

AB 2176: Emergency Bridge Housing Communities
Annual Report



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Annual Report to the State Legislature

January 1, 2022



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PURPOSE

The purpose of this report is to provide the State Legislature with an update on the progress of the City of San José 's Bridge Housing Communities (BHC), authorized under Assembly Bill 2176 and subsequent extension under Assembly Bill 1745. In accordance with the provisions of the bills, the City must provide an annual report to the State Legislature to include:

1. The number of program participants housed in every BHC.
2. The number of program participants who have exited to permanent affordable housing.
3. The average time required for a program participant to receive a permanent affordable housing unit .
4. The actual and projected number of permanent affordable housing units available through January 1, 2023.

Additionally, this report will provide some key data on San José's homeless population and strategies to address homelessness, including the implementation of the City's Bridge Housing Communities and Emergency Interim Housing.

STATUS

Since the last report, the City of San José has completed development of the two Bridge Housing Communities (BHC), two leased sites from the California Department of Transportation and the Santa Clara Valley Transportation Authority (VTA). Additionally, the City has expeditiously developed three new Emergency Interim Housing (EIH) sites to provide a safe and secure environment for the City's homeless residents to shelter in place during the COVID-19 Pandemic; and is currently developing the fourth emergency Interim Housing site to be completed fall 2022. The City's EIH communities use modular premanufactured housing instead of individual cabins. EIH provide the same services and support as the BHC communities. The new EIH sites have provided 209 temporary housing units to protect up to 317 unhoused, high-risk individuals and reduce the spread of COVID-19. Although the increase of our interim housing has resulted in a safer environment for unsheltered high-risk individuals, the aftereffects of the pandemic (i.e., staffing challenges and limited available housing opportunities) continue to affect different aspects of our programs, including the rate at which program participants are exiting to housing. We will continue to monitor these changes and provide updates in future reports.

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Key timelines and benchmarks in the City’s progress in maximizing San José’s Bridge Housing Communities is detailed later in this report. The table below provides the most recent data required under AB2176 and AB1745. BHC and housing data through December 31, 2021:

BHC/EIH Residency		
	Actual	
	Current Year	Total
Number of Individuals Housed (active and exited clients)	486	677
Number of Families Housed (active and exited clients)	61	61
BHC residents exited to transitional and permanent housing	157	212
Average time from BHC to permanent housing	3-7 months* (90 - 210 days)	

*time increased due to challenges arising from the pandemic

Development				
	Actual		Projected	
	Current Year	Total	Available by End of 2022	Available by End of 2023
Permanent Supportive Housing Actual	88	345	165	254
Transition in Place Capacity	19	166	190	207
Rapid Rehousing Capacity	300	593*	608	623

*adjusted to account for program changes (i.e., different grantees, program design, and subsidy structure)

HOMELESSNESS IN SAN JOSÉ BACKGROUND

The January 2019 homeless census and survey counted 6,097 persons experiencing homelessness in San José, which was an increase of 40% from the 2017 homeless census. Of the 6,097 homeless individuals, 5,117 were unsheltered, sleeping outdoors on the street, parks, tents, encampments, vehicles, abandoned properties, bus and train stations. The pandemic exacerbated housing and health challenges homeless individuals were previously coping with, and we know

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they are more vulnerable now than ever. As a result, the City of San José has shifted a significant amount of work to responding to the effects of the COVID-19 pandemic.

SAN JOSÉ'S RESPONSE TO HOMELESSNESS

An end to homelessness means that every community will have a systemic response in place that ensures homelessness is prevented whenever possible or otherwise a rare, brief, and non-recurring experience. In August 2020, the City of San José adopted a resolution endorsing a comprehensive, regional response to homelessness through the Santa Clara County Community Plan to End Homelessness (Community Plan). The 2020-2025 Community Plan was collaboratively developed by representatives of community-based service organizations, local government, philanthropy, business, healthcare, and people with lived experience, as they make decisions about funding, priorities, and needs. The framework includes three strategies:

- *Addressing the root causes of homelessness through system and policy change;*
- *Expand homelessness prevention and housing programs to meet the need; and*
- *Improving quality of life for unsheltered individuals and creating healthy neighborhoods for all.*

In alignment with Community Plan, the City of San José has prioritized approaches to address the homelessness crisis effectively, efficiently, and collaboratively. Our efforts would not be possible without the support from our Federal, State and Local Government, Community-based organizations, and many other partners. Since 2015, our community has permanently housed 17,340 individuals. Below is an overview of the strategies and approaches the City of San José has implemented to end homelessness:

- ***Homelessness Prevention*** – Partnering with community partners to directly support families and at-risk participants, by providing financial assistance in the form of rent payments and flexible funds; and providing intensive case management and stabilization services to prevent evictions and people from becoming homeless.
- ***Rental subsidies***– Funding our Rapid Rehousing Program to provide time-limited rental subsidies and support services for homeless individuals, people with AIDS, domestic violence survivors, and low-income housing cost-burdened renters.
- ***Supportive Services*** – Providing support through the CARE Coordination Project, a county-wide permanent supportive housing program providing drug and alcohol rehabilitation, mental health services, government benefits, intensive case management, employment and housing resources for chronically homeless individuals.
- ***Crisis Response Interventions*** – Funding a variety of street-based Crisis Response Intervention (CRI) programs at City encampments, City-owned facilities, and places of

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assembly through the Temporary and Incidental Shelter Program via mobile hygiene services, safe parking, and motel voucher programs.

- **Hotel Acquisition** – Acquisition of a 76-unit hotel to expand housing opportunities for individuals or families experiencing homelessness or at-risk of homelessness impacted by COVID 19.
- **Interim Housing** – Operation of five interim housing programs providing interim housing opportunities for homeless individuals and families, while they search for permanent housing; and continuing to develop additional interim housing sites.
- **Transition in Place** – Increasing access to affordable apartments for households enrolled in Rapid Rehousing Programs.
- **Affordable Housing Development** – Prioritizing permanent supportive housing developments, the proven, cost-effective solution to homelessness for those with disabling conditions.

DEVELOPMENT PROGRESS

The first two BHC sites, which provide 80 individual sleeping cabins and communal facilities have been completed. Since then, staff has assessed multiple temporary housing types including a variety of individual sleeping cabins – the first BHC model, workforce housing, and a variety of prefabricated modular units. Ultimately City staff has determined the most expedient option is to expand the City’s Bridge Housing Communities (BHC) inventory by using prefabricated modular units.

In addition to the original two sites, the City expeditiously constructed three emergency interim housing communities (EIH). Using prefabricated modular construction under the City’s BHC Ordinance, the City continues to leverage support from the state through flexibility authorized under Assembly Bill 2176 (Shelter Crisis Emergency Bridge Housing Communities) and AB1745, ensuring speedy project delivery as well as the ability to successfully operate beyond the current COVID-19 crisis. The emergency Interim Housing sites have been developed to flexibly serve the dual purpose of addressing two intersecting crises – the public health crisis posed by COVID-19 and the shelter crisis posed by the homelessness crisis. All sites are currently operating, with a 6th interim housing site currently under construction to be completed fall 2022. In a span of 3 years, our interim housing sites have provided 365 new temporary housing units to the overall system with a capacity to assist up to 473 people, including individuals and families.

Tiny House BHC Sites – Mabury and Felipe

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With a capacity to serve 80 individual residents, these two sites provide 80 sleeping cabins, two modular buildings for site amenities such as a kitchen, computer lab, administrative offices, and shower and restroom facilities. Private case management units are available on site, a perimeter fence, onsite security, pet accommodations, onsite parking, full ADA accommodations.

Pre-Fabricated Modular Sites – Rue Ferrari, Monterey-Bernal, and Evans Lane

Depending on the site, the designated population may be for single adults and couples or single adults.

Both sites provide modular sleeping units with individual shower and restroom facilities within each participant room, shared facilities for living needs, office space for staff to provide services, laundry and office facilities, a perimeter fence, onsite security, pet accommodations, onsite parking, and a full ADA accommodation. Some sites also feature improved exterior improvements when necessary. Monterey Bernal had a couple of traffic safety enhancements made adjacent to the site. Monterey- Bernal is City owned and Rue Ferrari is a Caltrans-owned site, leased by the City.

Evans Lane, unlike Monterey/Bernal and Rue Ferrari, is designed to house homeless families as they transition to permanent housing. Like the other two EIH developments, Evans lane utilizes modular construction. Each unit includes individual showers and restroom facilities, shared facilities for basic living needs, including communal kitchens, office space to manage the site and provide services. In addition to the site amenities offered at the other two sites, Evans Lane also provides a small basketball court and play area for children.

