Reducing Homelessness in the City of Gainesville and Alachua County

Staff Responses to Motion made December 10, 2018
Motion Point 1

Request staff to return with more specific financial information regarding funding sources for rapid rehousing and permanent supportive housing, funding options, City/County share.
RRH PSH FUNDING LEVEL AND SOURCE

INDIVIDUALS (excludes Vets & DV)        Number

RRH         PSH

ESG RRH      $63,421      16

HUD RRH      $44,031      8

SHIP RRH     $125,000     21

REMAINING NEED $485,000   97

REMAINING NEED $822,124   60

<table>
<thead>
<tr>
<th>Year</th>
<th>RRH</th>
<th>PSH</th>
<th></th>
<th></th>
<th>Ongoing Annually</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year 1</td>
<td>$822,124</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
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<tr>
<td>Year 2</td>
<td>$822,124</td>
<td>$666,124</td>
<td>$0</td>
<td>$0</td>
<td>$666,124</td>
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<tr>
<td>Year 3</td>
<td>$822,124</td>
<td>$666,124</td>
<td>$666,124</td>
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<td>$666,124</td>
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<tr>
<td>Year 4</td>
<td>$559,044</td>
<td>$666,124</td>
<td>$666,124</td>
<td>$666,124</td>
<td>$452,961</td>
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<tr>
<td>Ongoing Annually</td>
<td>$452,961</td>
<td>$666,124</td>
<td>$666,124</td>
<td>$666,124</td>
<td>$452,961</td>
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</tbody>
</table>

4-year total $1,488,248 $2,154,372 $2,557,416 $2,451,333

Motion Point 1

Note: Permanent Supportive Housing - Budget
Serving 60 homeless clients
$822,124 year one
Annual renewal is $666,124 to serve 60 ongoing
* 2019 Alachua County PIT found 461 unsheltered people (includes individuals, adult households, and households with children), 221 are chronically homeless (48%). To house all current identified PSH homeless over 4 years would cost 7,022,160. After that the ongoing cost annually would be approximately, $2,451,333.
April 2019 RRH need is 187 and PSH need is 131. Based estimated need for RRH at 50% anticipating turnover. PSH is not anticipated to turn so full need to be met over several years.
## Motion Point 1

<table>
<thead>
<tr>
<th></th>
<th>FAMILIES (excludes Vets &amp; DV)</th>
<th># Families</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>RRH</td>
<td>PSH</td>
</tr>
<tr>
<td>ESG RRH</td>
<td>$91,360</td>
<td>14</td>
</tr>
<tr>
<td>HUD RRH</td>
<td>$51,459</td>
<td>24</td>
</tr>
<tr>
<td>SHIP RRH</td>
<td>$65,500</td>
<td>10</td>
</tr>
<tr>
<td>REMAINING NEED</td>
<td>$273,000</td>
<td>39</td>
</tr>
<tr>
<td>CDBG, CAPP &amp; Private PSH</td>
<td>$98,809</td>
<td>30</td>
</tr>
<tr>
<td><strong>REMAINING NEED</strong></td>
<td><strong>$150,000</strong></td>
<td><strong>15</strong></td>
</tr>
</tbody>
</table>
Motion Point 1

- ESG RRH: $91,360, 14 families
- HUD RRH: $51,459, 24 families
- SHIP RRH: $65,500, 10 families
- REMAINING NEED: $273,000, 39 families
- CDBG, CAPP & Private PSH: $98,809, 30 families
- REMAINING NEED: $150,000, 15 families

(excludes Vets & DV) RRH
(excludes Vets & DV) PSH
# Families
# POTENTIAL FUNDING SOURCES FOR HOMELESS HOUSING AND SUPPORT

<table>
<thead>
<tr>
<th>ITEM</th>
<th>AMOUNT</th>
<th># OF BEDS</th>
<th>ACTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>HUD Grant - NEW</td>
<td>~$70,000</td>
<td>6</td>
<td>New application based on HUD NOFA (amount and target population changes annually and is competitive)</td>
</tr>
<tr>
<td>Housing Authority Choice Vouchers (housing only)</td>
<td>$9,732 per unit</td>
<td>1 bedroom</td>
<td>Based on availability and match with support services</td>
</tr>
<tr>
<td>State DCF Homeless Grants</td>
<td>~$50,000</td>
<td>8 to 10</td>
<td>Application pending through CoC for FY20-22. Could also request future reallocation of funds towards housing.</td>
</tr>
<tr>
<td>Foundations/Private Grants</td>
<td>??</td>
<td></td>
<td>Applications based on funding cycle – United Way, Community Foundation, etc.</td>
</tr>
<tr>
<td>CAPP funding Cycle FY2022-2025</td>
<td>$1.3 million</td>
<td></td>
<td>BoCC review of priorities could reallocate funds</td>
</tr>
<tr>
<td>Florida Medicaid Program</td>
<td>Pending pilot outcome</td>
<td>Housing support and related activities and services</td>
<td>New housing assistance pilot program Initiating this summer in Pinellas, Pasco, Seminole, Orange, Osceola, and Brevard counties</td>
</tr>
</tbody>
</table>
Motion Point 2

