Interim Housing Solutions

- ELIZABETH FUNK, FOUNDER AND CEO, DIGNITYMOVES
- LUCILLE BOSS, ENCAMPMENT RESPONSE COORDINATOR, COUNTY OF SANTA BARBARA
- DR. STUART KASDIN, COUNCIL MEMBER, GOLETA

League of California Cities, 2024
The Need for Housing and Shelter

- As cities are well familiar, it serves neither the neighborhoods, the businesses affected, nor the unhoused themselves to remain sleeping outside. No one benefits from this neglect.

- The impacts of homelessness are felt by the whole community, from those sleeping on sidewalks and encampments, to the nearby businesses and residential neighborhoods.
The Need for Housing and Shelter

- Individuals suffering the trauma of unsheltered homelessness are far more likely to fall into chronic homelessness and develop substance abuse and psychiatric disorders,

- At that point the cost of their homelessness to the public nearly doubles from increased use of emergency medical and criminal justice systems.

- For example, unsheltered homelessness has been linked to drastically increased rates of chronic and infectious diseases like diabetes, coronary artery disease, typhus, and hepatitis, and five times more likely to die from suicide than their housed counterparts.
The Importance of Interim Housing

- California provides just four shelter beds for every 10 homeless residents, compared with eight beds for every 10 homeless residents in the rest of the U.S.

- Interim housing as an anchor component of the system, an important step in the process.

- If we provide dignified places that are compelling enough for people to accept placement, they can receive the critical supportive services they need. Services are more effective when the person is out of “survival mode” and in a calm, positive mental and emotional state.
Defining homelessness, shelter, and housing

**Permanent Housing**
- Congregate shelter (large room with beds)
- Non-congregate shelter (cabins, hotels, RVs)

**Interim Housing**
- Rapid re-housing (short-term financial assistance and case management)
- Long-term subsidy (voucher)
- Private rental market or dedicated unit/building

**Place not meant for human habitation**
- Outside (benches, parks, sidewalks)
- Vehicles

- Rapid re-housing (short-term financial assistance and case management)
- Long-term subsidy (voucher)
- Private rental market or dedicated unit/building

- Congregate shelter (large room with beds)
- Non-congregate shelter (cabins, hotels, RVs)

- Outside (benches, parks, sidewalks)
- Vehicles
Permanent vs. Interim: A false choice

- We desperately need more permanent housing to end our housing crisis. Yet at $800k+ per unit it will take enormous resources and many years to build sufficient supply.

- In the meantime, 72% of our homeless are literally unsheltered languishing on waiting lists—often for many years. The trauma of surviving on the streets dramatically reduces the chances of returning to self-sufficiency.

- The choice is not permanent or interim housing. The choice is whether to leave people sleeping unsheltered or provide interim housing. Both are needed!
## Congregate vs. Non-Congregate

### What Prevents You from Wanting to Stay in a Shelter?

<table>
<thead>
<tr>
<th>Things that prevent people from staying in a shelter:</th>
<th>% Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>I like having my own space.</td>
<td>59%</td>
</tr>
<tr>
<td>I don’t want to be away from my possessions (i.e. lack of storage)</td>
<td>26%</td>
</tr>
<tr>
<td>I don’t like dorm-style living arrangements</td>
<td>24%</td>
</tr>
<tr>
<td>They don’t allow pets</td>
<td>18%</td>
</tr>
<tr>
<td>They are too far away</td>
<td>12%</td>
</tr>
<tr>
<td>No transportation</td>
<td>12%</td>
</tr>
<tr>
<td>Shelters are too far from my services/job</td>
<td>3%</td>
</tr>
<tr>
<td>Other (common responses: too many rules/regulations, too many drugs, they take your food stamps, bad atmosphere)</td>
<td>44%</td>
</tr>
</tbody>
</table>
Outline for Presentation – Non-Congregate, Interim Housing Possibilities

- Cabins/Pallet Homes
- Safe Parking
- RV Safety Net
- Conversions of Offices to Interim Housing
- Rapid Rehousing
- Questions
The Essential Role for Cabins as an Interim Housing Solution

Elizabeth Funk
DignityMoves, Founder and CEO
DignityMoves
Reimagining SCALABLE solutions to unsheltered homelessness

Permanent housing is the ultimate goal:
- Expensive, takes many years, zoning and other constraints.

