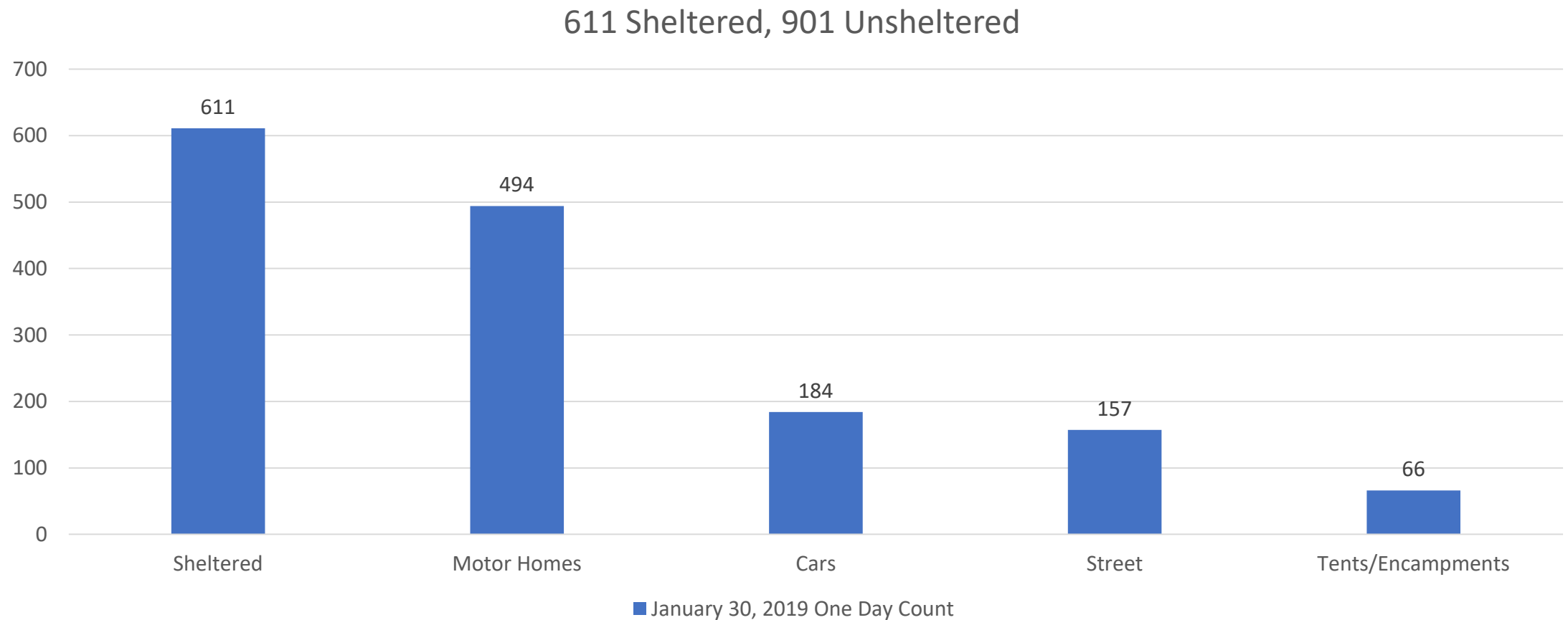


The Functional Zero Plan

