

Housing for a Healthy Santa Cruz

Six-Month Work Plan Update

January – June 2022

A Strategic Framework for Addressing Homelessness in Santa Cruz County



Board of Supervisors Presentation – August 9, 2022

Robert Ratner, MPH, MD
Director, Housing for Health
County of Santa Cruz Human Services Department



Presentation Overview



Six Month Plan Update



Affordable Housing & Homekey Update



PIT Count and Framework Goals



Prevention Efforts



Shelter and Rehousing Wave



Supportive Housing Funding

*“A sense of belonging appears to be a basic human need – as basic as food and shelter.”
— Dr. Kenneth Pelletier*



Six Month Plan Update (January – June 2021)

26 of 26 milestones partially or fully completed

Significant Accomplishments:

- Executed **\$1.6M** worth of contracts for eviction/homelessness prevention and flex funding
- Rehousing Wave – **145 households** moved to permanent homes
- **Collaboration with Central California Alliance for Health** to apply for funding and support CalAIM implementation
- Two of four **Project Homekey applications funded** for more supportive housing
- Implemented **2022 Point-in-Time (PIT) Count** of people experiencing homelessness
- Launched **new Continuum of Care (CoC) structure** – Housing for Health Partnership



Strategic Framework: Capacity Goals

Table: Framework System Capacity Targets and Current Capacity

	Baseline	Framework Target	Current Capacity
Temporary Housing	440	600	387↓
Rapid Rehousing	140	490	194=
Permanent Supportive Housing	500	600	792=
Very Low-Income Affordable Housing	Not Established	+734 (RHNA Goal) new units	+151↑



Strategic Framework: Performance Goals

HMIS Performance Data Relative to Targets

(12-month period through June 30, 2022)

Measure	Emergency Shelter		Transitional Housing		Rapid Rehousing	
	Current Value	Target	Current Value	Target	Current Value	Target
Reduce Length of Stay (in days)	156↑	60	506↑	250	372↓	180
Increase Rehousing Rate	23%↑	40%	66%↓	80%	57%↓	85%



Strategic Framework: Outcome Goals (2022 Point-in-Time Count Data Highlights)

Framework Overall Goal by January 2024:

50% reduction in “unsheltered” homelessness and 25% reduction in overall homelessness.

2019 to 2022 Point In Time Count Trends by Population

Population Group	“Unsheltered”	Overall
Families with Children	94%↓	59%↓
Youth (18-24 yo)	61%↓	61%↓
Adults Only (25 and older)	74%↑	41%↑
Overall (All Populations)	4%↑	6%↑

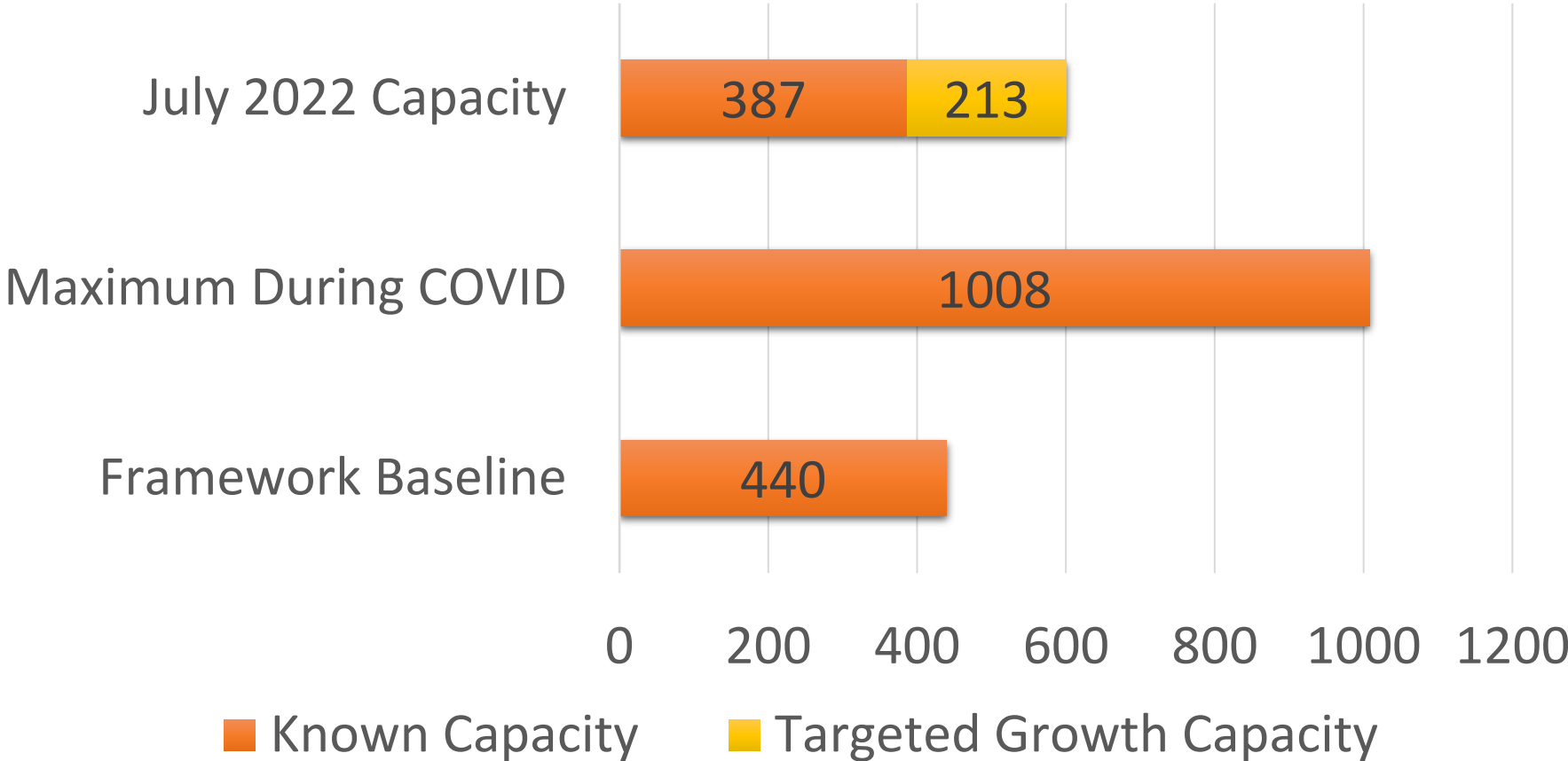
Adults Only Increases Primarily Among:

Veterans, Seniors, People with Disabilities and Long or Repeated Histories of Homelessness



Shelter and Transitional Housing Capacity

Santa Cruz County - Emergency Shelter and Transitional Housing Bed Capacity Over Time





- Three Strength-Based Care Management and Housing Navigation Teams
(County, Abode, Housing Matters)
- Real Estate Partnership Program
(Abode)
- Flexible Rehousing Funding
(Community Action Board)
- Housing Authority Permanent Housing Subsidies
- Vets Hall Board of Trustees C.A.R.E. Packages

About 13 months of operations....

- 323 people served by teams to date
- 145 moved into permanent homes

Emergency Housing Voucher (EHV) Update (includes other households experiencing homelessness served by other teams):

- 441 households with Housing Authority EHVs; 167 using them; rest in process or searching

BIGGEST CHALLENGE: Finding Available Rental Units



Housing Affordability Gap (2022)



Two-Bedroom Apartment at Fair Market Rent

Average Santa Cruz Renter needs 3.1 full-time jobs to afford...*(highest in U.S.)*



Housing Wage for 2-bedroom apartment at Fair Market Rent in 2021 = **\$58.10/hour** *(3rd highest in U.S. after San Francisco and Santa Clara counties)*

Housing Wage for 2-bedroom apartment at Fair Market Rent in 2022 = **\$60.35/hour** *(2nd highest in U.S. after San Francisco)*

“Out of Reach 2022” National Low Income Housing Coalition Data



Housing Affordability Gap - Progress

Regional Housing Needs Allocation (RHNA) Central County Comparisons for Very Low-Income Unit Production to December 2021

County	County Total Population (2018)	Very Low Income (VLI) RHNA Housing Goal	Current # of Building Permits Issued for VLI Housing
San Benito	61,537	520	4 (0.8%)
Santa Cruz	274,255	734	153 (21%)
Monterey	435,594	1780	725 (40.7%)
San Luis Obispo	284,010	1020	498 (49%)



