

**Presentation to the Community & Public Health Committee
of the**

San Francisco Health Commission

April 20, 2010

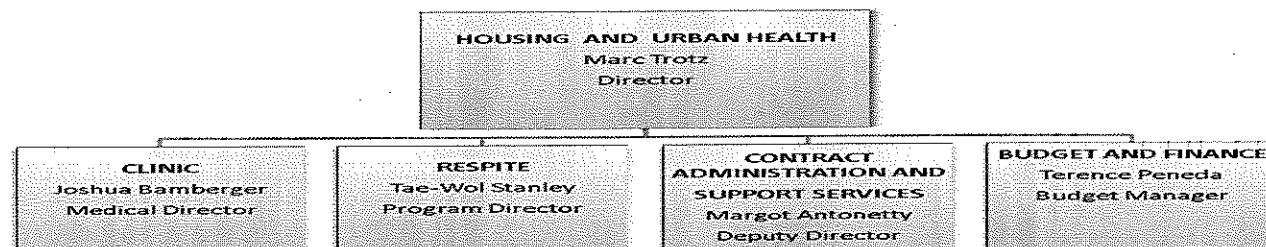
Presented by Marc Trotz

**Housing Presentation to the Community & Public Health Committee
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1. Overview of Housing and Urban Health

Housing and Urban Health (HUH) is a section within Community Programs Division of the Department of Public Health. The primary goal of the section is to develop community-based residential options for people who have experienced homelessness as well as people who have had intermittent or extended hospitalizations. For this population, access to housing with on-site services (supportive housing) is an essential element to regaining and maintaining stability and improved health status. Conversely, without access to supportive housing, homeless and low-income persons dealing with complex medical and behavioral health issues will more often than not, find themselves in a costly and destructive cycle of living on the streets, in shelter, residential treatment, and hospitalization. Since 1999, HUH has been partnering with other city agencies, non-profits, and private property owners to deliver a range of housing settings geared toward residential stabilization, improved health status, and reintegration into various San Francisco neighborhoods.

The Housing and Urban Health Section has a small administrative staff located at 101 Grove Street that is responsible for policy and program development. Additionally, the section operates the Housing and Urban Health Clinic at 234 Eddy Street which serves as a clinical home for the direct services provided to residents of supportive housing. HUH also operates the Medical Respite and Sobering Center located at 1171 Mission Street which serves as a important discharge option of San Francisco General and private hospitals as well as a drop off point for chronic alcoholics in need of stabilization services. Below is an organizational chart that includes HUH's main divisions and corresponding key staff:



HUH has developed many different types of housing typologies to meet the varying needs of clients as well as the discharge demands of other sections within the Health Department. For example, the Department’s homeless outreach team, SFHOT, has the need for immediate placement options for people coming off the street. For that purpose, HUH, has secured several hundred “stabilization rooms”. On the other end of the spectrum, HUH has developed over a 1000 units of permanent supportive housing (known as Direct Access to Housing) that provides long-term stable housing for persons who are currently homeless and/or moving from a different level of care, including stabilization housing discussed above. The chart below summarizes the different housing types that HUH has developed and currently operates:

Housing Type	Total Units/Beds	Description
Stabilization Housing	281	Blocks of rooms in private SROs for short-term stays (1-6 months) to gain basic client stability
Respite/Sobering Beds	60	Respite: discharge option for non-acute homeless patients from hospital requiring further recovery. Sobering: chronic inebriate stabilization services and access to continuing care
Transitional Housing	104	Medium stay housing, up to 24 months, intensive on-site services
HIV Housing Subsidies	690	Tenant based rental subsidies that allow persons with HIV/AIDS to rent units in private market
Permanent Supportive Housing	1,206	Multi-unit buildings that include on-site health and support services
Scattered-Site LHRSP	55	Scattered-site housing with wrap around services for people discharged from LHH or diverted from SFGH
Total	2,396	

The remainder of this report will highlight two HUH programs that deliver permanent housing to clients of the Health Department in very different ways but achieve the same objective of providing healthy, safe housing with access to services to promote stability and improved health and well being.