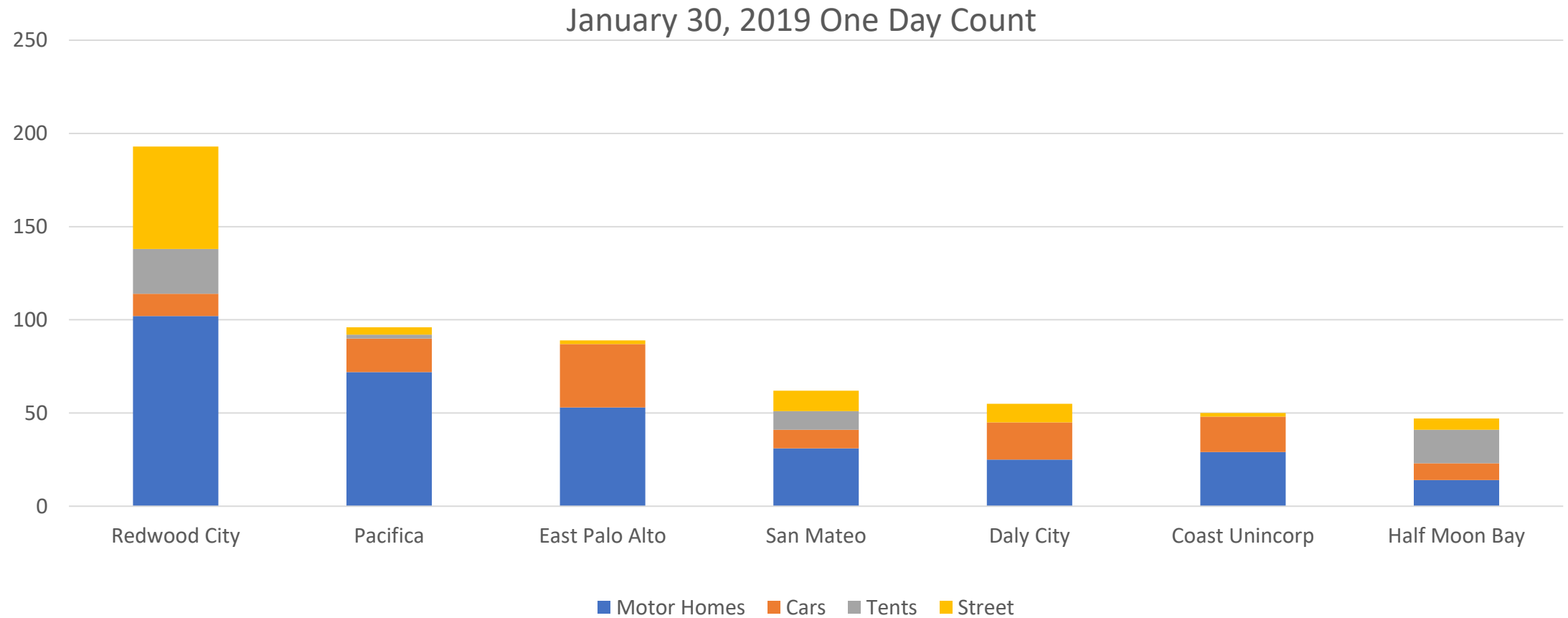
Sheltering the Homeless in San Mateo County

