



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Jacky Morales-Ferrand

SUBJECT: SEE BELOW

DATE: August 19, 2019

Approved

Date

8/30/19

SUBJECT: FUNDING AWARD WITH BILL WILSON CENTER TO EXPAND THE RAPID REHOUSING PROGRAM TO INCLUDE TRANSITION IN PLACE HOUSING PROGRAM FOR HOMELESS YOUNG ADULTS WITH NEW STATE FUNDING

RECOMMENDATION

Adopt a resolution authorizing the Director of Housing to negotiate and execute a Second Amendment to the grant agreement with Bill Wilson Center increasing the maximum amount of compensation by \$1,560,000 from \$1,120,000 to \$2,680,000 to continue implementing the Rapid Rehousing for Youth and Families Program and adding the Transition In Place Housing Program For Young Adults Program.

OUTCOME

The City Council's approval of the recommendation will allow for the continuation of an existing supportive service and rental subsidy program to serve approximately 70 homeless and formerly homeless families and youth. It will also allow for the implementation of a new housing program for 20 former foster and probation youth.

BACKGROUND

On March 15, 2017, the Housing Department issued a Request for Proposals for a Rapid Rehousing Program that included both a Supportive Service Administrator and a Rental Subsidy Administrator. An evaluation panel selected The Health Trust, Bill Wilson Center and PATH as the Supportive Services Administrators and The Health Trust as the Rental Subsidy Administrator. The Bill Wilson Center proposed leading a consortium, with Family Supportive Housing and Next Door Solutions, to provide case management and housing placement for homeless transition age youth, families, and survivors of domestic violence. On August 8, 2017, the City Council approved a grant agreement with Bill Wilson Center in the amount of \$560,000

for a Rapid Rehousing Program (RRH). The agreement had two, one-year options to extend the agreement in the amount of \$560,000 annually.

For the Rapid Rehousing Program, a consortium of service providers comprised of Bill Wilson Center, Family Supportive Housing and Next Door Solutions, has provided case management and employment services for 70 homeless transition age youth, families, and victims of domestic violence. At any given time, Bill Wilson Center can work with up to 32 youth and young parent families (18-24 years old), Family Supportive Housing can serve up to 32 families from older age groups, and Next Door Solutions can work with up to 6 survivors of domestic violence (all ages).

The City of San Jose was awarded a one-time grant of \$11.4 million from the State, called the Homeless Emergency Aid Program (HEAP). HEAP funds must be used to fund homeless response strategies such as additional emergency shelter beds, rental subsidies, homeless prevention and essential services. In order to avoid recapture, HEAP funds must be expended by June 30, 2021.

On November 8, 2018, the Housing Department presented a HEAP preliminary expenditure plan to the Neighborhood Services and Education Committee. The Committee recommended the City prioritize HEAP spending on prevention, essential services and temporary shelter opportunities. Additionally, the Committee recommended prioritization of programs that could quickly accommodate the greatest number of participants. Based on the feedback, the Housing Department developed a proposed expenditure plan for the HEAP funds that was approved by the City Council on November 27, 2018. The City Council directed the Housing Department to allocate \$1.0 million in HEAP funds to the Bill Wilson Center for homeless youth services.

ANALYSIS

The Housing Department is proposing an award of \$560,000 to extend the current RRH contract and \$1,000,000 to implement a new Transition in Place (TIP) program for a total amount of \$1,560,000.

Rapid Rehousing Program

This action allows for the final one-year extension of the existing RRH contract funded with the general fund for \$560,000. The RRH program provides a rapid response to non-chronic homeless participants by offering individualized supportive services and housing search and placement. The Program consists of three partner agencies, including Bill Wilson Center (lead agency), Family Supportive Housing, and Next Door Solutions to Domestic Violence. The three agencies serve up to 70 households at any given time providing client-centered case management matched with time-limited rental subsidies from another City-funded contract with The Health Trust. Since the contract award in 2017, Bill Wilson Center served 60 households, Family Supportive Housing served 64 households, and Next Door Solutions served 17 households.