2. Direct Access to Housing linked to Affordable Housing (Pipeline Housing)

During the last five years, HUH has been focusing on the housing production method often referred to as “Pipeline Housing”. This approach involves partnering with the city’s affordable housing production agencies (the Mayor’s Office of Housing and the Redevelopment Agency) and non-profit affordable housing developers. In doing so, DPH benefits greatly from the financial and development expertise these partners bring to the table and at the same time secures high quality housing in beautiful new developments that include high levels of disabled access and other amenities critical to housing homeless and disabled persons. These pipeline projects are generated by RFPs put out by the housing agencies with DPH as a collaborating partner. These projects are mostly new construction sites but also include acquisition and major

rehabilitation of existing buildings. Some projects are designated as 100% supportive housing while others are a mix of supportive housing and traditional affordable housing for low-income San Franciscans. The “deal” that is struck between DPH and the housing developers is that in exchange for access to the units (meaning DPH refers the tenants) the Department provides the project with an operating subsidy and services funding. The main barrier developers have in providing supportive housing is that the project can not support basic operational costs based on the rent that indigent clients pay, and therefore, the project needs an operating subsidy, generally in the range of \$400-\$800 per unit per month. Additionally, since DPH is generally placing clients with long histories of homelessness, substance use, mental illness, and other chronic health issues, the development requires some level of on-site services to help maintain the stability of clients which DPH provides either through a contract with a support service provider or directly with DPH personnel. On average, the operating subsidy plus support service funding totals \$1,500 per unit per month or \$50 per day.

Examples of pipeline projects include the Plaza Apartments at 6th and Howard Street in which all 106 units are Direct Access to Housing and 990 Polk Street in which 50 of the 110 units are DAH. Below are four of the most recently opened pipeline projects:

Parkview Terraces Apartments - 871 Turk St



- Homeless Seniors (age 55+)
- 101 Total Units
- 20 DAH Units

990 Polk Senior Housing



- Opened in 2008
- Serves homeless seniors (ages 55+)
- 110 total units
- 50 DAH units, 10 of them for severely mentally ill persons (MHSA)

Mosaica – 2949 Alabama



- Opened March 2009
- Serves homeless seniors (ages 62+) with special needs
 - 151 total units
 - 11 DAH units

149 Mason Street

- Opened March 2010
- New construction
- Serves homeless adults with special needs
- 55 total units
- 100% DAH



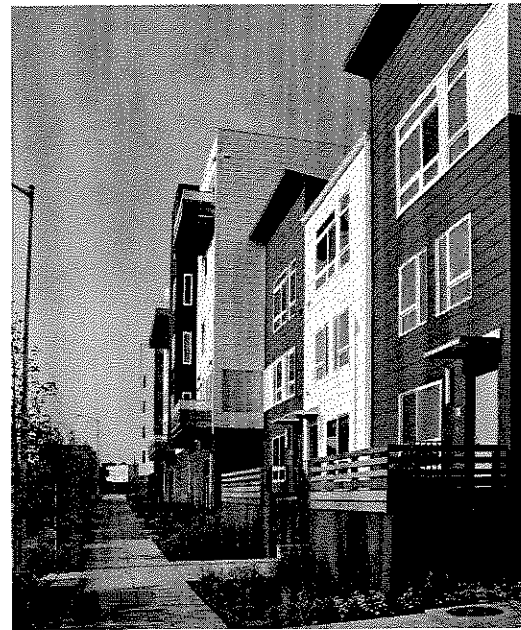
Given the Mayor's and the Health Department's priority in continuing the effort to end homelessness and decrease over-use of costly higher levels of care, the Department continues to support new Direct Access to Housing projects in the upcoming fiscal year 10-11 and beyond. The Department will be contributing to the opening of 158 new units of DAH housing next year.

Examples of these projects include:

Edith Witt Senior Community



Armstrong Place



The Coronet



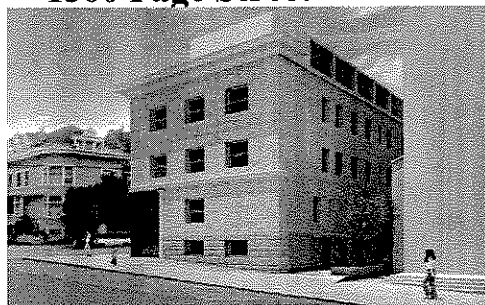
And in FY 11-12 and FY 12-13, the Department will be bringing on an additional 497 units with some them pictured below:

