for work
job resources
ensure food security
create permanent housing
value service providers
spread awareness



Fireside Chat: Residents share their stories on returning to permanent housing

Dr. Brian Greenberg
Moderator and VP Programs and
Services,
LifeMoves

Fireside Chat: Residents Share Their Stories on Returning to Permanent Housing

Dr. Brian Greenberg

Moderator, VP Programs and Services, LifeMoves

Alis Derus

Medical Billing and Collections, Former LifeMoves resident

Larry Williams

Mechanical Engineer, Former Samaritan House resident

Belinda Payne Fuerter

US Navy Veteran, Colma Veterans Village resident



Alis Derus

Medical Billing and
Collections,
Former LifeMoves
resident



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TO END HOMELESSNESS**



Larry Williams

Mechanical Engineer,
Former Samaritan
House resident



A photograph of five people in a living room. A man in a light blue shirt and dark tie stands on the left, leaning against a wooden chair. Four women are seated on a wooden sofa. The woman on the far left wears an orange top and black cardigan. The woman next to her wears a green t-shirt. The man next to her wears a striped shirt. The woman on the far right wears a yellow t-shirt. A coffee table in front of them holds a teapot and cups. A large silver thermal pot sits on the floor in front of the coffee table. A white electric fan is on the right. The background features a framed picture of horses, a window with blinds, and a glass door with a child's picture hanging on it. A yellow can is on a glass table in the foreground.

Before the Accident



Homeless

**Permanently
Housed**





Belinda Payne Fuertes

US Navy Veteran,
Colma Veterans
Village resident



Questions?

Dr. Brian Greenberg

Moderator, VP Programs and Services, LifeMoves

Alis Derus

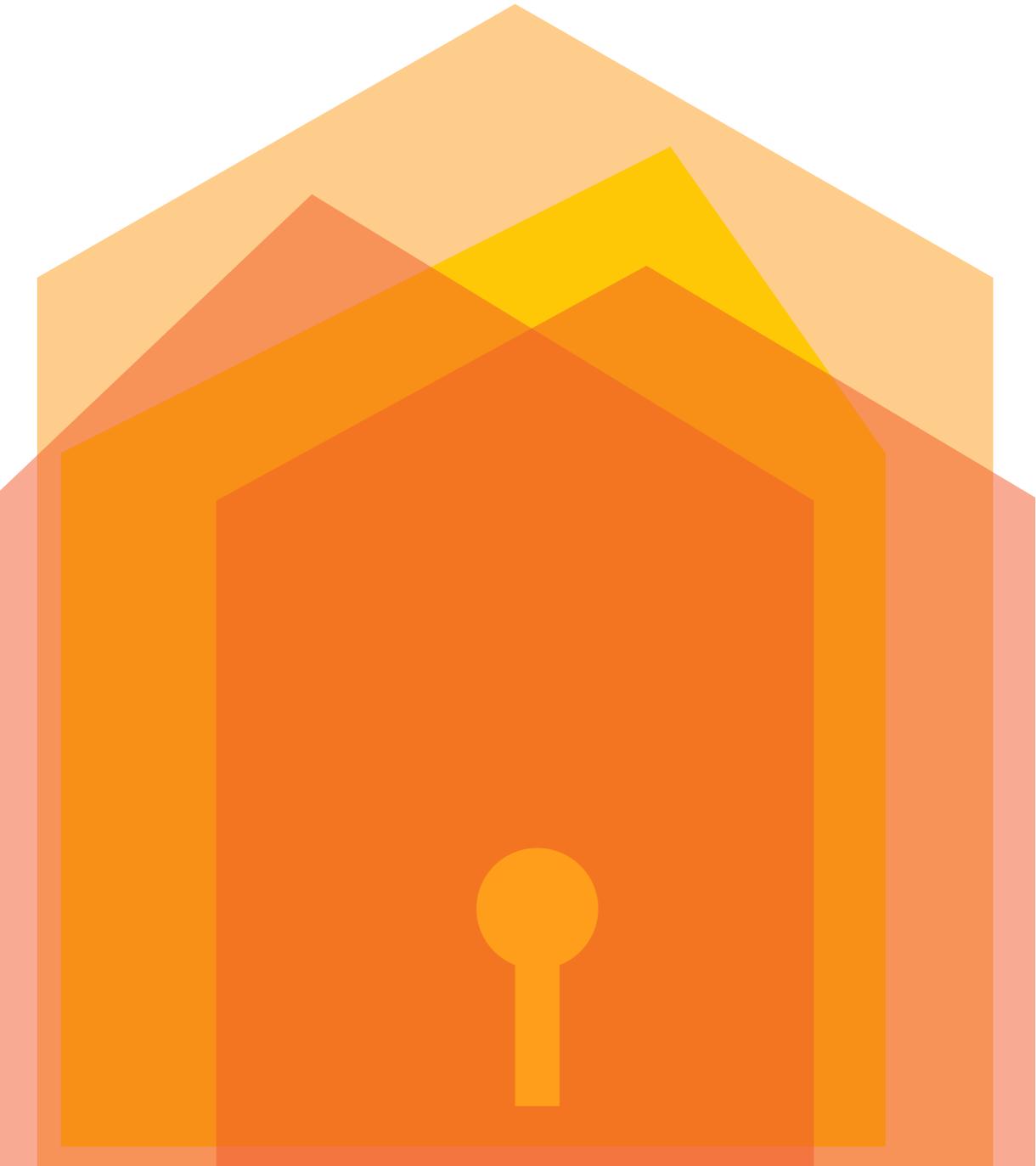
Medical Billing and Collections, Former LifeMoves resident

