

RIVERSIDE HOUSING FIRST PLAN

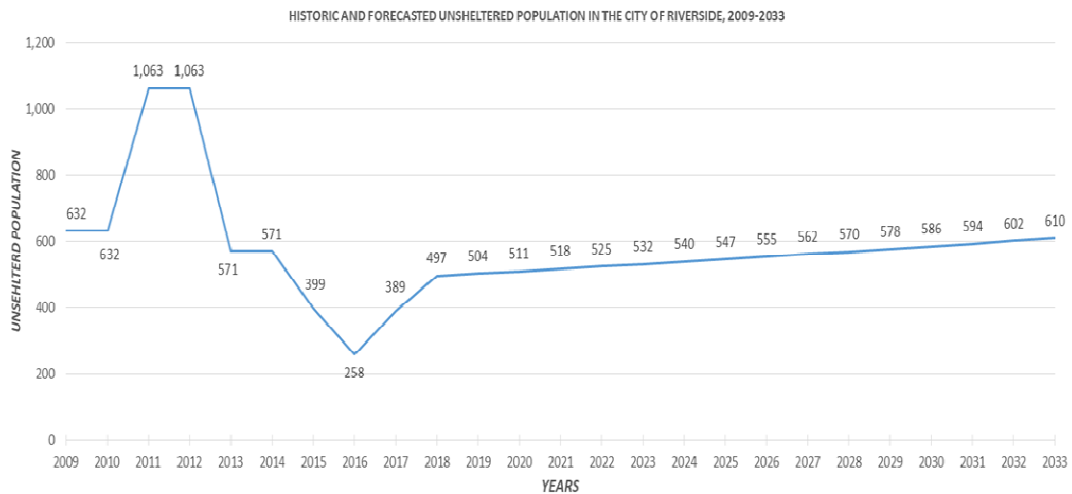
OFFICE OF HOMELESS SOLUTIONS

March 13, 2018