FY 11-12

Parcel G



1500 Page Street

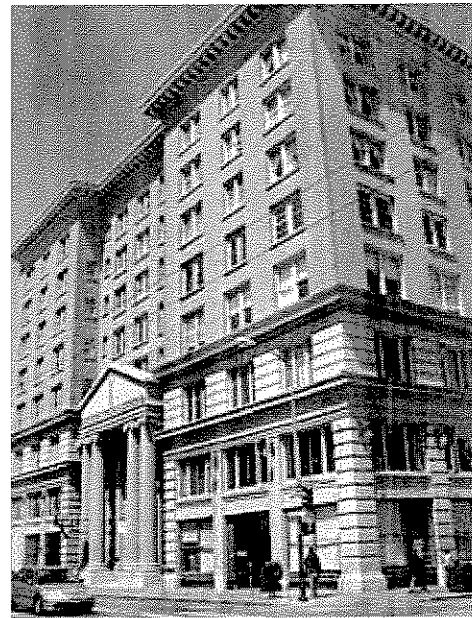


Dolores Hotel

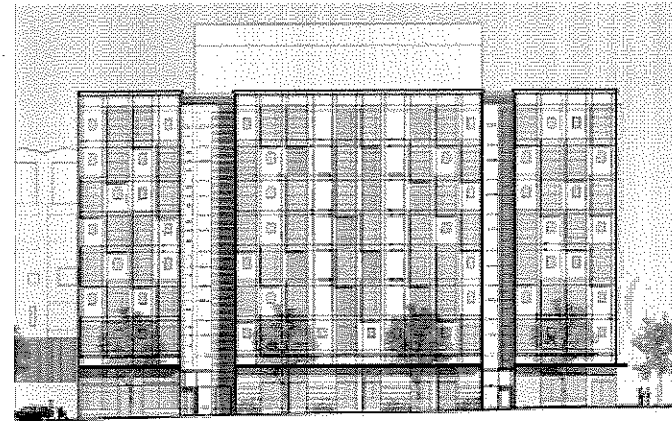


FY 12-13

220 Golden Gate (Former YMCA)



Transbay Block 11A

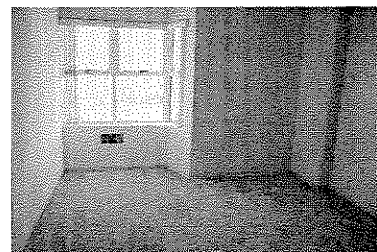
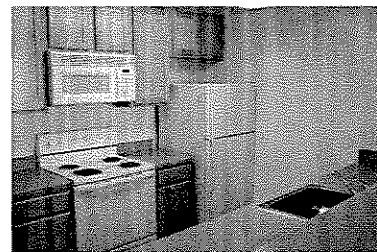
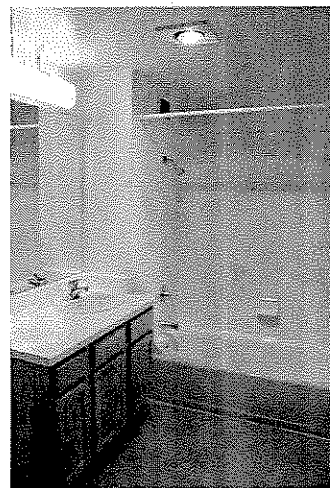
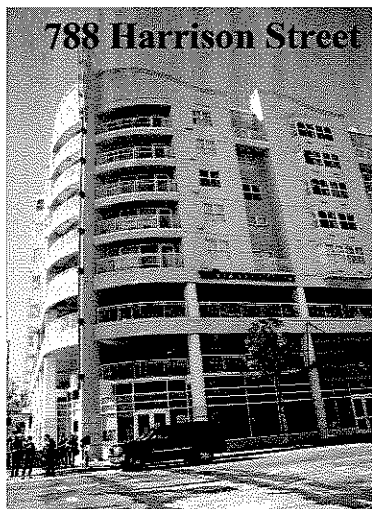
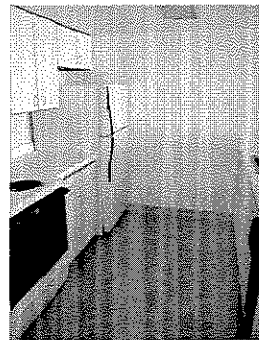
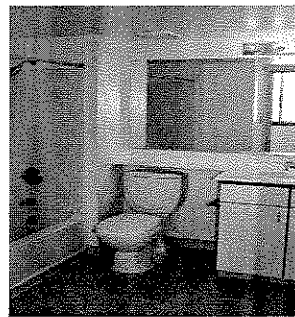
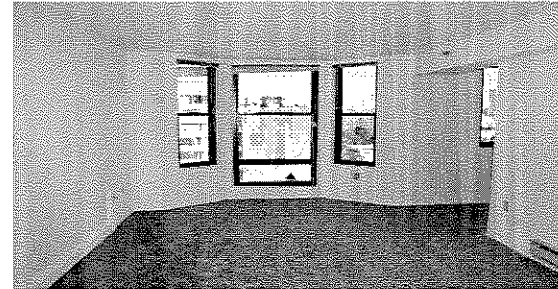