Larry Williams

Mechanical Engineer, Former Samaritan House resident

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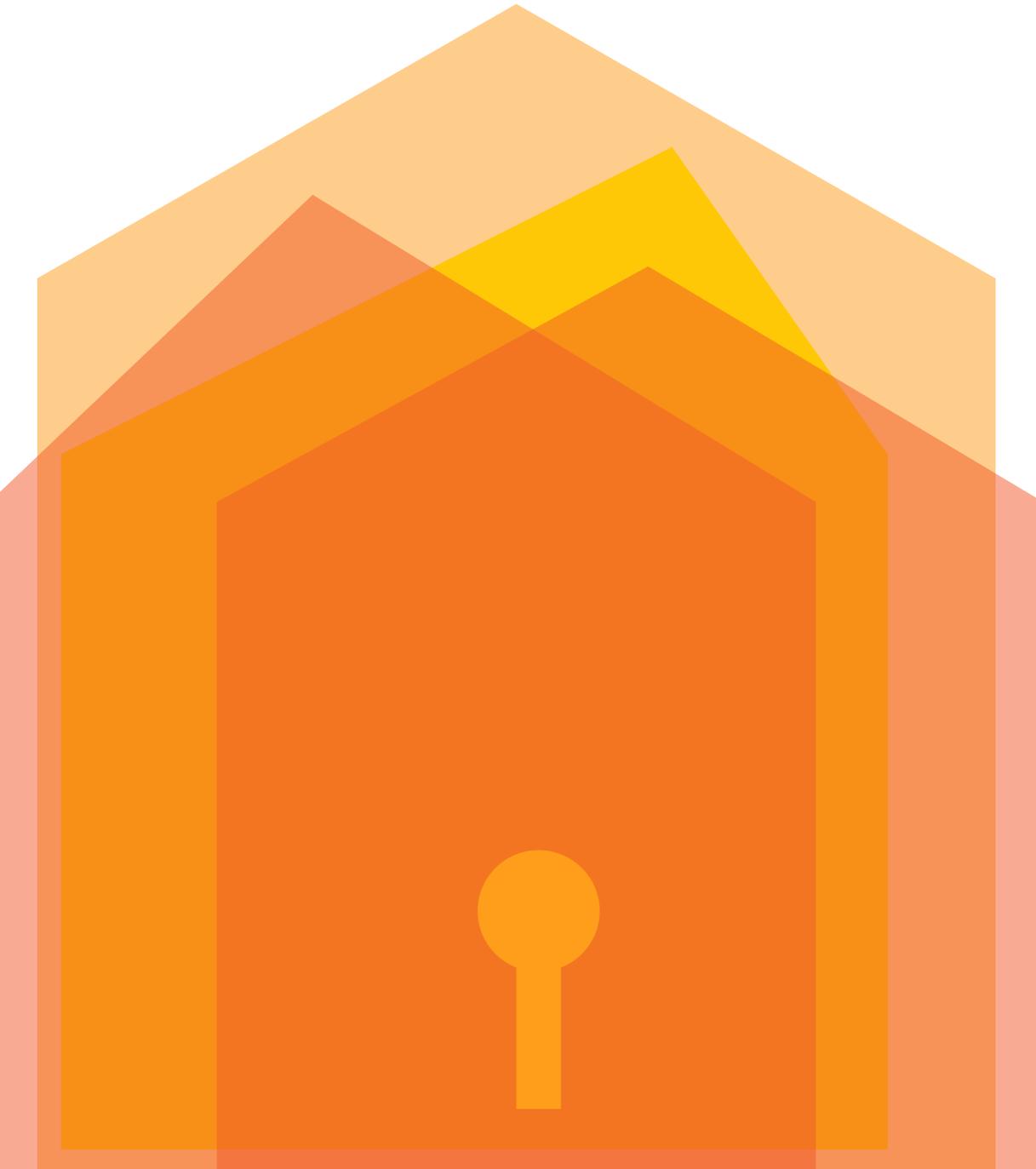
US Navy Veteran, Colma Veterans Village resident



Closing Speaker

Mike Callagy

San Mateo County Executive



Thank you!

Mark Nagales

Mayor of South San Francisco and
Event Moderator

**Thank you for
joining us
today!**

**Please fill out the
feedback form –
link in chat**

**Volunteer
Opportunities
& More Info
[smcendinghomelessn
ess.org](https://smcendinghomelessness.org)**



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