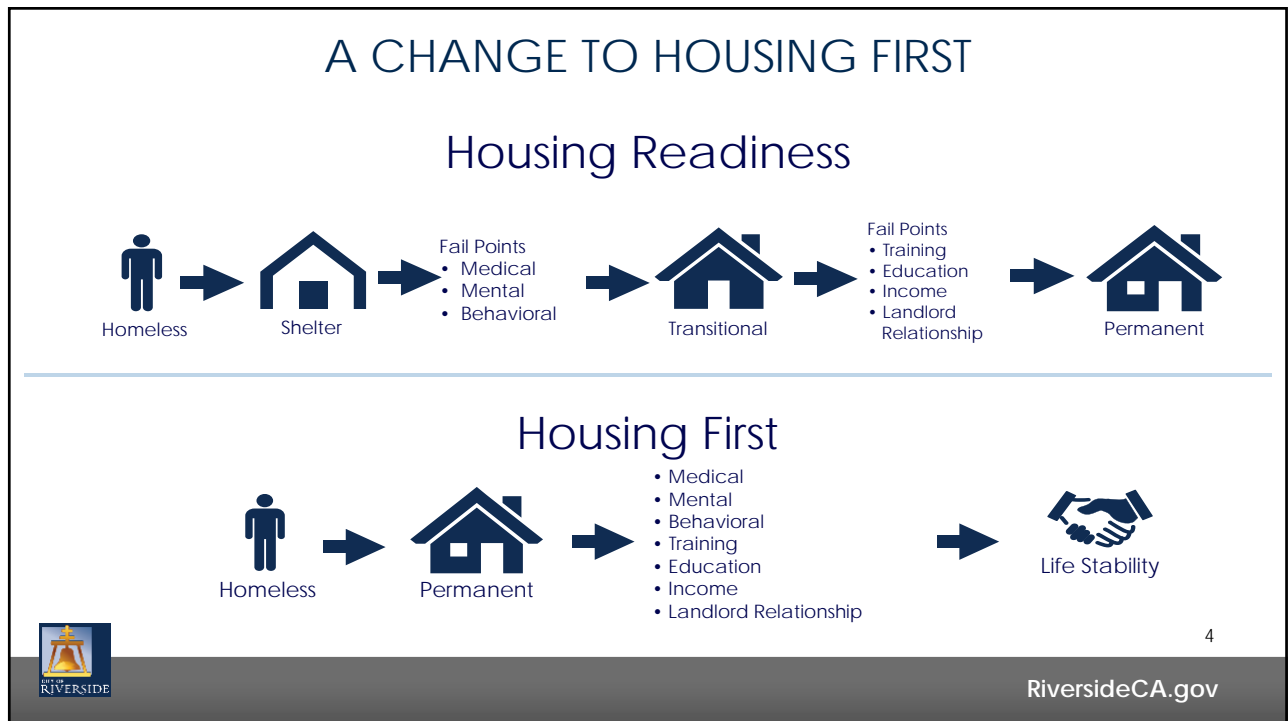
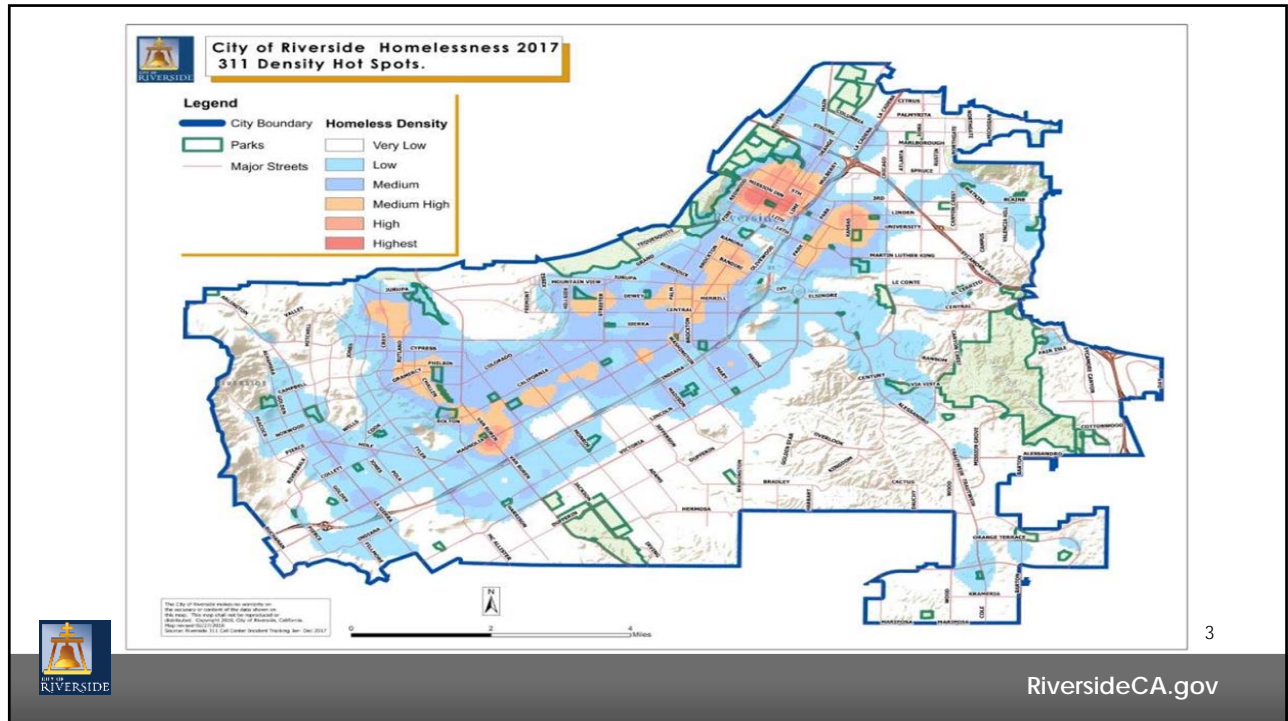
City Council and Housing Authority

