

Our City, Our Home Fund
Permanent Housing Partnership Meeting
February 14, 2023

Participants: Nina Catalano (OCOH Oversight Committee), Anne Romero (Mayor's Office of Housing and Community Development), Jennifer Friedenbach (OCOH Oversight Committee), Salvador Menjivar (Department of Homelessness and Supportive Housing), Amy Sawyer (Mayor's Office), Noelle Simmons (Department of Homelessness and Supportive Housing), Hugo Ramirez (Mayor's Office of Housing and Community Development), Elizabeth Hewson (Department of Homelessness and Supportive Housing), Shanell Williams (OCOH Oversight Committee), Cricket Miller (Department of Homelessness and Supportive Housing), Jessica Shimmin (Controller's Office)

1. The [OCOH Oversight Committee's](#) **strategic goals** of the permanent housing investment plan from the first 2-Year Investment Plan:
 - Increase Permanent Housing opportunities of all kinds.
 - Enable people to stay in their neighborhoods
 - Provide the supports to ensure success
 - Make culturally competent services available even after people are connected to housing.
2. **Progress:** What progress has been made toward implementing the investment plan?

Site Based PSH (Elizabeth Hewson, HSH)

Elizabeth Hewson provided a high-level update on Site Based PSH for HSH. Some highlights:

- The City has acquired 6 PSH sites. 3 of those buildings expand access for adults, 2 add capacity for TAY, and 2 expand access for families
- 333 12 St./ City Gardens: Abode Services is operating the building. Some existing low-income tenants, full lease up expected no later than mid-October 2023. Planning to project-base some vouchers through the Public Housing Authority to supplement/stabilize costs in this building.
- 685 Ellis St just closed in 12/22. Operating as semi-congregate shelter, plan to continue operating in that way until rehab work can be completed and the building will convert to site based PSH.
- Equity investment: those funds are in existing service provider budgets. 1:25 in adults, 1:20 in TAY and Family.

New Development (Elizabeth Hewson, HSH; Anne Romero, MOHCD).

- New development of family PSH with MOHCD: mercy housing and Homeless prenatal project. Expected to begin construction in 2024.
- State funding didn't come through for the new family development, unfortunately (73 affordable units for families (50% and 70% AMI) with half for homeless families). They will re-apply for state funding and continue to look for tax credits and bond financing. The City plans to lock in lower interest rates by going to Loan Committee in mid-April and closing the loan before the end of June.

Scattered Site portfolio (Cricket Miller, HSH)

Flex pool funding has been deployed for all three OCOH subgroups (Adults, Youth, Families).

Cricket Miller provided an update on Scattered Site Permanent Housing for HSH. Some highlights:

- **The 25 Bayview flex pool slots** are being enrolled and more than 20% have moved in!

- **Cis gendered women flex pool:** the Solicitation of Interest (SOI) is being drafted. Department is considering implementing these as RRH subsidies because the OCOH funding is one time, but could be used over two years
 - *Jessie confirmed this: The Committee recommended ongoing funding to the Mayor and the Board. The Board's technical adjustment appropriated \$4m in FY22-23 for the program but did not appropriate funding in year 2.*
- 350 medium term, **RRH subsidies:** 183 households are being served currently.
- **Workforce development** programming attached to RRH: 42 adults have been referred, and 25 have been placed in jobs. SmartMoney coaching is being offered to all.
- Initiative to end transgender homelessness: 50 subsidies through OCOH. Drafting the Solicitation of Interest (SOI) for that program (early stages of contracting)
- 70 referrals for **family flex pool** will go out in 2023 through Compass Family Services.
- 50 referrals to the **Family Housing Ladder** will be rolled out this year.

Subsidies to enable SRO Families in moving to appropriately sized housing (Hugo Ramirez, MOHCD)

- SRO family subsidy an ongoing, deep rental subsidy with wrap around housing navigation services.
- The OCOH funding built upon an existing program operated by CCDC.
- The provider is in the process of scaling up the programs, but there is concern about the long-term economic outlook. The program has also been helping SRO families in using their Housing Choice Vouchers and Emergency Housing Vouchers through the SF Public Housing Authority.

3. Questions/Discussion

Member Catalano asked: In the changing rental market, are there changes in how the scattered site vouchers are being implemented (e.g. has the housing market reached “saturation”)?

- *OCOH Flex pool and RRH are taking an average of 90-95 days from program enrollment to move-in. Department isn't thinking of backing away from scattered site.*

Member Friedenbach asked what proportion of the scattered site move ins are located out of county?

- *This information isn't readily available at the time of this conversation.*

Member Friedenbach asked how the departments are approaching the OCOH revenue shortfall.

- *Noelle Simmons said that the City is operating and planning based on the updated numbers the Controller's Office provided to the Committee at the November retreat. If those projections hold true, then HSH will not need to make cuts to service levels. HSH has not slowed OCOH implementation.*

Member Friedenbach expressed concern about the Rapid Re-Housing subsidies taking the place of the women's flex pool subsidies. She said that single women without children tend to be older and may not be successful in this type of program, particularly if they have behavioral health and physical health needs.

- *Salvador Menjivar said that HSH has been working to make it easier for households to transfer to another program if the first intervention doesn't work out (e.g. if it becomes clear that a household won't be successful with RRH, then the household can move to another intervention). These improvements make the system more responsive to people's needs.*
- *Noelle Simmons (HSH) added that the homelessness response system has more housing resources than ever before and can also be more targeted in matching resources to people's needs.*

4. Next Steps

- Liaison Meeting #2 is scheduled for Thursday March 9
- The Liaison and team will present their priorities and goals for the coming year as well as the challenges and opportunities they see ahead.