Languishing on streets causes rapid decline:
- Every day diminishes chances of returning to self-sufficiency

Enormous cost to society annually:
- Costs less to solve than maintain the status quo
Interim Supportive Housing

For the individual:

• A dignified alternative to congregate shelters
• Everyone gets their own room, with a door that locks
• Privacy, pets, partners, and a sense of true security
• A place to take a deep breath, stabilize, and start to think forward
• 6-24 months, intensive supportive services, document readiness, benefits

Early housing interventions increase the likelihood of returning to self-sufficiency
Interim Supportive Housing

For the system:

• A sorting mechanism: assess and direct people to tailored next steps

• Shifts supportive services resource allocation earlier in the homelessness cycle, when they have the potential for greater efficacy

• Temporary nature allows cities to dial up and dial down capacity as needed

• The opportunity for segmentation: not one-size-fits-all programs

Our Streets Cannot Be The Waiting Room!
Our innovative approach

- **Land is expensive**: We borrow it.
- **Building codes are onerous**: This crisis merits emergency codes.
- **Construction costs are escalating**: We use state-of-the-art prefabricated solutions.
- **People don’t like group shelters**: Everyone gets their own room & a door that locks.
- **Zoning is restrictive**: Relocatability and emergency status makes zoning more flexible.
- **NIMBY resistance is fierce**: We harness it.
- **Cities have limited staff resources**: We do the work.
- **The scale is daunting**: This is an all-hands-on-deck public/private/philanthropy collaboration.
Attractive, trauma-informed communities

Exteriors to match the local aesthetic

Community spaces

Bathroom buildings

A variety of manufacturers depending on project needs

Not “emergency cabins”
Durable, relocatable, attractive interim housing

Fire-resistant, steel-framed, High ceilings...and meet codes
Funding and Resources

- Vacant land (public or private) is a squandered asset:
  - Private developers with projects tied up in entitlements or postponed
  - Land slated for housing, transit, other developments in the future

- At an average of $50k/unit, philanthropy can significantly contribute to capital costs:
  - Allows for greater flexibility and speed
  - De-risks new innovations
  - Gives the local community a voice in the program

- Supportive services funding through local and state government (often complicated)
- Hospitals, community improvement districts
- Homekey, Encampment Resolution Funds

We partner with cities to bring together all necessary resources
33 Gough San Francisco
70 rooms, 94 people, 4 months, $2.2m

1016 Santa Barbara Street
35 rooms, 45 people, 6 months, $1.8m

Labath Landing, Rohnert Park
60 rooms, 4 months, Homekey 2

Dignity Village, Alameda
72 rooms, 6 months, Homekey 2

Over a dozen communities on the horizon

Santa Maria
La Posada
Thousand Oaks
Los Angeles
Oakland
San Bernardino
Watsonville

Atlanta
Morro Bay
San Luis Obispo
Grover Beach
San Jose
Sacramento
Modesto

237 beds in place today....
Over 1,000 projected in the next year
Overcoming Resistance

- Emphasis on exterior aesthetics
- Placement prioritization to those in the immediate area
- No-camping ordinances
- Community engagement (Adopt-a-Room)
- AT SCALE: scattered across the region
- Temporary (5 years) and relocatable
- Extra neighborhood patrols
- No walk-ups, no day services
- Staff trained in de-escalation

We harness the powerful force of NIMBY: We TOO want neighborhoods that are safe, clean, thriving
Helping cities reach their goals

**Cities have minimal staff resources:** We help design city strategic action plans that are practical and feasible.

**Interim vs. Permanent:** We are sponsoring legislation and changing the narrative: interim housing can play an essential role in the broader toolkit.

**Moving people out of the system:** DignityWorks pilot provides a path to employment and independent self-sufficiency.

**Limited budget flexibility:** Private capital is catalytic and flexible.

**SCALE:** DignityNOW tackles the entire unsheltered need at once.

We are reigniting lost optimism. It CAN be done.
Interim Housing Solutions: Safe Parking

Lucille Boss, Encampment Response Coordinator, County of Santa Barbara
Addressing Vehicular Homelessness

**Priority:** Expand and Enhance the Shelter System and Implement Best Practices

**Key Action:** Identify new sites for alternative housing models and vehicular parking programs across the county

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**The Origins of Safe Parking**

It's been 13 years since Safe Parking was established in Santa Barbara County. It's a national model, with California Governor Jerry Brown recognizing the program as an instrumental role in establishing the program, specifically under the management of New Beginnings. It all began because of Bob's deep sympathy for the unsheltered population, which in 2013 was at an all-time high of 986 people in the Santa Barbara County region. He encouraged the City Council to consider a pilot program at two City parcels where he believed residents could safely and securely park their vehicles.