INTERIM HOUSING INVENTORY BY SITE

Development	# of Sleeping Units	Occupancy (up-to)	Project Status (12/30/21)
Mabury	40	40	Complete – Occupied
Felipe	40	40	Complete – Occupied
Monterey/Bernal	78	78	Complete – Occupied
Rue Ferrari	82	118	Complete – Occupied
Evans Lane	49	121	Complete – Occupied
Guadalupe Parkway	76	76	Under Construction – completion fall 2022
Total	365	473	

SITE OPERATION PROGRESS

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All BHC and EIH sites are managed by Community-Based Organizations responsible for providing property management and maintaining a client-focused integrated care that combines housing, supportive services, and healthcare linkages. Services are culturally appropriate and recovery-oriented designed to reduce barriers to housing. Staff provide on-site services and coordinate resident access to offsite health or social services needed to assist with housing navigation and stabilization, medical and mental healthcare, substance use treatment, childcare services and education, employment assistance, life skills workshops, support groups and more.

In addition to supportive services, all sites support participants with their personal development by offering the following at each site:

- Participation of individuals with lived experience on the BHC oversight and support committee to help create program operations tailored to participant needs;
- Client-focused Workshops – Workshops are hosted by staff and volunteers. Workshop topics are determined by participant feedback. All workshops are offered virtually and at various times to accommodate different schedules.
- Community Events – Staff engage in community building by connecting program participants with their immediate neighbors and with the surrounding community. Community events include National Night Out, Holiday-themed celebrations (e.g., Valentine’s Day paint night, Black history month & Women’s history month movie night, etc.) and onsite activities.

MAINTAINING PARTICIPANT SAFETY DURING COVID-19

Staff have adjusted program operations and continue to create a safe environment by following COVID-19 Public Health Guidance from the Centers for Disease Control and Prevention, and the Santa Clara County Public Health Department. Staff disinfects surfaces every day, are vaccinated, enforce mandatory temperature checks, social distancing, and face mask usage for everyone on site. Occasionally vaccination clinics are hosted onsite for participants. Janitorial services are provided frequently. Extensive efforts are made to ensure program participant health and safety.

PROGRAM SUPPORT

The City of San José continues to leverage partnerships for the development and operation of BHC/EIH programs. Since our last report, we received significant direct construction cost savings through material donations. Most notably, 16 prefabricated modular sleeping units to house individuals and two modular units for use as shared common areas for Guadalupe Parkway EIH site, all donated by Sand Hill Property Foundation. The value of the Sandhill donation has a value of approx. \$6,050,000 million. In addition, the City of San José accepted a grant of

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\$1,000,000 from Destination: Home, to be used for the construction of the Guadalupe Parkway site, currently under construction.

Regarding program operations, site operators continue to leverage partnerships for our programs as they operate in a “new normal.” Partnerships have come in the form of volunteers who teach virtual workshops or in the form of donations. Below are a few workshops participants have enjoyed this year:

- Employment – Job search tips, Goal setting, Work readiness, Computer basics, Resume building
- Housing – Housing search tips and Fair housing laws
- Health and Wellness – Meditation, Succulent Planting, Conflict and communication, Yoga
- Financial Literacy- Identity theft

Donations received include hygiene welcome kits, pet supplies, food pantry services, and more. Companies such as Comcast have partnered with our Program Operators to provide equipment and services directly assisting program participants achieve their housing and self-sufficiency goals.

ANONYMOUS PROGRAM SUCCESS STORIES

We end this report by sharing a few of many life-changing stories from our BHC/EIH programs:

Participant A entered the program with several barriers. They experienced incarceration for years and experienced challenges in trying to assimilate to civilian life. Additionally, along their journey they developed a substance abuse problem. Whilst in the BHC program, they requested support for becoming sober. BHC offered them onsite workshops to support their goal of sobriety. Additionally, with staffs support they found housing, and exited the program. They are now leading a happy and healthy life. They look forward to volunteering with their faith-based community near their new home.

Participant B gained employment as a security officer at one of our BHC sites, while they lived in a homeless shelter. Familiarity with the BHC Program motivated the participant to enroll in the program. As a BHC participant, they quickly developed a housing plan, connected to available resources, developed their résumé, interviewed for employment opportunities, and overcame vehicle registration barriers. They were one of the first individuals at the site to find permanent housing and exit homelessness.

Participant C entered the program with an unparalleled motivation to achieve their goals, stabilize their health, and address their pet’s medical needs. In the program, the participant worked with their case manager to develop a résumé, search for employment opportunities, and

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access benefits. They refer to EIH as their “home” and have tremendous gratitude for staff and the program.