

City of San Jose – Interim Housing Insights



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Overview Today's Topics

- ▶ Need & Who is Homeless in our Community
- ▶ Driving factors of homelessness
- ▶ Defining interim housing in our region
- ▶ Overview San Jose's interim housing
- ▶ Best practices and regional resources
- ▶ Questions & Discussion



Background – Scope of Need

6,650

Individuals Experiencing Homelessness in San Jose



4,975

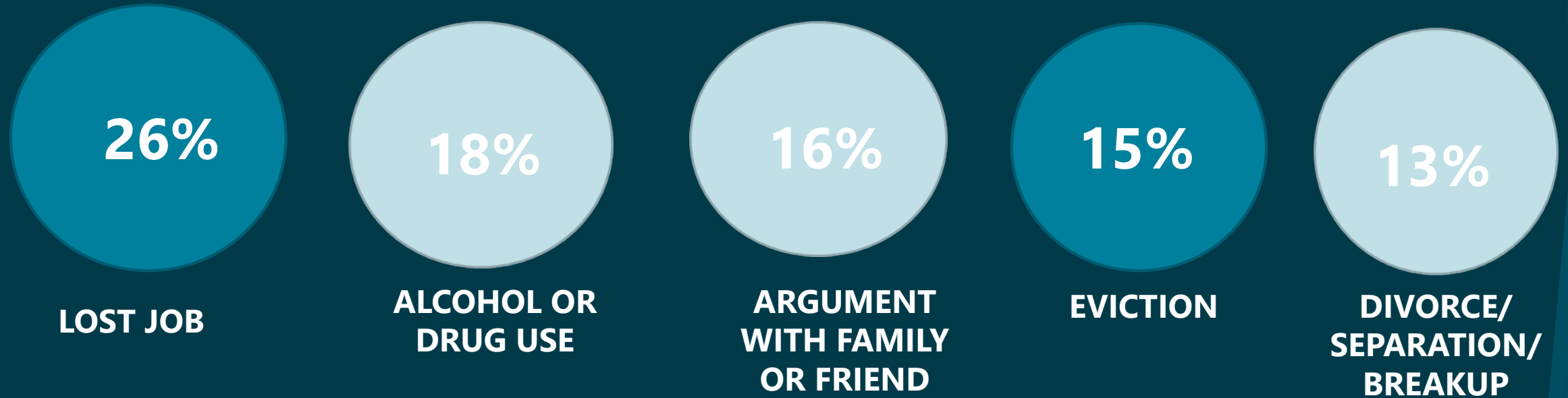
Unsheltered



1,675

Sheltered

Primary Conditions that led to Homelessness



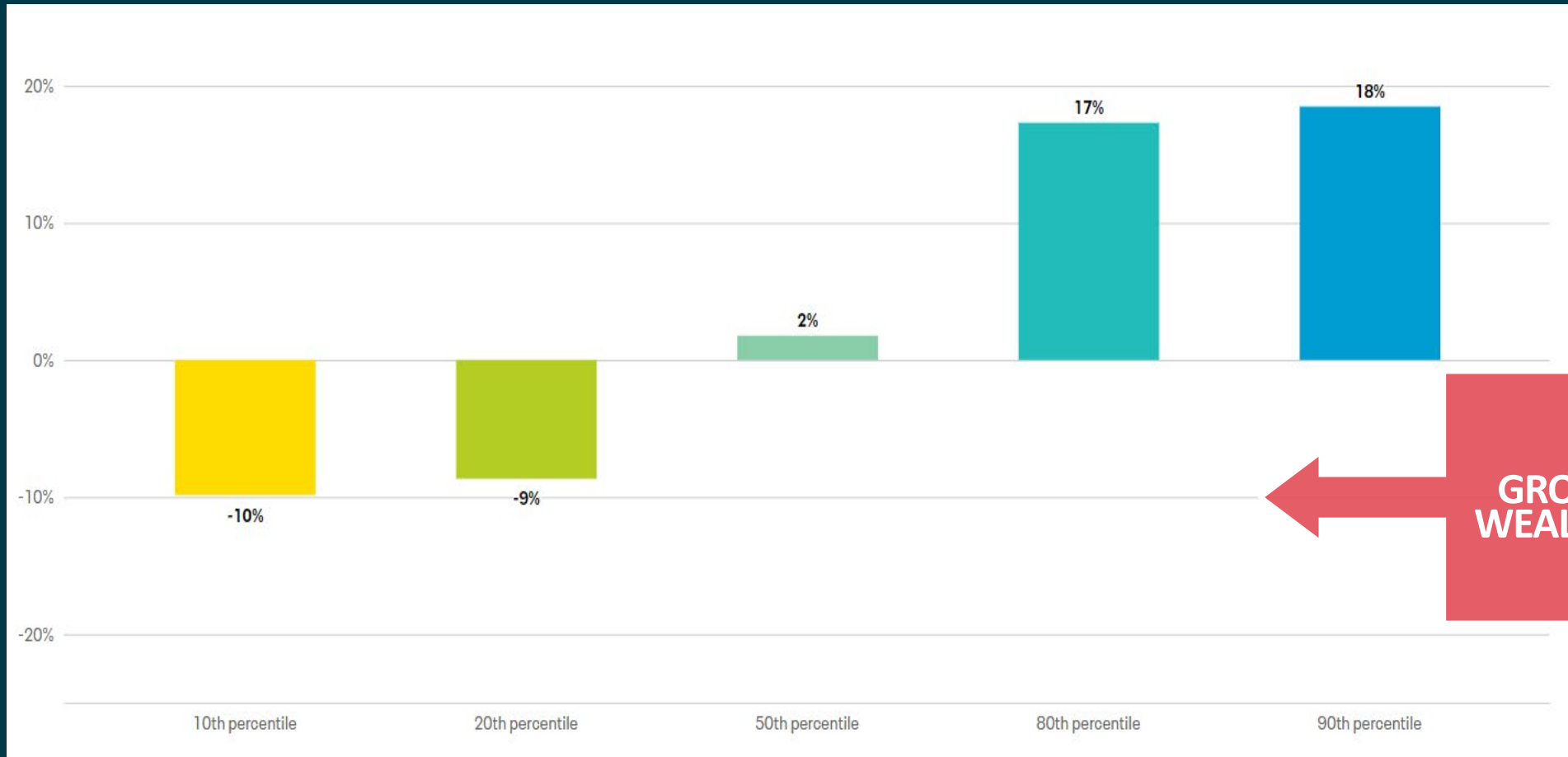
Inflow – Homelessness Continues to Grow

For every homeless family or individual connected to housing in the county, two to three more are experiencing homelessness for the very first time



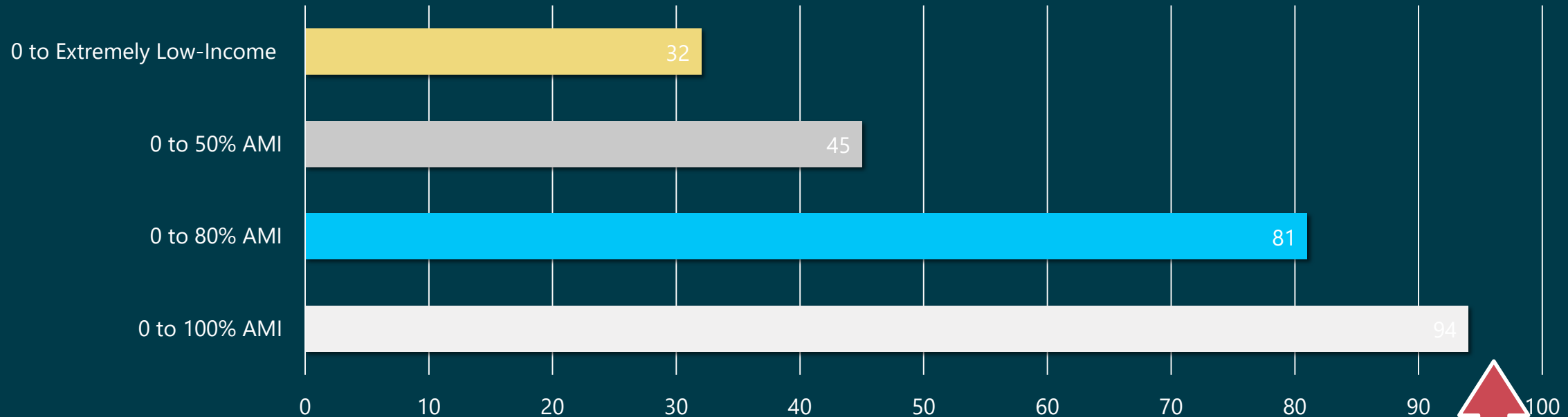
System Factors Driving Homelessness: Growing Wealth Gap