Staff review Government owned options such as funding for the program and how would it be run. The focus should be on placing these in High Opportunity Areas. Housing bonds/Low Income Housing Tax Incentives should be considered as funding sources for these projects.
Managing Government Owned SRO Complexes

- Alachua County Housing Authority
- Gainesville Housing Authority
  - Both expressed an interest in managing government owned SROs
  - Further negotiation is needed if the City/County pursues purchasing and renovating of the proposed sites
Site 1 - Gainesville

- 80 rooms with private bath
- Sales Option: $3,700,000; Lease Option: $350,000 per year with tenant paying taxes, utilities and maintenance
- Each unit furnished with a motel room set-up including bed, dresser and desk furniture, excluding television.
- On a bus route and within walking distance of two other routes
- High Opportunity Area: Grocery stores, retail stores, etc.
- Medical Service: Bus service available to medical facilities, pharmacies
- Schools: Elementary and High Schools
Site 2 - Gainesville

- 100 rooms with private bath; 2000 sq. ft. conference room for counseling and service administration; 4000 sq. ft. kitchen area
- Sales Option: None  Lease Option: Approximately $1.7 Million Annually
- Leasing Entity Responsibility: Day-to-day operations of the facility and security. Tenants shall be responsible for housekeeping of individual units.
- Three bus routes
- High Opportunity Area: Grocery stores, retail stores, etc.
- Medical Service: Bus service available to medical facilities, pharmacies
- Schools: Elementary, Middle and High Schools
Motion Point 2

Site 3 - County

- 100 rooms with private bath that can be converted into 50 studio units
- Sales Option: $5,500,000       Lease Option: None
- Each unit furnished with a motel room set-up including bed, dresser and desk furniture, excluding television.
- No bus access
- High Opportunity Area: Grocery stores, retail stores, pharmacies, etc.
- Medical Service: a primary care center
- Schools: Elementary and High Schools
Motion Point 3

Refer Landlord Incentive Program to the City’s Rental Housing Sub Committee and for staff to bring back a vetted version of the program to the next Joint Meeting.
Landlord Incentive Program

RECOMMENDATIONS
Landlord Incentive Plan

**Mission:** To incentivize private sector landlords in “high opportunity areas” to rent to our community’s most vulnerable population (homeless, section 8 participants, domestic violence victims and veterans) – promoting the reduction of homelessness, providing inclusiveness and access to quality affordable housing for everyone in our community.

The Landlord Incentive Plan will serve all of Alachua County as a partnership between the City of Gainesville, Alachua County, and both Housing Authorities.
Landlord Incentive Plan

**Eligible Expenses include:**

- Damages caused by tenants
- Unpaid rent balances after tenant vacates the unit – up to 2 months rent, late fees, and utilities
- Vacancy loss in the event of vacancy due to lease termination (not expiration). Maximum claim is 100% for the first 30 days following vacancy and 80% of the contract rent for the following 30 days.
- Legal fees associated with termination for lease violations and lease compliance.
Landlord Incentive Plan

Reimburse landlords up to $1800 for costs that include damages, missing rent, vacancies, and legal fees for amounts beyond the security deposit.

**Landlord’s Claims must meet the following conditions:**

- The expenses/costs exceed the security deposit
- The Landlord has documentation of the expense/cost
- Reimbursement is dependent on availability of funds for the city or the unincorporated area of the county where the unit is located
- Landlord needs to submit claims within 3 months of end of tenancy
## Landlord Incentive Plan

<table>
<thead>
<tr>
<th>Landlord Mitigation Program</th>
<th>Education</th>
<th>Other Incentives</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Establish Risk Mitigation funds - Goal $100,000</td>
<td>• Require housing providers to provide digital links to Florida Bar Association Rights and Duties of Tenants and Landlords</td>
<td>• First time sign up bonus for new landlords who have not participated as a Section 8 landlord in last 3 years and/or property is in high opportunity area</td>
</tr>
<tr>
<td>• Landlord must have a Judgement to participate in the fund up to a threshold amount in return for reduce screening criteria</td>
<td>• Utilize Landlord Collaboration Guidebook</td>
<td>• Landlords could be eligible for reduction or waiver in building permit fee for repairs or improvements to assist in making units energy efficient</td>
</tr>
<tr>
<td>• The goal is to assist those with limited income, poor rental history, or criminal background</td>
<td>• Continue quarterly Landlord Chew and Chats</td>
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<tr>
<td></td>
<td>• Continue PHA’s HCV and public housing briefing and landlord relations workshops</td>
<td></td>
</tr>
</tbody>
</table>
# Landlord Incentive Plan