Allowing residents to have a roof over their head, the program was launched in January 2015. In the program’s first two years, 220 people found shelter, and by 2016, the number had increased to 267 people. In 2017, New Beginnings announced plans for Safe Parking in Santa Cruz County, and in 2018, San Luis Obispo County. Now, the program is expanding across the state.

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**Carpinteria Exploring Potential Locations for Safe Parking Program for Vehicular Homeless**

This month, the Carpinteria City Council was presented with various potential parking program locations. The City of Carpinteria is exploring the feasibility of implementing a mobile homeless housing and the City of Carpinteria is interested in exploring the feasibility of implementing a mobile parking program in the city. The goal is to provide temporary shelter for homeless individuals while they transition to permanent housing.
How does the Safe Parking Program work?

- Funding for operations
- Parking lots
- Ordinance
- Staff
- Funding for transitions to permanent housing
Who is experiencing vehicular homelessness?

51% (611) of the uns sheltered persons counted (1,202) in the 2023 point-in-time count were living in their vehicles.
How to address and resolve vehicular homelessness

Expanded outreach
• outreach is critical because people move around in vehicles, and often rest in different types of places (e.g. populated neighborhoods rather than remote hidden areas)

Additional lots
• both overnight and daytime lots are needed, and must accommodate a variety of vehicle types (including RVs and oversized vehicles)

Operational funding
• funding is needed to provide staff, site operations, flexible funds, and direct client assistance; funding is currently provided by Santa Barbara County & the Cities of Santa Barbara, and Goleta

Permanent Affordable Housing
• in order to resolve homelessness affordable permanent housing units are needed
Addressing Vehicular Homelessness

**Priority:** Expand and Enhance the Shelter System and Implement Best Practices

**Key Action:** Identify new sites for alternative housing models and vehicular parking programs across the county

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**RV Park Models**
- Ownership by jurisdiction/agency
- Ownership by persons experiencing homelessness

**Challenges**
- Fire risk
- Ongoing maintenance
- Cost of utility connections
- General cleanliness

**Mobile Home Parks**
- Part of existing Affordable Housing inventory
- Local mobile home parks have been problematic
Using RVs as a Safety Net
Catching people before they fall

Dr. Stuart Kasdin
City of Goleta, City Council
Santa Barbara City College
Sites

- Similar to the Safe Parking program, which relies on the donated private or non-profit parking facilities.
- Safe Parking is an ordinance to structure the public notification requirements regarding the use of vehicles for housing. There is no need for a public permitting process for each site chosen.
- Facilitates a complementary use for parking lots, whether publicly owned, or private such as churches.
Santa Cruz -- Safe Parking Program for oversized vehicle used for habitation.

- **The Long-term Safe Parking Program** provides space for oversized vehicles at the National Guard Armory. This program provides 24/7 parking and participants may stay up to six months. Case management, housing navigation, health care, and hygiene services are provided on-site.

- **The Overnight Safe Parking Program** provides space for oversized vehicles in City-owned lots. This program provides overnight parking and participants can stay up to 30 days with the possibility of an extension. Hygiene services and refuse disposal are available on site.
In Contrast to the Safe Parking Program

- People would not need to have their own vehicles. An agency, public or private, supplies the vehicle.

- These vehicles would not be accessible for the recipients to drive. No license, insurance and liabilities concerns.

- In contrast to a traditional safe parking, this Safety Net Program would aim to leave vehicles in a site for an extended period, such as several months at a time.
Type of Vehicle

- RVs come with toilets and showers. This would require regular cleaning out of the tanks.


- It may also be less alarming to the public because of their potential transience.
Target population

- Newly unhoused/at imminent risk of homelessness; before they have been impacted by the various traumas of living outside.
- Working homeless.
- Families with children.
Parking lot owners and the target population

Focus is on those who would be expected to be well-behaved and a sympathetic potential recipient. There is a need to attract property owners.