Earned income growth for full-time wage and salary wage and salary workers
San Jose City, CA: 2000-2019



Systemic Factors Driving Homelessness: Lack of Affordable Housing

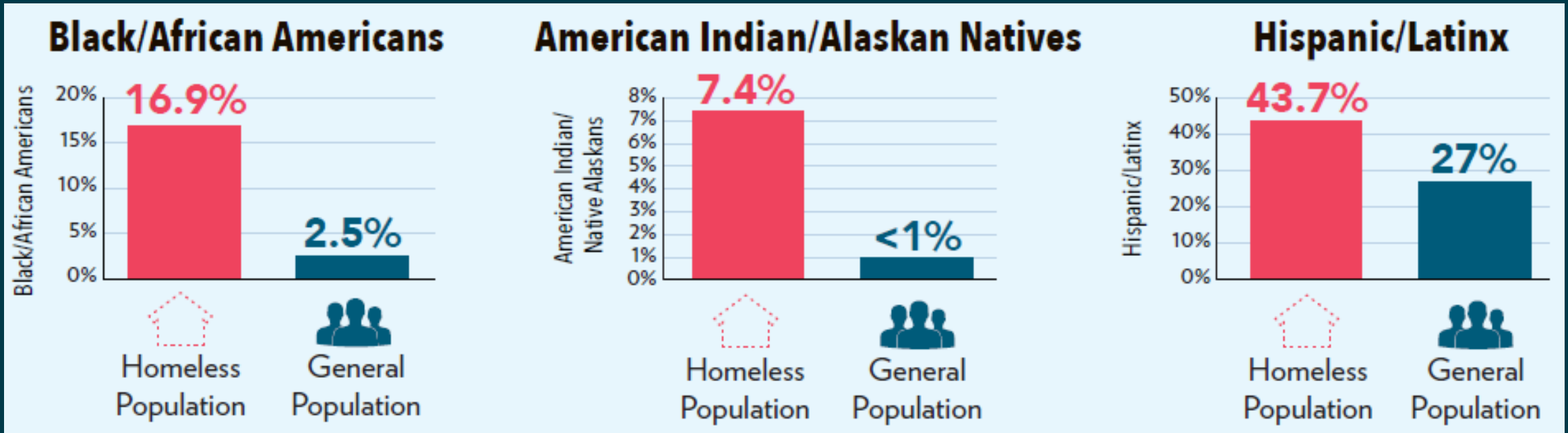
Affordable & Available Rental Homes Per 100 Renter Households San Jose Metropolitan Area: 2020