## Motion Point 3

<table>
<thead>
<tr>
<th>Landlord Mitigation Program</th>
<th>Education</th>
<th>Other Incentives</th>
</tr>
</thead>
</table>
| • Fund Security Deposit for High Risk renters | • Utilize Housing Academy Programs (Family Promise, UF Extension, and Renters University)  
• Educate on the use of Rental Surety Bonds in lieu of Security Deposit. | • Interest free or low-interest loans up to some threshold amount with affordability period (through SHIP, HOME, CDBG or Public/Private Partnerships to make rental units energy efficient if unit is made available to extremely low or low income renter. |
Motion Point 4

Provide a Dignity Village transition plan coordinated with GRACE that contains the following:

• Increase staffing and fiscal impact of such
• Detail implementation analysis
• Fiscal Impact analysis
• Displacement analysis
• Plan for those who do not intend to move into GRACE or return to their home
• Fencing and public art discussion
Renovate Veteran Dorm
MONTHS 1 - 12

Establish Pet Services
MONTHS 5 - 12

No New Entry to DV: Target 10/1
Fencing installed
90-day notice

Housing Engagement Begins

Dignity Village Closed: Target 1/1/2020
CAMPUS CHANGES

- Veteran Program
- Pavilion Closed
- 120 Indoor Shelter Beds
- Intake & Diversion
- Kennel Services
- Renter Education Training

Motion Point 4
Renovate Veteran Dorm

Motion Point 4
Project Components
Target: 10/1/2019
- Fencing installed
- No new entry
- 90-day notice

Target: 1/1/2020
- On-site campground opens
- Dignity Village closed

Motion Point 4
- 6 months
  - 50% reduction
- 12 months
  - 80% reduction
- 18-24 months
  - 100% reduction

Outreach & Engagement
- Intensive Engagement / Housing Prioritization / Go Home Fund / Shelter Prioritization
Startup
$95,000
Campground setup, tents, platforms, bunk beds, outreach staff

Fencing & Security
$66,000
Fence existing DV area, 24-hr security for three months

Year 1 & 2
$299,000
Housing Specialists (4 FTE), Security, operational costs

REVISED PROJECT COSTS
Housing Specialists
(4 FTE)

- Update contact information and VI-SPDAT scores
- Develop and monitor housing plan with campers
- Provide additional case management services
- Provide outreach for individuals who move into community
Motion Point 5

Report back from the UF Health Homelessness meeting and report back at the next Joint Meeting.
Motion Point 5

Report on Homelessness and Healthcare System Meeting

Meeting Held On December 19, 2018

- Purpose to discuss the impact of homelessness on local government and the healthcare system
- Attendance included:
  - County Manager Lieberman, Commissioner Hutchinson, Assistant County Manager Smart, and ACFR Personnel
  - Mayor Poe, Assistant City Manager Murry, and GFR Personnel
  - Ed Jimenez, CEO and Dr. David R. Nelson, M.D. of UF Health Shands
  - Tom Wisnieski, Director and Vianne Marchese, Chief of Community Care, Department of Veteran Affairs
  - Eric Lawson, CEO of North Florida Regional Medical Center
- Speaker: Shannon Nazworth, President and CEO of Ability Housing
Report on Homelessness and Healthcare System Meeting

Key Issues Identified:

• What is the true cost impact of homelessness on the healthcare system?
  • Requires data identification and information sharing between systems
• Consensus on the need to coordinate resources
• Avoid operating in silos
• Transportation for health care services is a critical component
• Veteran’s Administration success with HUD-VASH vouchers (85% used)
Motion Point 5

Report on Homelessness and Healthcare System Meeting

- **Agreements Reached/Future Actions:**
  - Work collaboratively on identifying issues and data
  - Identify opportunities to improve system response and cost efficiencies
  - Each Health System will identify personnel to work with City and County staff
  - Meet again in 90 days
Recommendations

Hear presentation and provide policy direction on:

Motion 1 - Funding for PSH & RRH
Motion 2 – Government owned & operated housing
Motion 3 – Landlord Incentive Program
Motion 4 – Dignity Village Transition Plan
Motion 5 – Continued discussions with health care system
Questions?