Michael Callagy, County Manager
March 15, 2021

2019 Homeless Count Total: 1,512



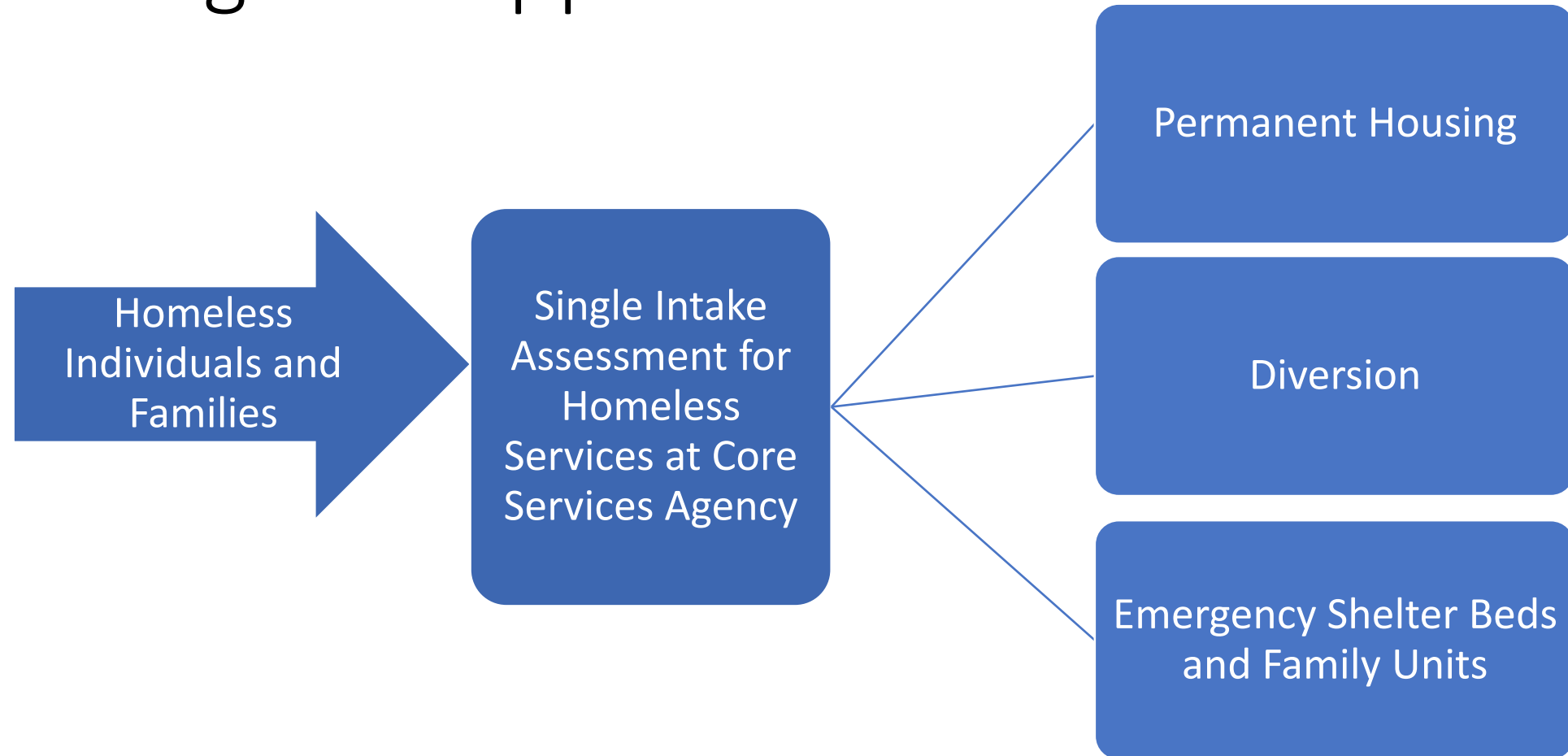
2019 Unsheltered Count by City



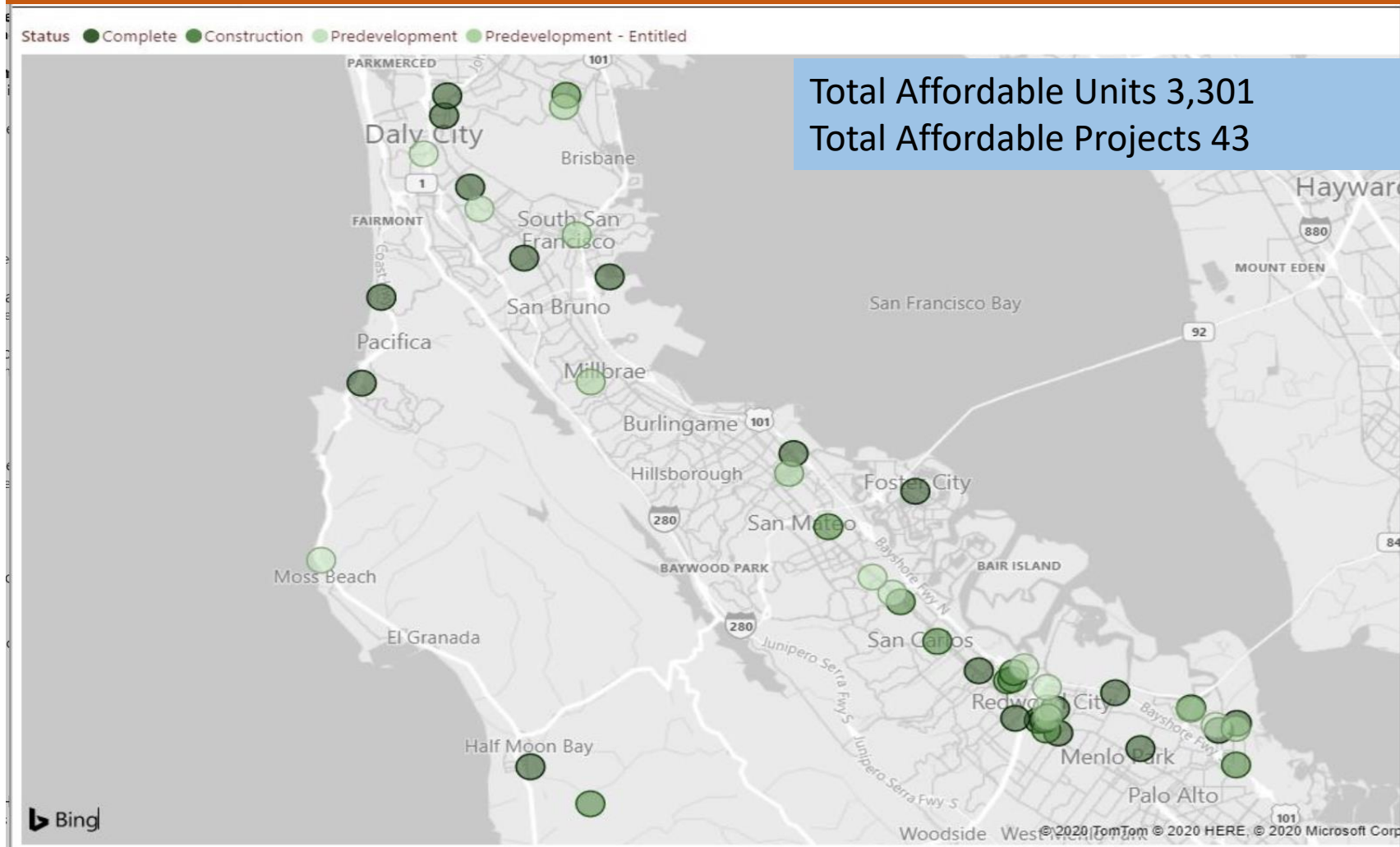
Housing First

San Mateo County Approach to Homeless: Provide permanent housing as quickly as possible, without prerequisites such as employment, savings for rent, health challenges or lifestyle issues.

Housing First Approach



San Mateo County Affordable Housing Development Map



Affordable Housing Definitions

Affordable Housing is defined by HUD as housing costs, including utilities, that are **no more than 30% of a household's gross income**. Typically affordable housing for the purposes of public sector financing, is defined as housing that is affordable for households at or below a certain target income including low-income, very low – income, and extremely low – income.

Income targeting for affordable housing

U.S. Department of Housing & Urban Development (HUD) Defined Income Levels	Percentage of “Area Median Income” (AMI)	Housing Income (for a 4-person family in San Mateo County)	Rent for a 2-bedroom Unit that equals 30% of Household Income
“Moderate Income”	120% of AMI	\$171,700	\$4,292 *
“Median Income”	100% of AMI	\$143,100	\$3,577 *
“Low Income”	80% of AMI	\$139,400	\$3,132 **
“Very Low-Income”	50% of AMI	\$87,000	\$1,957 **