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UNSHELTERED GROWTH IN RIVERSIDE



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COMMUNITY SHELTER



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OUTREACH EFFORTS



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ENCAMPMENT CLEAN-UP EFFORTS



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ENCAMPMENT CLEAN-UP EFFORTS



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ENCAMPMENT CLEAN-UP EFFORTS



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ENCAMPMENT CLEAN-UP EFFORTS



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311 CALLS FOR SERVICE IN 2017

311 Calls for Service	2017
Homeless camps	1,884
Homeless debris	1,391
RPD - homeless	867
RPD - panhandlers	126
Shopping carts	1,475
Total	5,743



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RESOURCES DIVERTED TO ENCAMPMENT CLEAN-UP	ANNUAL EXPENSE
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Code Enforcement	\$156,000
Parks Department	\$52,000
Police Department	\$118,000
Public Works Department	\$320,000
Total	\$646,000



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911 Dispatch	2017 (% RELATED TO HOMELESS)	COST
Subject bothering	14,072 (90%) = 12,665	RPD \$982,511
Trespassing	2,947 (75%) = 2,210	
Person down	2,192 (90%) = 1,973	
Public intoxication	1,743 (75%) = 1,307	
5150 (mental health)	3,117 (50%) = 1,559	
Fire department response	4,119 (100%) = 4,119	RFD \$468,147
Total calls related to homeless	28,833	\$1,450,658



Providing Services	2017
Access Center operations	\$80,000
General Fund salaries	\$56,000
Housing navigators/case management	\$249,000
Path of Life contracts	\$279,000
Street Engagement	\$32,000
Total	\$696,000



INVESTMENT FOR HOUSING

Housed	Federal Investment	City Investment
2 individuals housed in Riverside from Emergency Solutions Grant - Rental Assistance	\$11,414/yr. rent per person (\$22,828)	\$646/yr. case management per person (\$1,292)
8 families housed in Riverside from Tenant Based Rental Assistance	\$11,414/yr. rent per family (\$91,312)	\$646/yr. case management per family (\$5,168)
6 families housed from County's Rapid Rehousing (3 in Hemet, 2 in Riverside, 1 in Moreno Valley)	\$12,000/yr. rent per family (\$72,000) \$1,500/yr. case management per family (\$9,000)	
Total	\$195,140	\$6,460



1. To address the *IMPACTS* homelessness has on the greater community.

2. To provide *SERVICES* to homeless individuals and families.

3. To *INVEST* in ending homelessness.



2017 - \$2,792,658

IMPACTS		\$2,096,658
SERVICES		\$696,000
INVESTMENT	-Federal	\$195,140
	-City	\$6,460