**SHORTAGE OF
AFFORDABLE
HOMES**

Systemic Factors Driving Homelessness: Racism

Racial disparities in homelessness



Community Plan to End Homelessness

STRATEGY 1



Address the root causes of homelessness through system and policy change

STRATEGY 2



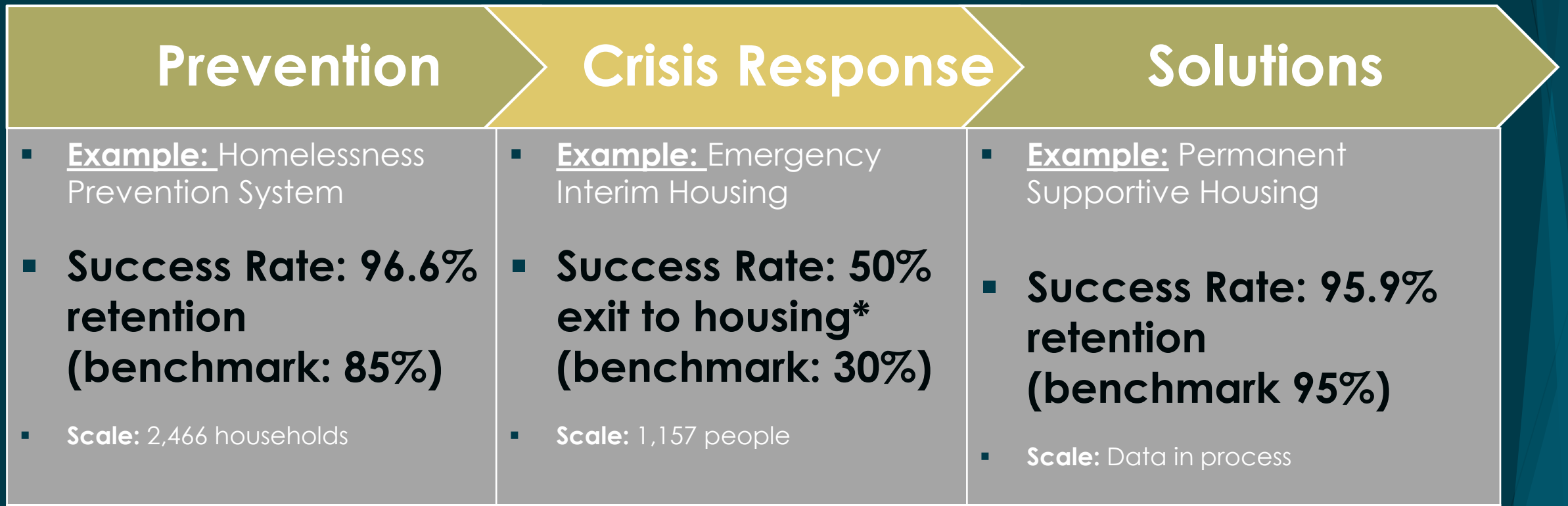
Expand homelessness prevention and housing programs to meet the need

STRATEGY 3



Improve quality of life for unsheltered individuals and create healthy neighborhoods for all

How does interim housing fit?



Defining Interim Housing Santa Clara County

Temporary pathway to permanent housing



Supportive services, longer stays



Noncongregate: Private rooms, lockable doors



Costlier than shelter, but more responsive to participant needs.

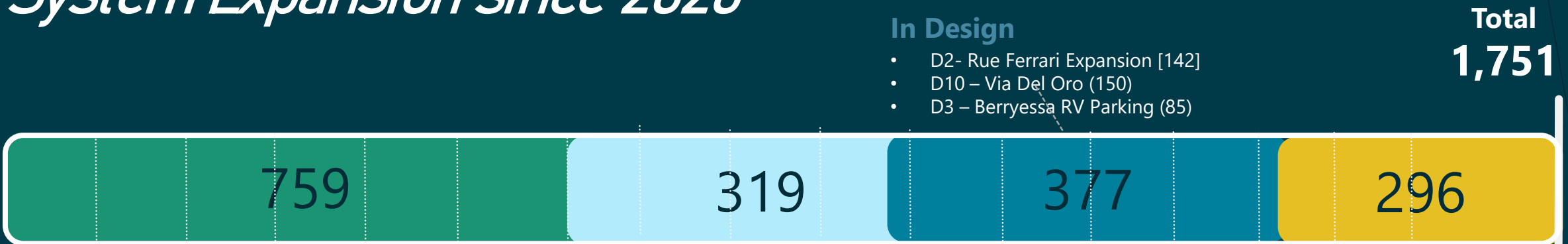


What are San Jose's Emergency Interim Housing Communities?

- ▶ Goals are:
 - ▶ (1) to give people quality shelter out of encampments;
 - ▶ (2) transition people into permanent housing
- ▶ Provides participants with private rooms with shared kitchens and laundry facilities
- ▶ Participants have access to services (case management, medical and mental health referrals, job placement assistance)



San Jose EIH, Hotel/Motel Conversions, & Safe Parking System Expansion since 2020



In Design

- D2- Rue Ferrari Expansion [142]
- D10 – Via Del Oro (150)
- D3 – Berryessa RV Parking (85)

Total
1,751

Completed

- D2- Monterey/Bernal, EIH [78]
- D2- Rue Ferrari, EIH [118]
- D3- Mabury Rd, BHC [40] D3- Guadalupe [96]
- D3- Sure Stay Hotel, Hotel Conversion [76]
- D3- The Plaza, Hotel Conversion [43]
- D6- Evans Ln, EIH [121]
- D6- Casa De Novo, Hotel Conversion [56]
- D7- Felipe Ave, BHC [40]
- D6 – Arena Hotel (89)
- D10 – Santa Teresa RV Parking (42)