“Extremely Low-Income”	30% of AMI	\$52,000	\$1,174 **

* Not set by HUD. Calculated as 30% of the Household Income for 80% or 120% of AMI, divided by 12.

** Rent limits set by HUD for HUD programs (Tax Credit-allowed maximum rents are slightly different)



Colma Veterans Village
65 One-Bedroom Units for Formerly Homeless Veterans

Homeless Shelters in San Mateo County in Pre-Pandemic

Red - Families
Green - Adults
Yellow - Youth



Emergency Shelter Beds & Family Units

Type of Shelters	Pre-COVID Total Capacity	Locations	Providers
Adults	281 beds	Redwood City, EPA and South San Francisco	LifeMoves, WeHOPE and Samaritan House
Families	82 units	Daly City, San Mateo, Menlo Park, Redwood City, Rotating sites	LifeMoves and Home and Hope
Adults with Serious Mental Illness	15 beds	Redwood City	Mental Health Association
Youth	14 beds	Redwood City	StarVista
Domestic Violence Survivors	9 units	Confidential locations	CORA
		<i>Note: Coastside agencies provide taxi vouchers to shelters</i>	



Haven Family House
23 Temporary Housing Units in Menlo Park



First Step for Families
39 Temporary Housing Units in San Mateo



Family Crossroads
15 Temporary Housing Units in Daly City

Functional Zero

DEFINITION: Every unsheltered homeless person in San Mateo County who chooses assistance can be sheltered in an emergency shelter or in temporary or permanent housing.

