



SAN DIEGO
HOUSING
COMMISSION

San Diego Housing Commission Options for Additional Housing and Homeless Service Facilities

Report to Land Use and Housing
October 17, 2012

Mathew Packard
Vice President
Housing Innovations Department



Introduction

In June of this year, SDHC presented a report to the Land Use and Housing Committee (LU&H) on location options and funding for the City of San Diego’s Winter Shelter program and a progress report on Connections Housing Downtown—the City-sponsored one-stop shop for homeless adults.

The recommendations were endorsed by both the LU&H Committee and ultimately by the City Council and Housing Authority.

During LU&H committee discussion, Councilmember Alvarez requested SDHC staff return with a report that 1) suggests potential locations for a new housing and service facility for the homeless and 2) probable timeline and cost estimate for such a project.

This is that report.



FACILITY OPTIONS WHERE, WHAT, WHEN

- **WHERE**

- ✓ City's homeless policy
- ✓ Where are the unsheltered homeless
- ✓ Where are current facilities located
- ✓ Where are the larger pockets of unsheltered homeless with few no facilities

- **WHAT**

- ✓ Scope
- ✓ Size
- ✓ Cost

- **WHEN**

- ✓ Permitting
- ✓ Design
- ✓ Construction





City of San Diego Homeless Policy

San Diego Council Policy 000-51 – Comprehensive Homeless Policy

“The Council further recognizes that homelessness is a regional problem, and that all other jurisdictions in the county need to develop local services and shelter options in order to reduce the burden placed on any single community.”



Point In Time Count- County Wide Sheltered and Unsheltered Homeless

City	Sheltered				Unsheltered				Unincorporated	Unsheltered				%		
	ES	SH	TH	Total	Indiv	V*	H*	Total		Indiv	V*	H*	Total			
San Diego City	653	42	2,061	2,756	1,501	791	270	3,610	6,379	77.4%	Pine	0	0	0	0	0.0%
Carlsbad	48	0	0	48	52	2	3	62	110	1.2%	Bonsall	4	0	0	4	2.2%
Chula Vista	28	0	153	181	116	101	54	426	607	6.4%	Crest-Dehesa	0	0	0	0	0.0%
Coronado	0	0	0	0	4	16	0	36	36	0.4%	Fallbrook	3	3	0	9	5.0%
Del Mar	0	0	0	0	2	0	0	2	2	0.0%	Hidden Meadows	0	0	0	0	0.0%
El Cajon	67	0	311	378	75	10	7	109	487	5.1%	Jamul/Dulzura	0	0	0	0	0.0%
Encinitas	33	0	13	46	49	15	5	89	135	1.4%	Lakeside	42	13	6	80	44.2%
Escondido	78	10	215	303	73	22	5	127	430	4.5%	NC Metro	20	0	0	20	11.0%
Imperial Beach	0	0	0	0	3	5	0	13	13	0.1%	Otay	0	1	0	2	1.1%
La Mesa	0	0	0	0	28	6	0	40	40	0.4%	Ramona	0	0	0	0	0.0%
Lemon Grove	0	0	0	0	8	3	5	24	24	0.3%	San Dieguito	0	1	0	2	1.1%
National City	0	0	0	0	39	30	22	143	143	1.5%	Spring Valley	21	6	9	51	28.2%
Oceanside	72	0	195	267	133	34	9	219	486	5.1%	Sweetwater	3	0	0	3	1.7%
Poway	0	0	0	0	7	0	0	7	7	0.1%	Valle de Oro	4	1	2	10	5.5%
San Marcos	0	0	0	0	13	8	4	37	37	0.4%	TOTAL	97	25	17	181	100%
Santee	0	0	0	0	8	8	1	26	26	0.3%	<i>ES - Emergency Shelter</i> <i>SH - Safe Haven</i> <i>TH - Transitional Housing</i> <i>Indiv - Individual</i> <i>V - Cars/Trucks/RV/Vans</i>					
Solana Beach	0	0	0	0	15	0	0	15	15	0.2%						
Vista	61	0	334	395	72	6	2	88	483	5.1%						
TOTAL	1,040	52	3,282	4,374	2,198	1,057	387	5,086	9,641	100%						