Under Construction/In Development

- D3- Monterey & Branham [204]
- D3- Pavilion Inn, Hotel Conversion [43]
- D3- Pacific Motor Inn, Hotel Conversion [72]

Sites Approved by Council

- D4- Cerone [~200]
- D9- Cherry Avenue [~96]

Planning – Pre Development

- ▶ Site and Concept Development - Viability and Practicality
 - ▶ Key land items (e.g. environmental clearance, setbacks, deed and other restrictions, owner)
 - ▶ Rapid layout and concept development – get project moving, what are we doing
 - ▶ Internal coordination, hurdles (e.g. Housing, Building/Codes/PW, Fire, Transportation, Legal)
- ▶ Design, Procurement, Contracting
 - ▶ Each site, project, deal, opportunity, owner may be different (e.g. not traditional project)
 - ▶ Internal or consultant design
 - ▶ Amenities, Building Standards (e.g. State Building Codes, Local Codes, Temporary Exceptions)
 - ▶ Design-Bid-Build, Design-Build, Exclusive Negotiation, Philanthropic Development Partner

Planning – Development and Delivery

- ▶ Project Delivery Team and Strategy
 - ▶ Getting to a Final Design
 - ▶ Controlling Cost and Schedule
 - ▶ Parallel planning, development, pre-construction, lead times, modular buildings and units
 - ▶ Not allowing decisions, issues and delays to break down a project

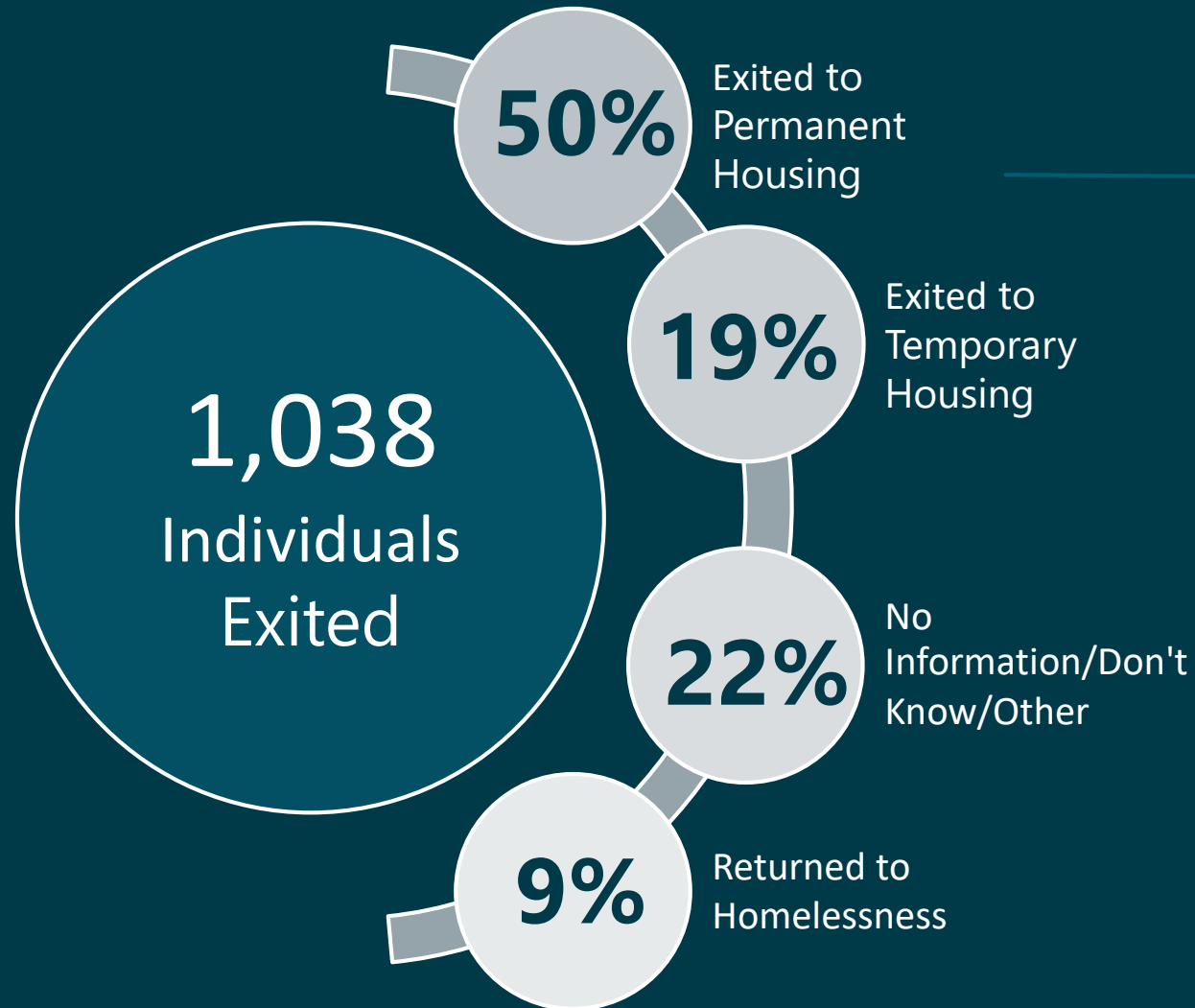
- ▶ Construction, Completion, and Transition to Operations
 - ▶ Confirming plans, delivery and orders, field activity are all aligned
 - ▶ Bird dog modular orders, progress, delivery, and installation (usually a critical path)
 - ▶ Tight coordination between City/Project Mgr, Construction Mgr/Developer, Inspector
 - ▶ Keep operator in loop (design to completion) so occupancy can occur as soon as possible