Transition in Place Program

The newly funded TIP program will assist 20 former foster and probation youth, ages 18 to 25, to exit homelessness by providing individualized case management, housing search assistance, rental subsidies, employment assistance and life skill training.

The program is managed solely by the Bill Wilson Center who is responsible for both supportive services and rental subsidies. They will assist youth in maintaining stable residency in the community and live as independently as possible by developing personal support systems, increasing life skills, and supporting youth in their individualized educational and employment goals. Since 2007, Bill Wilson Center has been successfully implementing a TIP program funding by non-city sources. In fiscal year 2018-2019, 91% of the twenty-two households served exited to permanent housing. City funding allows them to expand their program and serve an additional 20 youth.

The Housing Department will use \$1.0 million of HEAP funds for the TIP program. The HEAP program has a five percent homeless youth set-aside that is a minimum amount required to establish or expand services meeting the needs of homeless youth or youth at risk of homelessness. The set-aside was intended to provide a dedicated funding stream and to emphasize the importance of meeting the specific needs of youth. The City will be dedicating approximately nine percent of its total award to the Bill Wilson Center and will be exceeding the minimum set-aside requirement.

EVALUATION AND FOLLOW-UP

The results of the TIP program will be reported twice a year during a report on HEAP activities to the City's Neighborhood Services and Education Committee. Additionally, updates on both RRH and TIP programs will be provided in the Housing Department's annual report on homeless programs.

Also, as a condition of receiving the State HEAP funds, the City is required to provide reports to the State regarding the number of people served and the types of services they received, until all funds have been expended by the June 30, 2021 deadline. These reports will be posted to the Department's website.

Finally, the Housing Department is in the planning and community engagement process for creation of both the Community Plan to End Homelessness and the Five Year Consolidated Plan. New RFP's for services will be released that align with those planning documents.

PUBLIC OUTREACH

This memorandum will be posted on the City's Council Agenda website for the September 10, 2019 City Council Meeting.

COORDINATION

The memorandum was coordinated with the City Attorney's Office and the City Manager's Budget Office.

COMMISSION RECOMMENDATION/INPUT

The Housing and Community Development Commission's HEAP funding recommendations were reviewed and considered by the City Council on November 27, 2018.

COST SUMMARY/IMPLICATIONS

1. AMOUNT OF RECOMMENDATION: \$1,560,000
2. SOURCE OF FUNDING:
General Fund - Citywide (001)
Multi-Source Housing Fund (448) / Homeless Emergency Aid Program Memo Fund (497)
3. FISCAL IMPACT: The \$11,389,987 Homeless Emergency Aid Program block grant received from the State of California will fund \$1,000,000 in expenditures. The remaining \$560,000 recommended in this action is funded by the General Fund Homeless Rapid Rehousing appropriation.

BUDGET REFERENCE

The table below identifies fund and appropriations proposed to fund the actions recommended as part of this memorandum.

Fund #	Appn #	Appn. Name	Total Appn	Amt. for Contract	2019-2020 Proposed Operating Budget Page*	Last Budget Action (Date, Ord. No.)
001	2062	Homeless Rapid Rehousing	\$6,000,000	\$560,000	IX-3	6/18/2019, 30286
448	205W	Homelessness Prevention System	\$1,000,000	\$1,000,000	X-67	6/18/2019, 30286

*The 2019-2020 Proposed Operating Budget was adopted by City Council on June 18, 2019.

HONORABLE MAYOR AND CITY COUNCIL

August 19, 2019

Subject: Funding Award with Bill Wilson Center to Expand Rapid Rehousing Program

Page 5

CEQA

Not a Project, File No. PP17-003, Agreements/Contracts (New or Amended) resulting in no physical changes to the environment, and File No. PP17-004, Government Funding Mechanism or Fiscal Activity with no commitment to a specific project which may result in a potentially significant physical impact on the environment.

/s/

JACKY MORALES-FERRAND

Director, Housing Department

For questions, please contact Kelly Hemphill, Homelessness Response Manager, at kelly.hemphill@sanjoseca.gov or (408) 975-4483.