- Vehicles could be locked during the day to avoid loitering.
- Limit the number of vehicles per site, such as less than 5 per site.
- Agreed-upon code of conduct
Housing Back-up for when no rapid rehousing is available

- Parking the RVs in place in a site offers the potential for a reliable available source for housing on-demand when it is needed.

- RVs might be sited and left in a site awaiting when a family or a newly homeless individual who needs the service.

- This program also expands available housing.

- However, unlike the tiny homes and more like the safe parking, these units would not be part of an intentional community and have less therapeutic value.
CONVERSIONS OF OFFICE SPACE FOR INTERIM HOUSING

Dr. Stuart Kasdin
City of Goleta, City Council
Santa Barbara City College
Project Homekey and Interim Housing

- Project Homekey, focused on buying and converting hotels and motels into homeless housing, has created nearly 15,000 new units at roughly $300,000 per unit.

- In Homekey Round 2.0, there were 46 interim housing projects constructed.

- These units primarily reflected new modular construction, hotel/motel acquisition and rehabilitation, and existing multifamily acquisition and rehabilitation.
There were only 4 projects in total which relied on commercial structure acquisition & rehabilitation or adaptive reuse of commercial structures.

These conversions provided a total of 93 units for both permanent and interim housing, out of a total 6,863 units.

It is likely that the costs of conversion from motels or the use of new modular construction was more cost-effective.

However, the opportunities for additional motel conversions are likely dwindling. And, there are far more available office spaces than there are motels for the purposes of housing conversions.
Office space to Interim Housing

- The conversion of office space into typical residential units is challenging.

- Higher costs come from the need for bathrooms and kitchens in each unit, which offices don’t have.

- Another problem with converting office spaces to residences is that a lot of the floor space is without natural exterior lighting.
Converting office space to interim housing, rather than permanent housing, should be easier and cheaper, since such configurations are closer to the design of many office buildings.
Office space to Interim Housing

Interim housing design

- Common bathrooms and kitchens supporting small living quarters is common for transitional housing.

- In a single room occupancy model, the interior space can be allocated for the shared facilities: bathrooms, laundry, kitchens, and common rooms.
What can the state do?

- Offer a new round for state funding like Homekey or a public-private partnership to encourage interim housing.
- It typically takes longer to convert office space, as opposed to motels so relax the State’s construction completion deadlines.
- Homekey had a requirement that transitional housing proposals must include a feasible plan to ultimately convert it to permanent supportive housing. That requirement may have discouraged some applicants.
- Encourage cities to propose commercial spaces even if the conversion costs remain higher than motel conversions.
Benefits

- Unlike hotels and motels, cities won’t lose the transient occupancy taxes with the conversion.
- Many cities have growing numbers of vacant office spaces.
- Commercial areas have felt the burden of homeless residents making the downtown feel less safe and inviting to customers.
- The new focus expands housing opportunities.
- There may therapeutic value to shared living facilities even if single apartments were possible. Group living designs may combat isolation and loneliness.
Permanent Housing Solutions: Rapid Rehousing

City Leaders Summit
April 19, 2024
Increasing access to safe, affordable housing

**Priority:** Increase Inventory of Affordable and Permanent Supportive Housing

**Key Action:** Create 1,053 new slots of Rapid Re-Housing

**Presented by:** Lucille Boss, Community Services

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**HOUSED PEOPLE ARE NOT HOMELESS**

**RAPID RE-HOUSING (RRH)**

Rapid Re-Housing (RRH) ends homelessness for families and individuals.

- **FIND LANDLORDS & APARTMENTS**
  - Help people quickly find housing within one month or less.

- **HELP PAY FOR HOUSING**
  - Help people pay for housing short term; longer-term help an option.

- **CONNECT TO JOBS & SERVICES**
  - Help access services so people can stay in housing.

The **Core Components** of Rapid Re-Housing help people find housing fast, help pay for housing, and connect to jobs and services.
### What is Rapid Re-Housing?