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A CHANGE TO HOUSING FIRST

Housing Readiness

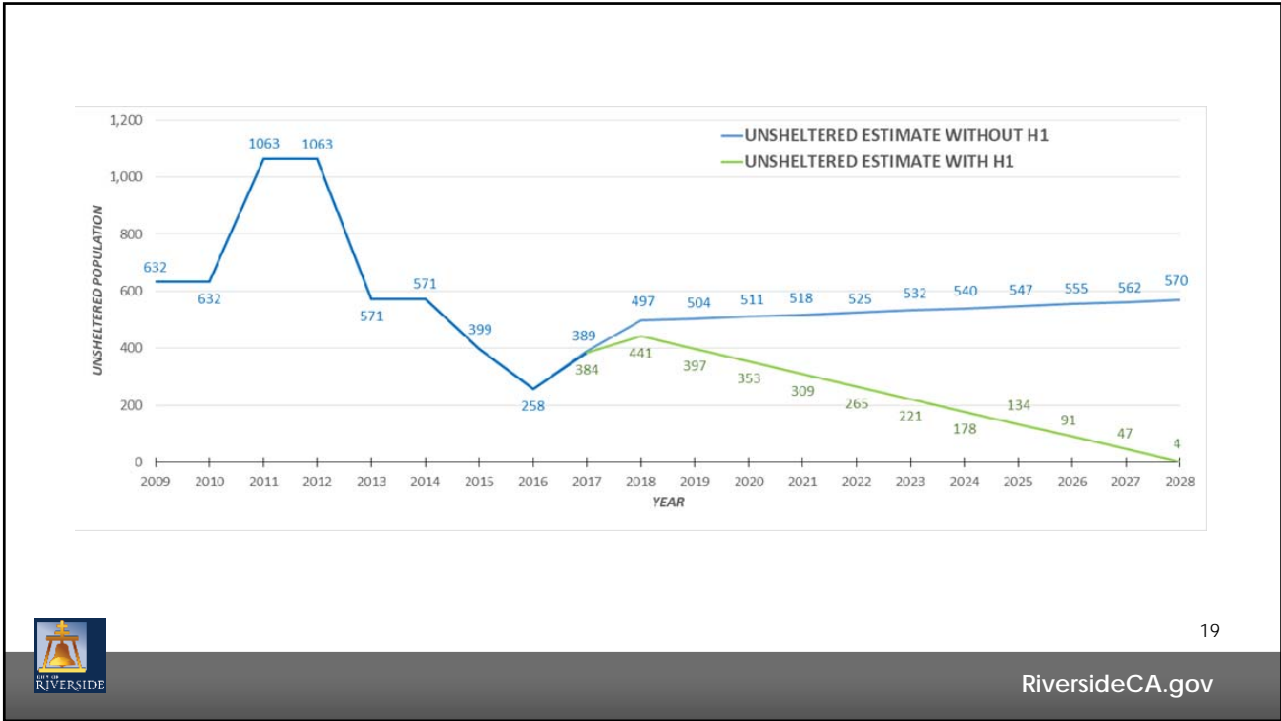


Housing First



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World ► Europe US Americas Asia Australia Middle East Africa Inequality Cities Global development

Housing Network

Homelessness and housing problems reach crisis point in all EU countries - except Finland

Report on 'alarming evidence' of rising homelessness singles out UK for criticism while warning that one in 70 Athens residents are homeless

Dawn Foster
 @dawnfoster Email
 Tue 21 Mar 2017 10:30 EDT

1,360 24

This article is 11 months old

▲ One in 70 people in Athens are now homeless and most have become so since 2011. Photograph: Milos Dicanski/Getty Images

A European housing body has warned that homelessness and exclusion from housing has reached crisis point in the majority of countries in the EU, European Union.

Feantsa, the European Federation of National Organisations Working with the Homeless, has released its second report on housing exclusion in Europe, in



Housing Network


Lessons from Finland: helping homeless people starts with giving them homes

Juha Kaakinen
Chief executive, Y Foundation

Wed 14 Sep 2016 04:53 EDT


50,604 127

Sounds simple but Finland's housing first model shows it's always more cost-effective to try to end homelessness rather than manage it



▲ It would go without saying that you can't offer homeless people homes if the homes do not exist. Photograph: Vera Shevchenko/Getty Images/CORBIS OUTLINE


A recent report by the communities and local government committee on homelessness pointed out that the "housing first" model "appears to have had a positive impact in Finland". From 2008 to 2014 the number of people who were long-term homeless decreased by approximately 1,200, and homelessness continues to decrease. However, the conclusion of the committee is puzzling: "We are cautious about investing further in housing first in England because of the severity of England's homelessness challenge and the scarcity of funding and of social housing." This certainly requires some further comments.



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1. It's a proven best practice across the country and around the globe.
2. It worked to end Veterans homelessness in Riverside in 2016.
3. We have successfully operated 16 housing first units in Riverside.



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The necessary services to help individuals and families stabilize after homelessness are most effectively provided when people are in their own home – not in the streets, in the parks, or in the river-bottom.



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If we build housing, more homeless will come....



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1. Focus on Riverside's homeless population.
2. Diversion/family reunification program.
3. Work to get prisoners released back into their communities, not our downtown.



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No barriers to entry?