3. Laguna Honda Hospital Rental Subsidy Program (LHHRSP)

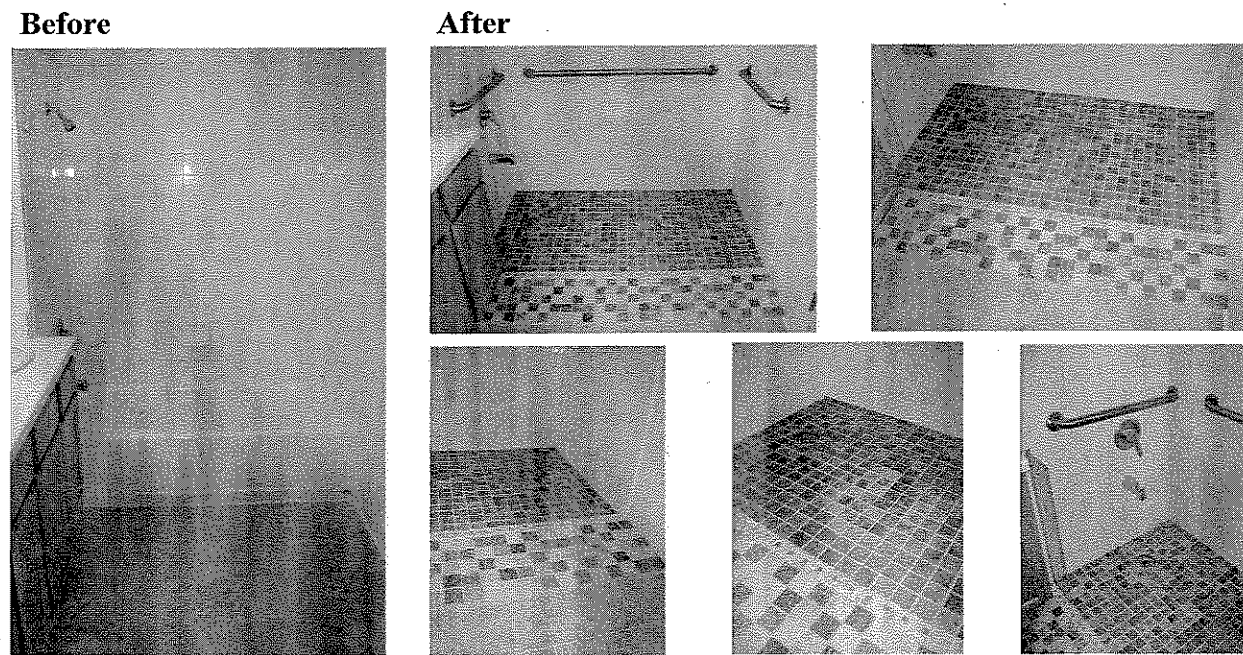
The Department has been an innovative leader in producing site based housing through Direct Access to Housing program for many years. Nonetheless, the demand for community placements continues to outstrip the availability of units in our network of supportive housing. Given that reality and our continued desire to provide housing at the least restrictive level of care, the Department began an ambitious project to place 500 persons in scattered site housing over five years. The target population of this project includes persons able to be discharged from Laguna Honda Hospital and those persons who meet a skilled nursing level of care but can be diverted to community housing with wrap around services. The project is a joint effort between the Health Department and the Department of Aging and Adult Services with the Health Department responsible for locating and maintaining a network of housing and assisting in identifying and providing appropriate services. As distinct from a DAH-like site based model, this project relies on market rate housing and the deployment of services tailored to individual client necessary to maintain community based housing.

The project got its start in 2008 and has hit it's stride this year, FY 09-10. As a result of an RFP, the Department has contracted with Westbay Housing, an innovative non-profit housing agency. Their primary role is to secure blocks of rooms in the private market that are suitable for the target population of this project. In many cases, Westbay has been able to negotiate with owners to allow significant accessibility improvements in units including the replacement of standard

shower/tubs with roll-in showers. Westbay Housing also plays the important role of liaison between the building owner and tenants. If and when tenant caused difficulties arise at a site, Westbay is there to problem solve and assure the owner that all necessary measures are being taken. At this point in time, Westbay Housing has leased approximately 55 units in buildings ranging from Fox Plaza, the Avalon Apartments, and the Fillmore Center. All apartments are self contained units with bath and kitchen. Depending on client need, the units range from studio to two bedroom. On average, the monthly housing subsidy for this scattered site model is \$1,000 per unit per month. The photos below provide an example of a few of the housing sites utilized by this project.



Sample Unit Modifications



4. Housing and Urban Health Budget Summary

	General Fund	Grants	Work Orders	MHSA/Prop 63	Totals
Personnel	7,670,732	309,526	673,790	221,270	8,875,318
Contracts	13,081,372	1,982,037	473,000	791,454	16,327,863
Operating/Lease	3,047,745	889,256		68,892	4,005,893
Materials and Supplies	92,112				92,112
	\$23,891,961	\$3,180,819	\$1,146,790	\$1,081,616	\$29,301,186