* multiplied by 2 in total column

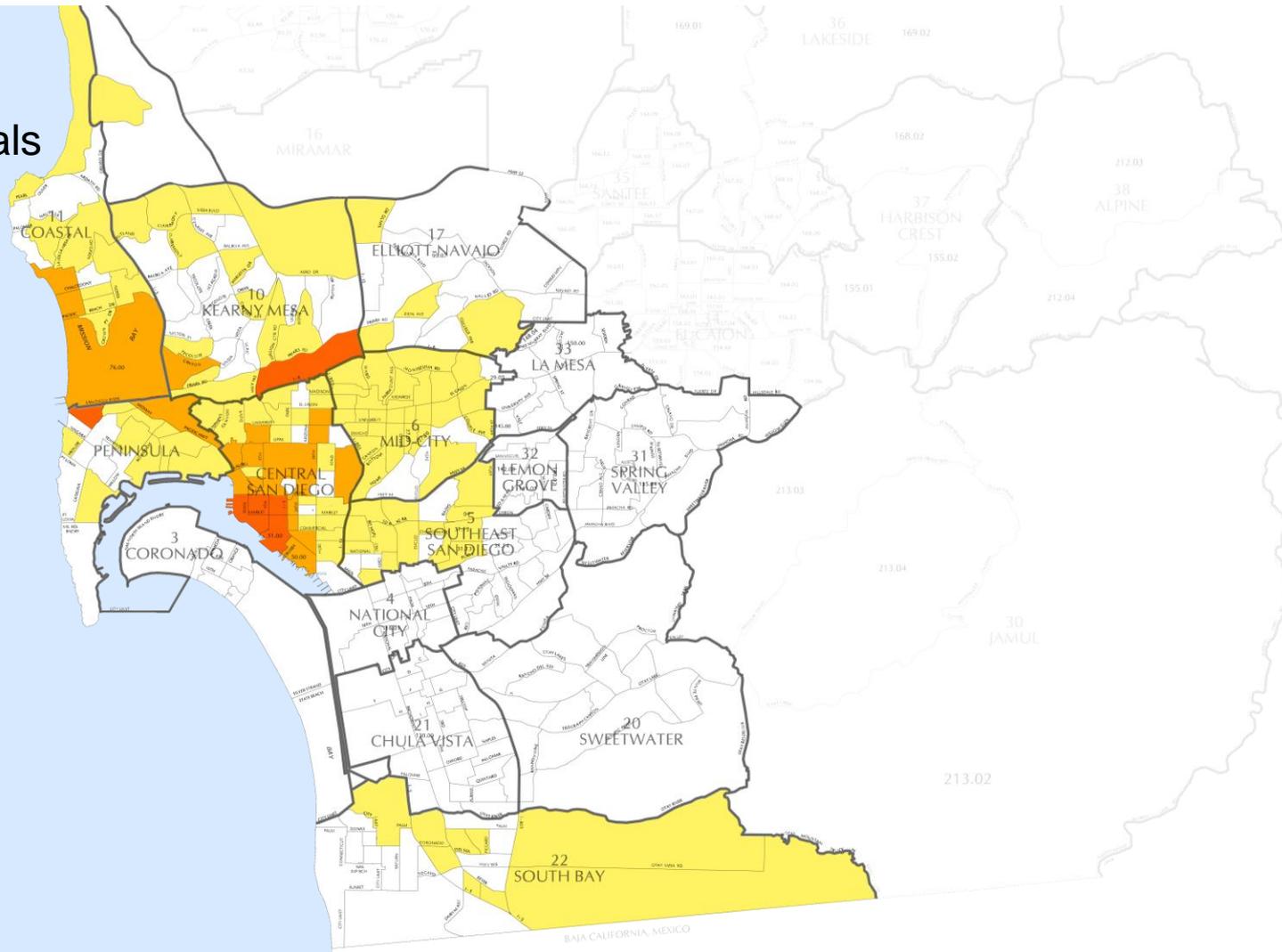
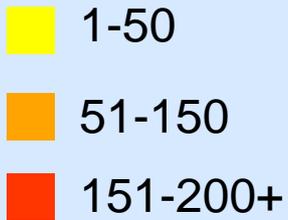
Regional Task Force on the Homeless (RTFH) - WeALLCount (Point-In-Time Count) 2012



City of San Diego

Where are the Unsheltered Homeless?

Total Number of Homeless Individuals Per Tract:

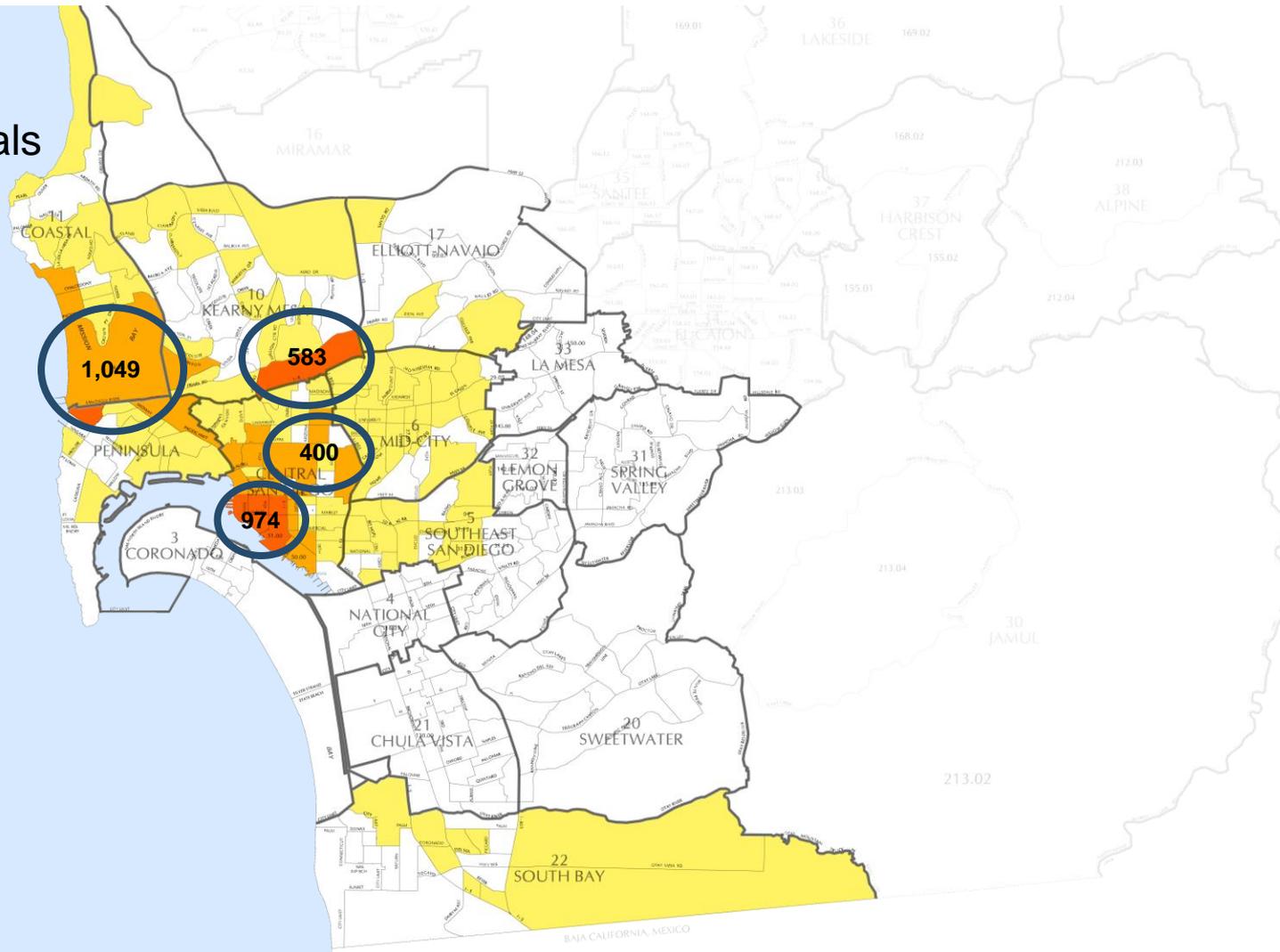


City of San Diego

Where are the Unsheltered Homeless?