Housing First has low barriers to entry due the recognition that homeless people have a variety of serious problems that require professional intervention, and that this work is most effective when provided at home, not outdoors.

There will be strict tenants' rules, combined with strong case management and service provisions, making Housing First units some of the most stringently managed and enforced affordable housing units in the entire city.



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But don't the homeless want to be homeless?



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HOUSING FIRST EXAMPLES



Hope on Alvarado – Los Angeles



Grace Manor – Salt Lake City



Housing First – Milwaukee



Diamond Apartments – Anaheim



Marv's Place - Pasadena



Abbey Road - Lancaster

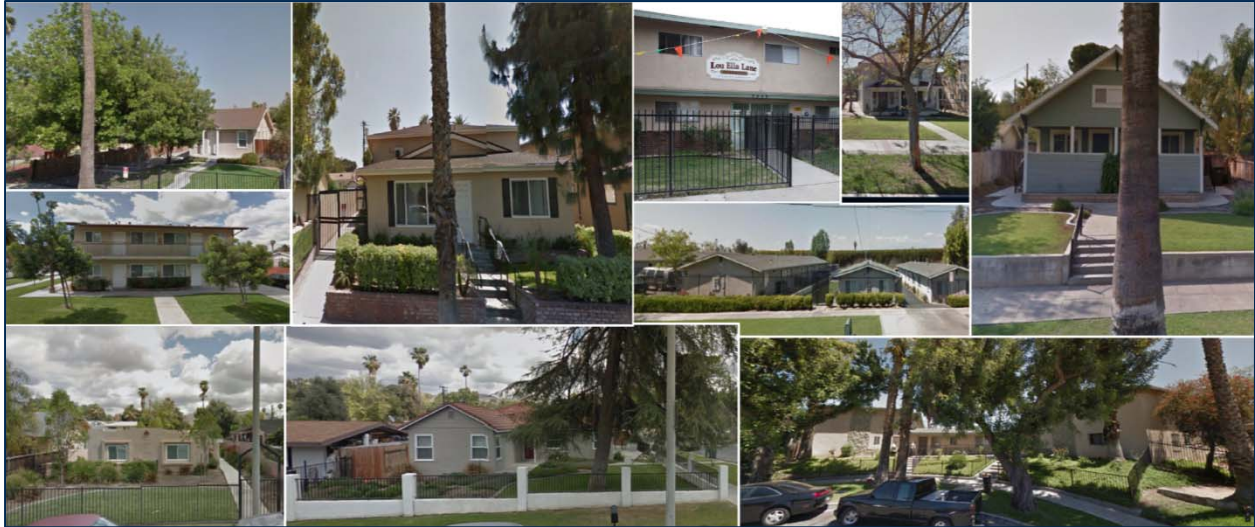
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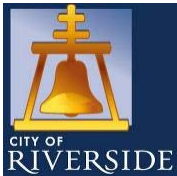
WITHIN THE CITY OF RIVERSIDE



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HOUSING FIRST STRATEGY PLAN



A Road Map to Create, Implement, and Operate a Housing First Approach in the City of Riverside



Prepared by
 Kris Kuntz, Senior Associate
 Jessica Ripper, Senior Associate
 Liz Tracey, Senior Principal

1. Meet requirements for SB 2: Building Homes and Jobs Act and SB 1380
2. Recommend policies to operate a Housing First model
3. Identify Housing First opportunities on the open market
4. Recommend funding opportunities
5. Recommend policies developing units
6. Office of Homeless Solutions to work with various City departments and community partners to implement



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OPERATING A HOUSING FIRST MODEL