Shelter Beds for Adults

Shelter/Hotel	Pre-COVID	During COVID	Difference
Safe Harbor South San Francisco	90	50	(40)
1580 Maple Street Redwood City	141	101	(40)
WeHOPE East Palo Alto	50	25	(25)
Motel Rooms Various locations throughout County	As needed for inclement weather after added cots in shelters are full	184	184
TOTAL	281	360	79

Functional Zero Plan

Offer a bed to everyone on the waiting list and minimize rented hotel space

Facilities	Beds & Need Today	Near Term	Longer Term
Safe Harbor	50	50	90
WeHOPE	25	25	50
Maple Street Shelter	101	101	0
Temporary Beds	0	130	0
Shelter Waiting list	75	0	0
Owned Motels <i>Pacific Inn & Coastside Inn</i>	0	126	126
Rented Motel Rooms	184	0	0
Navigation Center	0	0	244
TOTAL	435	435	510

Maple Street Shelter 1580 Maple Street



Navigation Center Definition

Navigation Centers are Housing First, low-barrier, service-enriched shelters focused on moving people into permanent housing that provide temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. “Low Barrier” means best practices to reduce barriers to entry, and may include, but is not limited to, the following:

1. The presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth.
2. Pets.
3. The storage of possessions.
4. Privacy, such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms.

Getting to Functional Zero

Facilities	Rooms/Beds	Totals
Rented Hotel Rooms	184	
Shelter Wait List	75	
Maple Street: Temp Housing During Construction	101	
Total New Beds/Rooms Needed		380
Pacific Inn	74	
Coastside Inn	52	(126)
Total Owned Motel Rooms		
Additional Hotel Rooms Needed in Near Term		254

Pacific Inn

Property Basics

- Located in Redwood City
- 74 guest rooms
- All rooms furnished, including:
 - Furniture, linens, etc.
- Reception area, office space, laundry rooms, and a breakfast room





Pacific Inn

Program Overview

- Homeless shelter services provided by Samaritan House
- Adults experiencing homelessness who are at high-risk of contracting severe complications if infected with COVID-19
- Residents started moving in on March 3rd, fully occupied with ____ residents by March ____



Pacific Inn Services

- 24/7 staffing
- Housing-focused case management
- Housing locator specialists
- COVID-19 screenings and protocols
- Meals provided
- Connections to other resources (employment, health services, etc.)

Coastside Inn

Property Basics

- Located in Half Moon Bay
- 52 guest rooms
- All rooms furnished, including:
 - Furniture, linens, etc.
- Reception area, laundry room, and a breakfast area



Coastside Inn

Program Overview

- Homeless shelter services
- People experiencing homelessness who are at high-risk of contracting severe complications if infected with COVID-19
- Preference for people from Half Moon Bay and the mid-coast area





Coastside Inn Services

- Current:
 - Small pilot program
- Future:
 - Procurement process to identify a provider agency
 - Full program will utilize full building and will provide comprehensive shelter services including
 - 24/7 staffing
 - housing-focused case management
- Community Advisory Committee

Benefits of Living in a Non-congregate Shelter

- Privacy and safety of individual rooms appeals to many homeless people, especially longer term (5 to 10 years) homeless people
- Consistent contact with case managers
- Greater potential to attend medical appointments
- More opportunities to apply for permanent housing, social services benefits
- An address and contact location
- A place to gather and keep the personal documents such as social security cards and birth certificates needed to apply for apartments, benefits and other support services

Potential Motels In San Mateo

- County currently doing due diligence on 2 motels on El Camino
- Appraisals are underway
- Application for General Plan conformance has been submitted
 - Planning Commission Hearing scheduled for March 23rd
- If purchase proceeds, next step is County sponsored community meeting

Questions