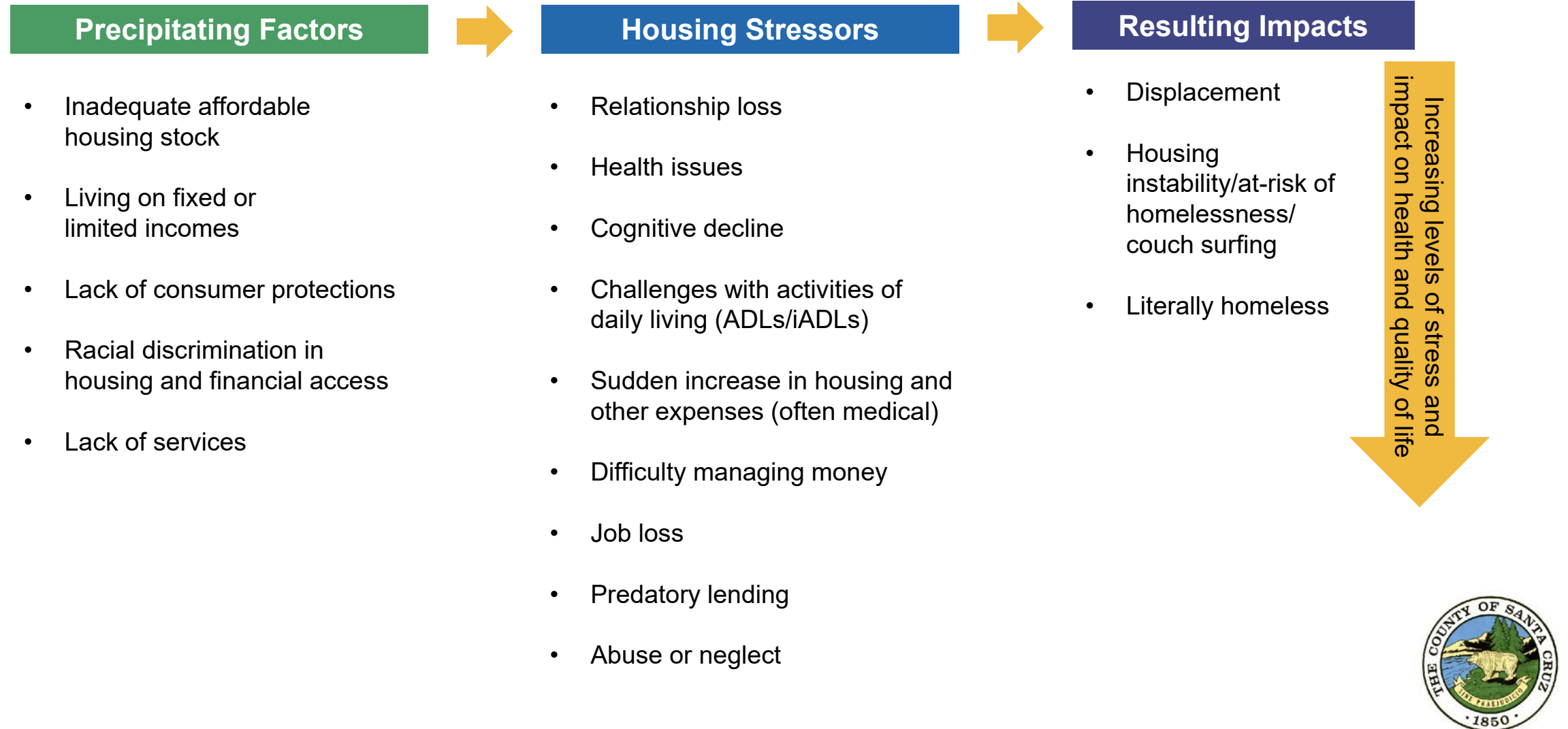
Housing Affordability Gap - Progress

Regional Housing Needs Allocation (RHNA) City Comparisons for Very Low-Income Unit Production to December 2021

Local Jurisdiction	Total Population (2020)	Very Low Income (VLI) RHNA Housing Goal	Current # of Building Permits Issued for VLI Housing
Unincorporated Santa Cruz	133,797	317	72 (22.7%)
City of Santa Cruz	62,956	180	57 (32%)
Watsonville	52,590	169	21 (12.4%)
Scotts Valley	11,580	34	0 (0%)
Capitola	9,938	34	3 (9%)
TOTALS	270,861	153	734 (21%)



Housing Affordability Gap - Impacts



Creating More Affordable Housing: Project Homekey

Competitive state funding to create more housing for those experiencing or at-risk of homelessness

Round 1 of funding – no application from Santa Cruz County

Round 2 of funding – 4 applications requesting over \$53.5M for 155 new units

- Veterans Village awarded \$6,425,000 for 20 units for homeless veterans
- Park Haven Plaza awarded \$10,660,000 for 36 units for youth, families, and veterans
- River St. award decision still pending
- Step-Up in Watsonville initial denial of funding appeal being processed

Round 3 of funding (anticipated release in October)

- 2714 Freedom Blvd – youth transitional housing project application planned
- City of Santa Cruz, Housing Matters, Mid-Pen Housing – potential application for Coral St.
- Potential resubmission of Round 2 applications
- Other project ideas



Creating More Affordable Housing: Local Funds

Health Services Agency – Whole Person Care Housing Funding

- \$2.64M to create more supportive housing
- For individuals with a mental illness experiencing homelessness

Human Services Department – Housing Disability Advocacy Program

- \$2M to create more supportive housing
- For individuals with disabilities experiencing homelessness

Planned collaborative Request for Proposals (RFP) with both sources of funds (\$4.64M):

- Investment priority = the largest number of long-term supportive housing units for target populations at the lowest cost per unit



Six-Month Plan (July – December 2022)

- Apply for and secure funding, e.g., Homekey, HUD Continuum of Care NOFO, HUD HOME funds, etc.
- Partnership with Central California Alliance for Health on implementation of CalAIM housing-related community supports
- Grow and improve centralized one-time flexible housing assistance fund
- Re-launch Home Safe to protect seniors and people with disabilities with maintaining or securing housing
- Support eviction and homelessness prevention and tenant outreach and education efforts
- Coordinate outreach and services to unhoused individuals living in San Lorenzo Park in the City of Santa Cruz and create new team for unincorporated areas of the County
- Support Project Homekey projects through award and construction project phases
- Prepare RFP for permanent supportive housing funds
- Work to expand temporary housing capacity – health-focused recuperative care/shelter and transition-age youth transitional housing
- Establish and move toward implementation of new coordinated entry policies and procedures (and more..)



Questions & Discussion