CLIENT CENTERED FLEXIBLE AND VOLUNTARY SERVICES



FOLLOW GUIDELINES FROM HUD AND USICH CHECKLIST




ADOPT THE CORE COMPONENTS OF SB 1380




HARM REDUCTION
TRAUMA INFORMED CARE
MOTIVATIONAL INTERVIEWING



WRAP AROUND SUPPORTIVE SERVICES




ALIGN WITH MEDICARE AND MEDICAID SERVICES



COMMUNITY REINTEGRATION



MAINTAIN BASIC NEEDS SERVICES



ADOPT A MOVING ON STRATEGY



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OPERATING WITH WRAP AROUND SUPPORTIVE SERVICES



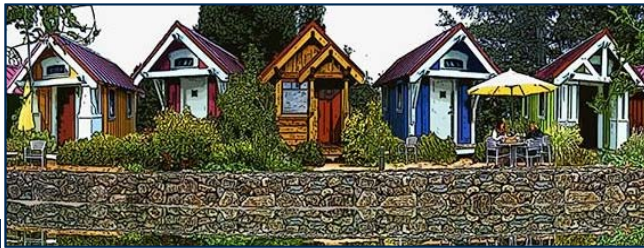
-  MENTAL HEALTH SERVICES AND TREATMENT
-  SUBSTANCE USE SERVICES AND TREATMENT
-  CONNECTING WITH PRIMARY CARE
-  EMPLOYMENT AND EDUCATION CONNECTIONS
-  NEIGHBOR AND LANDLORD RELATIONS
-  ACCESSING BENEFITS (SSI / SSDI)
-  LIFE SKILLS
-  CREATING POSITIVE COMMUNITY SOCIAL SUPPORT
-  HF1 UNIT AS A HOME



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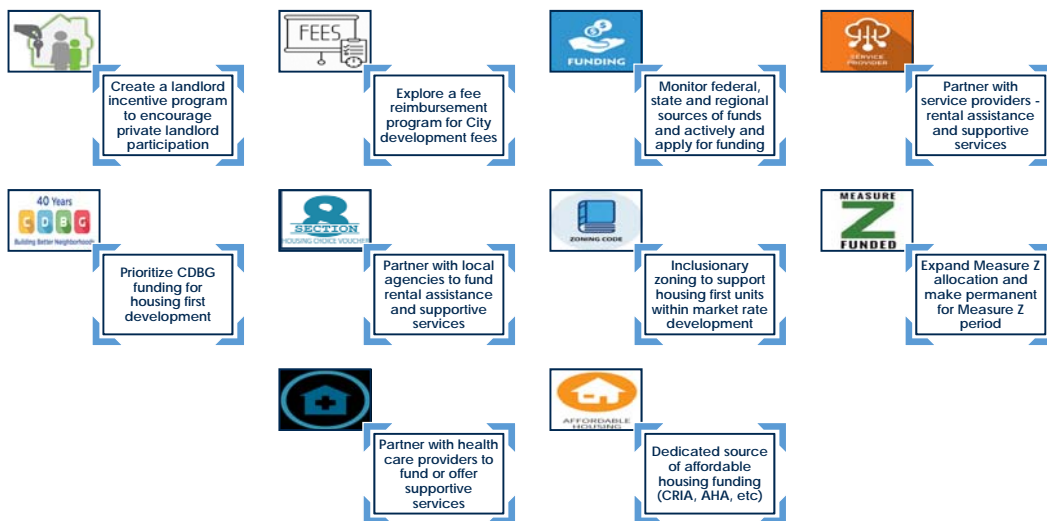
A VARIETY HOUSING FIRST UNITS



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POLICY FUNDING HOUSING FIRST UNITS



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A FEDERAL FUNDING STRATEGY






-  Low Income Housing Tax Credits
-  HOME Investment Partnership Program
-  Community Development Block Grant
-  Housing Opportunities for Persons with AIDS
-  Housing Choice Vouchers (Tenant and Project based)
-  National Housing Trust Fund
-  Veteran Affairs Supportive Housing Rental Assistance



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A STATE FUNDING STRATEGY - STATE



-  Veteran Housing and Homeless Prevention Program
-  Affordable Housing and Sustainable Communities
-  No Place Like Home
-  Building Homes and Jobs Act
-  The Veterans and Affordable Housing Bond Act
-  Healthy Homes Program
-  California Debt Allocation Committee