#### Component Type

<table>
<thead>
<tr>
<th>Housing Location/ Stabilization Services</th>
<th>Housing Search and Placement</th>
</tr>
</thead>
<tbody>
<tr>
<td>24 CFR 576.105</td>
<td>24 CFR 576.105(1)</td>
</tr>
<tr>
<td>- Rental Application Fees</td>
<td>- Assessment of housing barriers, needs, and preferences;</td>
</tr>
<tr>
<td>- Security Deposits</td>
<td>- Development of an action plan for locating housing;</td>
</tr>
<tr>
<td>- Last Month’s Rent</td>
<td>- Housing search;</td>
</tr>
<tr>
<td>- Utility Deposits</td>
<td>- Outreach to owners;</td>
</tr>
<tr>
<td>- Utility Payments</td>
<td>- Assistance with submitting rental applications and understanding leases;</td>
</tr>
<tr>
<td>- Moving Costs</td>
<td>- Assessment of housing for compliance for habitability, lead-based paint, and rent reasonableness;</td>
</tr>
<tr>
<td>- Housing Search and Placement</td>
<td>- Assistance with obtaining utilities and making moving arrangements; and</td>
</tr>
<tr>
<td>- Housing Stability Case Management</td>
<td>- Tenant counseling.</td>
</tr>
<tr>
<td>- Assistance with Moving Costs</td>
<td></td>
</tr>
<tr>
<td>- Mediation</td>
<td></td>
</tr>
<tr>
<td>- Legal Services</td>
<td></td>
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<tr>
<td>- Credit Repair</td>
<td></td>
</tr>
</tbody>
</table>

#### Housing Location/ Stabilization Services

- Rental Application Fees
- Security Deposits
- Last Month’s Rent
- Utility Deposits
- Utility Payments
- Moving Costs
- Housing Search and Placement
- Housing Stability Case Management
- Assistance with Moving Costs
- Mediation
- Legal Services
- Credit Repair

#### Housing Search and Placement

- Assessment of housing barriers, needs, and preferences;
- Development of an action plan for locating housing;
- Housing search;
- Outreach to owners;
- Assistance with submitting rental applications and understanding leases;
- Assessment of housing for compliance for habitability, lead-based paint, and rent reasonableness;
- Assistance with obtaining utilities and making moving arrangements; and
- Tenant counseling.
What is Rapid Re-Housing?

RAPID RE-HOUSING PROVIDES SHORT-TERM RENTAL ASSISTANCE AND SERVICES

Housing Vouchers.

Different than Section 8

Eligibility

Term

Supply -- ARPA situation and aftermath
Rapid re-housing is a primary solution for ending homelessness

Literal homelessness
- Sleeping in a shelter or in a place not meant for human habitation

Case management
- Help collecting documents needed for housing (including adding name to voucher waitlist)

Move-in with RRH
- Housing identification, rent and move-in assistance, and rapid re-housing case management and services

Permanent Housing
- Housing may be sustained by an increase in income or a linkage to a long-term subsidy
Very simply stated…

How do we end homelessness? How can we support our system of care right now?
Questions?
<table>
<thead>
<tr>
<th>Element</th>
<th>Rapid Rehousing</th>
<th>Safe Parking</th>
<th>Extended Parking-- RVs</th>
<th>Tiny Homes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Limiting factor</td>
<td>Finding available housing units</td>
<td>Available nighttime lots; personnel</td>
<td>Operator and locations</td>
<td>Acquiring sites.</td>
</tr>
<tr>
<td>Permitting and public review</td>
<td>No.</td>
<td>Not required.</td>
<td>Not required.</td>
<td>No EIR “shelter crisis”</td>
</tr>
<tr>
<td>Term</td>
<td>6 months – 2 years.</td>
<td>Temporary.</td>
<td>Extended stay (e.g., 1-6 mo); limited times per site.</td>
<td>Generally, 3-5-year.</td>
</tr>
<tr>
<td>Form of shelter</td>
<td>Apartment/house space paired with short-term rental assistance and services.</td>
<td>Vehicle owned by clients</td>
<td>RV-type vehicle supplied by agency. Not available for driving by clients.</td>
<td>Tiny or pallet houses typically supplied by agency.</td>
</tr>
<tr>
<td>Element</td>
<td>Rapid Rehousing</td>
<td>Safe Parking</td>
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</tr>
<tr>
<td>-------------------------------</td>
<td>--------------------------------------------------------------------------------</td>
<td>--------------------------------------------------</td>
<td>--------------------------</td>
<td>--------------------</td>
</tr>
<tr>
<td>Housing density</td>
<td>Part of existing apartments or housing</td>
<td>Less than 5 vehicles/site in Goleta. Varies</td>
<td>Similar to safe parking (&lt; 5).</td>
<td>Moderate. Very variable.</td>
</tr>
<tr>
<td>Oversight</td>
<td>Not in residence; support from case managers.</td>
<td>Not in residence, but staff monitors.</td>
<td>Not in residence, but staff monitors.</td>
<td>Requires an on-site supervisor</td>
</tr>
<tr>
<td>Bathroom/electricity/kitchen</td>
<td>Yes</td>
<td>Restrooms on-site.</td>
<td>May come with the RV.</td>
<td>Depends. May use kitchen and showers in congregate settings.</td>
</tr>
<tr>
<td>Availability during daytime</td>
<td>Yes</td>
<td>Vehicles must leave location during day</td>
<td>Potentially restricted</td>
<td>Yes. Open to clients at all hours.</td>
</tr>
<tr>
<td>Target population</td>
<td>Those who can transition to permanent housing</td>
<td>Those living in their vehicle.</td>
<td>Stable, higher functioning, eg, recently homeless</td>
<td>All, including chronic and spicy</td>
</tr>
</tbody>
</table>
Appendix