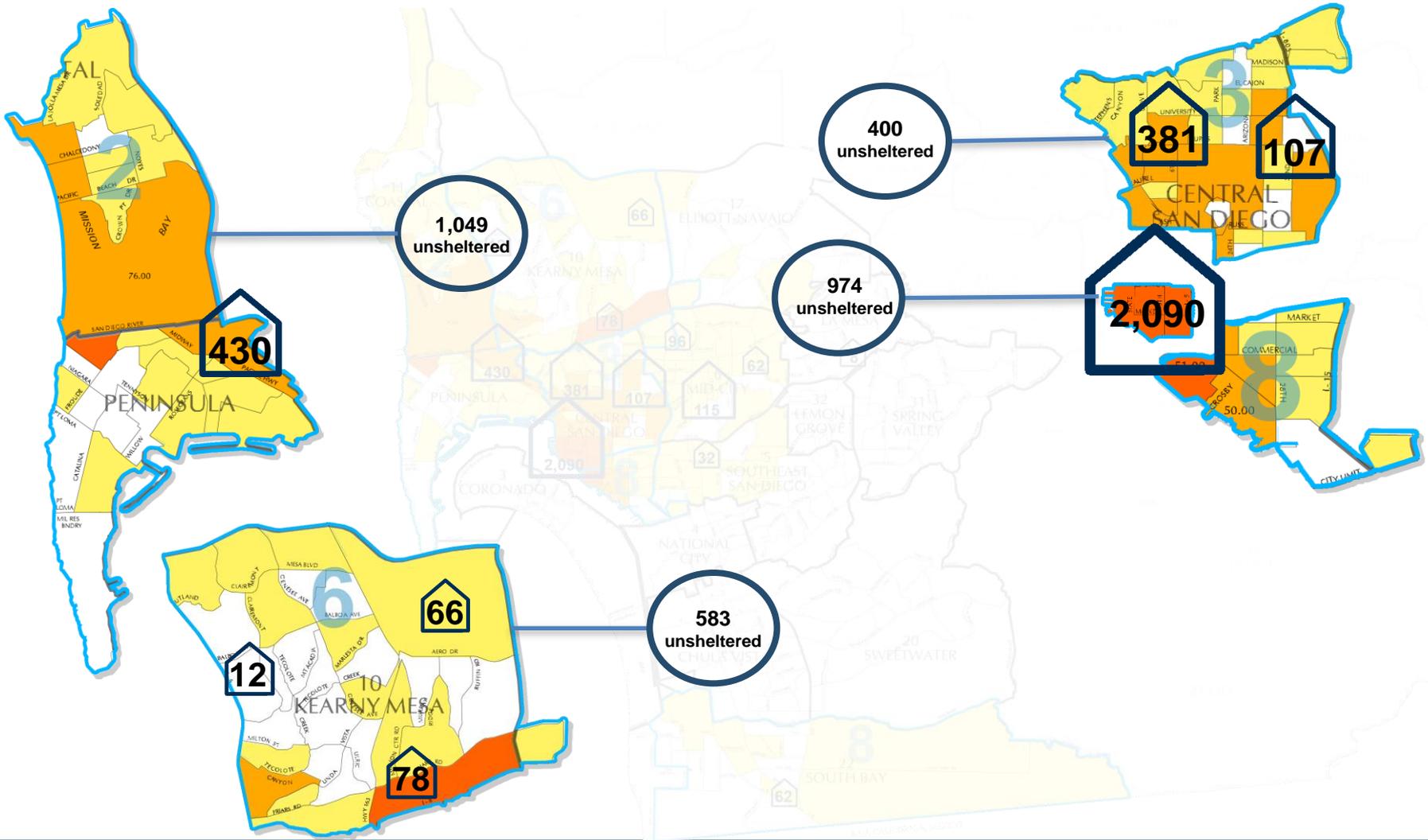
Total Number of Homeless Individuals Per Tract:

- 1-50
- 51-150
- 151-200+



City of San Diego

Where are the *gaps* – larger populations of unsheltered homeless and no housing?



WHAT

SCOPE

For purposes of this report, we have assumed a future facility would include the same program components as Connections Housing Downtown:

- ✓ Interim/Transitional Housing
- ✓ Permanent/Permanent Supportive Housing
- ✓ Depot or One Stop Shop
- ✓ Medical Clinic or Day/Service Center*

* The inclusion of a day center facility and services could be prioritized over a medical clinic. The facility could be placed in a community that does not currently have a day center.



WHAT SIZE OF FACILITY

Option #1

150 Interim/Transitional Beds + 50 Permanent Housing Units = 200 Housed

Level 1 One Stop Shop/Administration

Level 2 Clinic or Day Center/Kitchen

Level 3 Interim/Transitional Housing (150 Beds)

Level 4/5 Permanent Housing/Admin (50 Units)

Option #2

200 Interim/Transitional Beds + 100 Permanent Housing Units = 300 Housed

Level 1 One Stop Shop/Administration

Level 2 Clinic or Day Center/ Kitchen

Level 3/4 Interim/Transitional Housing (200 Beds)

Level 5/6 Permanent Housing (100 Units)



WHAT

COST

Option #1	200 households 100,000 sq. ft.	
Construction Costs	\$220-\$270 per sq. ft.	\$22- \$27 million
Soft Costs	\$80-\$90 per sq. ft.	\$8-\$9 million
Total Development Costs		\$30-\$36 million

Option #2	300 households 120,000 sq. ft.	
Construction Costs	\$220-\$270 per sq. ft.	\$27-\$33 million
Soft Costs	\$80-\$90 per sq. ft.	\$10-\$11 million
Total Development Costs		\$37-\$44 million



WHEN

Using development history including Connections Housing Downtown as a guide, the following estimated project timelines are offered:

- **Design / Entitlement / Permitting / Funding**

- 12 – 18 months

- **Construction / Certificate of Occupancy**

- 12 – 18 months

- Complete timeline - 24 – 36 months*

- **Connections Housing Development Schedule**

- Release of RFP – 4/2009

- Projected Certificate of Occupancy– 1/2013

Total time 33 months