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A REGIONAL FUNDING STRATEGY

-  Housing Authority of the County of Riverside
-  Santa Ana Watershed Protection Agency
-  Hospital Community Benefit Obligations
-  Continuum of Care
-  Riverside County Behavioral Health
-  Faith and Community Based
-  Private Service Providers and Community Landlords



A LOCAL FUNDING STRATEGY

-  Measure Z
-  Supplemental Educational Revenue Augmentation Fund
-  Neighborhood and Infill Finance Transit Improvement Act
-  Community Revitalization and Investment Authority
-  Affordable Housing Authority
-  Riverside Public Utilities Public Benefit Funds
-  Fee Reimbursement



POLICIES CREATING HOUSING FIRST UNITS



Collaborate with stakeholders to identify viable development sites



Negotiate private development agreements that require supportive services



Explore partnerships with health care for supportive services



Housing search creating partnerships with private landlords within the existing rental housing stock



Establish general development criteria



Require a 15% set aside in all affordable housing developments



Expand Love Your Neighbor to develop faith and community based owned property



Provide pre-development assistance to community groups developing their available property



Procure and expand private development and service partners



Develop scattered city wide on city and private owned properties



WARD 1 SITE RECOMMENDATIONS

SITE 1: THIRD AND FAIRMOUNT



SITE 2: 2825-2855 MULBERRY STREET, ASSEMBLY



SITE 3: FIFTH AND LIME / FOURTH AND MULBERRY



WARD 2 SITE RECOMMENDATIONS

SITE 1: 3431 MT VERNON AVENUE



SITE 3: 2882 MISSION INN AVENUE



SITE 2: SEDGWICK AND PENNSYLVANIA AVENUES



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WARD 3 SITE RECOMMENDATIONS

SITE 1: 5555 ARLINGTON AVENUE



SITE 3: GARDEN STREET (MADISON AND HOOVER)



SITE 2: 6963 STREETER AVENUE



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WARD 4 SITE RECOMMENDATIONS

SITE 1: 19900 GROVE COMMUNITY DRIVE



SITE 2: 7021, 7029, AND 7035 INDIANA AVENUE



SITE 3: 3165 WASHINGTON AVENUE



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WARD 5 SITE RECOMMENDATIONS

SITE 1: 3510 VAN BUREN AVENUE



SITE 2: 9021 – 8997 AND 8787 – 8745 INDIANA AVENUE



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WARD 5 SITE RECOMMENDATIONS

SITE 3: 3751 EVEREST AVENUE



ALTERNATIVE SITE: 4070 JACKSON AVENUE



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WARD 6 SITE RECOMMENDATIONS

SITE 1: 3685 POLK STREET



SITE 3: 5375 VAN BUREN BOULEVARD



SITE 2: TYLER AND SELKIRK



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WARD 7 SITE RECOMMENDATIONS

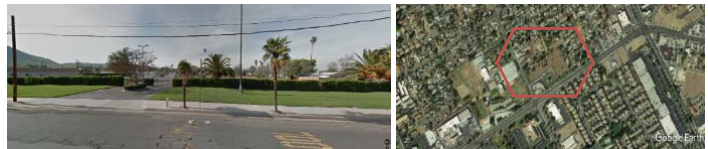
SITE 1: BUSHNELL AND BOGART



SITE 2: DOOLITTLE (VAN BUREN/MORRIS STREET)



SITE 3: 11253 PIERCE STREET



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RECOMMENDATIONS

That the City Council:

1. Adopt the Riverside Housing First Plan including the collaborative communication with internal and external stakeholders to implement policy recommendations for the Plan.