- DignityMoves in general and in Santa Barbara
33 Gough St San Francisco
70 rooms
94 people $2.2m

20,000 Sf
Private land
DignityMoves Downtown Santa Barbara

- Partnership with the County of Santa Barbara and Good Samaritan
- 35 private, dignified rooms for individuals experiencing homelessness
- County-owned land designated for low-income housing in the future
- 2/3 capital contributed by philanthropy; county pays supportive services.
Labath Landing Rohnert Park

Homekey Round 2 funding: $14.6m grant

60 private rooms for individuals and couples with extensive community spaces, dining building, case manager offices, computer lab, pet area, garden

The first interim housing/shelter in the city of Rohnert Park

Opened Oct 24, 2022

Just 4 ½ months from the start of construction to full occupancy
Dignity Village Alameda
DignityNOW Santa Barbara County
Building enough interim housing for everyone on the streets in the entire county

- 2018 the county identified a need for 563 interim beds.
- 4 years later the need was 423
- The County Board of Supervisors has voted unanimously to approve the use of several county-owned sites
- DignityMoves has launched the DignityNOW initiative to build sufficient interim housing for everyone on the streets in the county, in one bold initiative

<table>
<thead>
<tr>
<th>Estimated Gaps in Beds/Units</th>
<th>Permanent Housing: new units and long-term rental subsidies, paired with supportive services</th>
<th>Interim/Temporary Housing: emergency shelter, low-barrier navigation centers, transitional housing, and/or bridge housing</th>
<th>Rapid Re-Housing: time-limited rental assistance with wraparound case management</th>
</tr>
</thead>
<tbody>
<tr>
<td>1,366</td>
<td>563</td>
<td>1,053</td>
<td></td>
</tr>
<tr>
<td>Progress</td>
<td>439 secured</td>
<td>140 created</td>
<td>436 funded</td>
</tr>
<tr>
<td>Remaining Need</td>
<td>927 still needed</td>
<td>423 still needed</td>
<td>617 still needed</td>
</tr>
</tbody>
</table>

“We had been inching toward our goal of ending unsheltered homelessness. Then DignityMoves came running by, grabbed us by the collar, and now we are sprinting too.”

-Terri Maus-Nisich, Assistant County Executive Officer of Santa Barbara County
State-of-the-art modular technology: low cost and fast

- A variety of manufacturers depending on the project budget and duration
- Permitted in less than 3 weeks in San Francisco, a historic first!
- “Pop-Up” projects made with a custom-designed panel-based system
  - assembled on-site
  - made of 30% recycled plastics
  - highly insulated and fire-resistant
  - $50-$70k per unit installed, including all support buildings, restrooms, common areas (varies by site conditions and formats)
  - with a 20-year life expectancy, approx. $200/month per unit
  - half the cost of a Navigation Center*
- Permanent projects completed in 4-8 months
- Variety of sizes and formats
  - Can be built to voucher Housing Quality Standards including SROs (120sf), Studios (with ensuite bathrooms)

*Construction costs per bed of recent San Francisco Navigation Centers:
  Embarcadero: $62,500 per bed
  Bayview: $94,500 per bed
Permanent vs. Interim: A false choice

- We desperately need more permanent housing to end our housing crisis. Yet at $800k+ per unit it will take enormous resources and many years to build sufficient supply. No calculator shows how we build our way out of this crisis on that strategy alone.