Practice – Operating a site

- ▶ Human-centered Design
 - ▶ Low-barrier to entry
 - ▶ No sobriety requirements, storage options, pet policies, parking, access to public transportation
 - ▶ Incorporate feedback of lived experience at all levels: design, implementation
 - ▶ Ways to do this could include surveying participants of the site - CSJ partners with Lived Experience Advisory Board (LEAB)
- ▶ Robust supportive services with an emphasis on transition to permanent housing and building self-sufficiency
 - ▶ Heavy financial commitment to ensure programs are a success
 - ▶ EIHs historically outperform traditional congregate emergency shelter (50% PH placement)
 - ▶ Attempt to leverage other resources to offset site costs
 - ▶ E.g. hybrid security model, participant employment opportunities (pilot)

Success of Emergency Interim Housing

1,395 Total Individuals Served as of June 1, 2023



69% exited to a successful destination

*Data Timeframe:
January 2020 – June 2023
Sites: Evans Ln, Felipe, Mabury,
Monterey/Bernal, Rue Ferrari*

San Jose EH Projects Annual Operating Costs

Project/Community	Number of Units	Total Cost FY 22-23	Annual Cost per Bed
Mabury BHC	40 units; 40 beds	\$1,945,700	\$48,642/bed
Felipe BHC	40 units; 40 beds	\$2,065,300	\$51,632/bed
Monterey/Bernal EIH	78 units, 78 beds	\$2,858,516	\$36,648/bed
Rue Ferrari EIH	82 units; 124 beds	\$3,819,884	\$30,806/bed
Evan's Lane EIH	48 units; 121 beds	\$2,956,213	\$24,431/bed

HomeBase Study Interim Housing



- ▶ Residents first and foremost appreciate having a **private lockable unit**.
- ▶ Residents viewed the sites as secure places to regain **grounding, stability, and integrity** and to focus on bettering oneself.
- ▶ One resident said they see interim housing as a place to **build back a foundation of health**—use this time to heal and recover from being on the streets so they can regain employment once they are healthy.
- ▶ **If done in a person-centered way, interim housing is an opportunity to provide people with dignified temporary housing**

To access the full report, go to: <https://baysfuture.org/emergency-interim-housing>

Regional Resources and Best Practices

- ▶ **Flexible length of stay with housing navigation**
- ▶ Prioritize individual **privacy**
- ▶ Include basic **supportive services**
- ▶ Set basic **site management** standards
- ▶ **Grievance procedures** for residents
- ▶ Track **metrics** on desired outcomes
- ▶ Strategic and flexible **placement methodology**



<https://www.allhomeca.org/2022/10/05/the-role-of-interim-housing-as-a-homelessness-response/>

Questions & Discussion