That the Housing Authority authorize the Executive Director to execute, making minor corrections as necessary, the following agreements:

1. Memorandum of Understanding with the County of Riverside Department of Behavioral Health, to establish a partnership for the County to be the applicant for No Place Like Home bond funds from the State to fund housing and support services to homeless individuals, term of five years;



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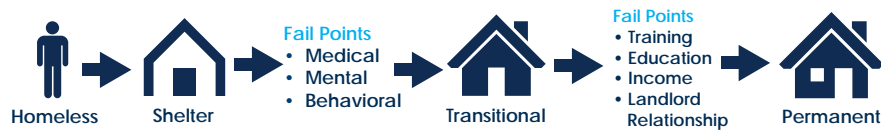
RECOMMENDATIONS

2. Memorandum of Understanding with the County of Riverside Housing Authority, to establish a partnership to make 389 County administered housing choice vouchers available within the City for future Housing First developments, term of three years;
3. Memorandum of Understanding with Step Up on Second, to establish a partnership for Step Up on Second to offer Housing First opportunities for homeless and previously homeless persons within the City of Riverside, term of three years; and
4. Memorandum of Understanding with Path of Life Ministries, to establish a partnership for Path of Life to offer Housing First opportunities for homeless and previously homeless persons within the City of Riverside, term of three years.



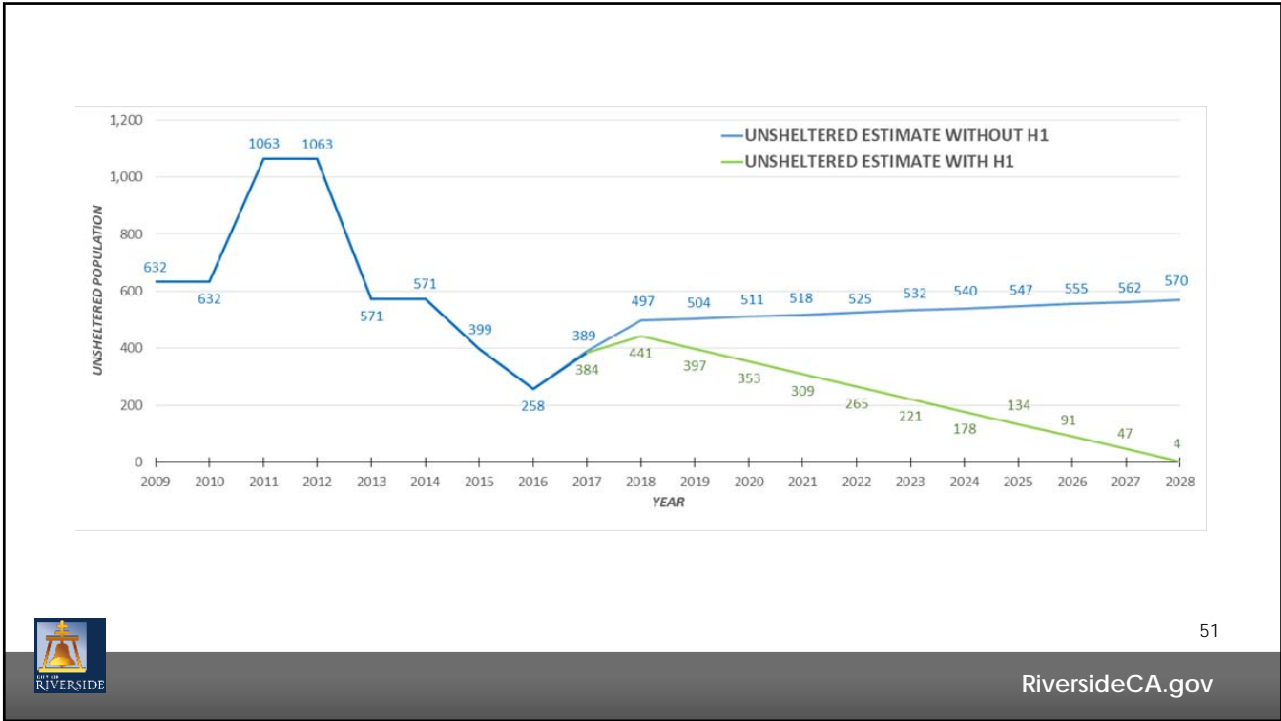
A CHANGE TO HOUSING FIRST

Housing Readiness



Housing First





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