- In the meantime, 72% of our homeless are literally unsheltered languishing on waiting lists—often for many years. While they wait, the only option is group shelter. Most prefer the relative safety of encampments.

- The trauma of surviving on the streets dramatically reduces the chances of returning to self-sufficiency. After many years on the streets, PSH is likely the only viable option for most.

- If we provide dignified places that are compelling enough for people to accept placement, they can receive the critical supportive services they need. Services are more effective when the person is out of “survival mode” and in a calm, positive mental and emotional state.

- Data shows that people can and do “self-resolve” if given the chance. We should start with that assumption.

- Many will still need PSH, and we must stay focused on building more. But with interim housing as an anchor component of the system, we will need far less PSH in the long run than we’ll need on this current path.
Running the numbers

- With a permanent-only system, for the $800,000 to build one unit of PSH we could build 16 interim housing units. One person gets a studio apartment while 15 others are dying on the streets.

- At $50,000, the cost per room of a DignityMoves community is less than half the cost per cot in a Navigation Center.*

- Budgets are finite. If we spend 90% on beautiful buildings, that leaves 10% for supportive services. Granite countertops don’t solve core problems. DignityMoves want to shift that ratio.

- After languishing on the streets for years, nearly all will need government-funded housing and services for the rest of their lives. With early intervention, a far greater number can return to self-sufficiency and even become taxpayers.

*Construction costs per bed of recent San Francisco Navigation Centers:
  - Embarcadero: $62,500 per bed
  - Bayview: $94,500 per bed

**Figure 3.2: Annual Cost for Residents Homeless in 2012, by Cost Decile and Top 5%**
Santa Barbara Street Village
Temporary Interim Supportive Housing

YEAR 1 UPDATE
Santa Barbara Street
Village
Year 1
SITE SELECTION & FUNDING

- County capital funding:
  - $700,000 development and $250,000 in permanent site improvements
- County ARPA and County and CoC HHAP $3 million in operations and services for 3 years
- County land contribution: 1016 SB St
- Private philanthropic: $1 million
Clients with established history in the Downtown Santa Barbara area **recommended by community partners and served by Dignity Moves** Santa Barbara Street Village:

- City Net - 26
- Behavioral Wellness - 12
- Good Samaritan - 12
- SB ACT - 6 (3 with City Net, 1 with AmeriCorps)
- Public Defender - 5 (1 with BeWell)
- City of SB - 3
- AmeriCorps - 1 (with City Net)
- New Beginnings - 1
- Other - 1
- Public Health - 1
WHO DID DIGNITY MOVES SERVE IN YEAR 1?

78% experiencing chronic homelessness, at least one permanent disabling condition, and at least 12 months homeless

Many persons have co-occurring conditions (thus the percentages don’t add up to 100%):

- 74% mental health disorder
- 43% substance use disorder
- 55% chronic health condition
- 12% development disability
- 26% physical disability

- 73 persons have entered the project
- 34 are currently residing there
- Average age is 54

Average time experiencing homelessness is 7 years
WHAT DID DIGNITY MOVES ACCOMPLISH IN YEAR 1?

48% have connected to mental health services

23% have connected to Substance Use Disorder services

THANK YOU to partner agencies who recommended clients, and to those who provide services on-site:
- Behavioral Wellness
- Doctors Without Walls
- Public Health Substance Use Disorder
- Social Services

15 have moved on to permanent housing, primarily to a rental unit

- 5 moved to an institutional setting better suited to meet their needs
- 4 either reunited with family or entered another interim housing program

There are an additional 14 current residents that moved into permanent housing at Vera Cruz Village on September 1.
The County of Santa Barbara has applied for California Encampment Resolution Funding focused on vehicular encampments. If awarded, this funding will provide a pathway to permanent housing for persons experiencing vehicular homelessness.
CONVERTING OFFICE SPACE TO INTERIM HOUSING
HOMEKEY, NEXT STEPS

Dr. Stuart Kasdin
City of Goleta, City Council
Santa Barbara City College