

**CLERK OF THE BOARD OF SUPERVISORS  
EXHIBIT/DOCUMENT LOG**

**MEETING DATE & AGENDA NO. 01/09/2024 #4**

**STAFF DOCUMENTS (Numerical)**

| No. | Presented by: | Description:        |
|-----|---------------|---------------------|
| 1   | Staff         | 9- page Power Point |

2

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**PUBLIC DOCUMENTS (Alphabetical)**

| No. | Presented by: | Description: |
|-----|---------------|--------------|
| A   | N/A           |              |

B

C

D

E

F

G

# ITEM #04: APPROVE A PILOT SHARED HOUSING FOR OLDER ADULTS PROGRAM TO PREVENT HOMELESSNESS AMONG OLDER ADULTS

Eric C. McDonald, MD, Interim Agency Director, Health and Human Services Agency

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January 9, 2024



# Alignment with Strategic Efforts



## KEY DRIVERS



## Framework for Ending Homelessness

STRATEGIC DOMAINS

|  |  |   |
|--|--|---|
|  | <b>ROOT CAUSE AND UPSTREAM PREVENTION</b>      | <ul style="list-style-type: none"> <li>Employment programs and income supports</li> <li>Access to basic social services</li> <li>Community empowerment activities</li> </ul>            |
|  | <b>DIVERSION AND MITIGATION</b>                | <ul style="list-style-type: none"> <li>Short-term rent and housing search assistance</li> <li>Mediation and legal assistance</li> <li>Creating alternatives to incarceration</li> </ul> |
|  | <b>SERVICES, TREATMENT AND OUTREACH</b>        | <ul style="list-style-type: none"> <li>Street outreach and harm reduction</li> <li>Clinical and social support services</li> <li>Housing service coordination</li> </ul>                |
|  | <b>EMERGENCY/INTERIM HOUSING AND RESOURCES</b> | <ul style="list-style-type: none"> <li>Assessment and coordination sites</li> <li>Housing navigation and transitional housing</li> <li>Housing vouchers</li> </ul>                      |
|  | <b>PERMANENT HOUSING AND SUPPORT</b>           | <ul style="list-style-type: none"> <li>Affordable, subsidized housing</li> <li>Ongoing physical and behavioral health support</li> <li>Linkages to healthcare</li> </ul>                |

## Aging Roadmap



# Shared Housing for Older Adults Program (SHOAP)



- **Pilot Program Objectives:**

- Prevent homelessness
- Reduce burden of housing costs
- Support aging in place
- Offer companionship



- Match older adults, **aged 55 years and older**, home-seekers with appropriate home-providers with an extra bedroom

# Program Implementation

- Contracted Services for 2 years:
  - Outreach
  - Screening
  - Assessments
  - Matching
  - Check-Ins/Mediation
- Anticipating to create a total approximately 50 matches
- Evaluation Component



# Program Eligibility Requirements



## ALL PARTICIPANTS:

- Have valid identification and pass a **criminal background check**
- Able to **advocate** and **care for themselves**

## HOME-PROVIDER

- Have a home with a **spare private bedroom** located in San Diego County
- Home must be in **good standing**

## HOME-SEEKER

- **55 years** of age and older
- Earn no more than **120% Area Median Income**

# Program Design



## Create Meaningful Matches

- Comprehensive participant assessment to determine goals, preferences, and lifestyles
- Signed housing agreement



## Ensure Affordable Rent

- Renter pays no more than 30% of total monthly income



## Support Long-Term Housing

- At least annual match check-ins
- Mediation services as needed





# Program Evaluation Framework



- Logic Model
- Evaluation of short-term and medium-term results
- Metrics collected and tracked over time
- Mixed-method design using surveys and focus groups





# Recommendation(s)

1. Approve the pilot Shared Housing for Older Adults Program.
2. Authorize the Agency Director, Health and Human Services Agency, or designee, to pursue future funding opportunities related to addressing the housing needs of older adults.



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# SHOAP Logic Model

## Goal:

Establish a stable house-sharing option for older adults aged 55 years and older.

## Objective(s):

- Increase housing security
- Reduce housing cost burden
- Support aging in place
- Increase social integration

## Inputs

- Funding
- Procurement of contractor
- Outreach and marketing of home sharing educational information
- Matching protocol
- Housemate agreement
- Trained staff

## Activities

- Recruitment of home-providers
- Eligibility determination of home-providers
- Recruitment of home-seekers
- Eligibility determination of home-seekers
- Matching service
- Housemate agreement signing
- Regular check-Ins
- Annual program satisfaction survey
- Exit survey for those not completing

## Outputs

- # of home-providers interested
- # of home-providers eligible
- # of home-seekers interested
- # of home-seekers eligible
- # matched pairs
- # of signed housemate agreements
- # of matched pairs cohabitating
- # of residential check-Ins
- # 1-year surveys completed
- # of exit interviews

## Outcomes

### Short-Term

- % of Interested home-seekers matched with a home-provider
- % of renter agreement that led to actual cohabitation (moved-in)
- % of participants satisfied with the matching process
- % of participants satisfied with new living arrangement
- % of home seekers reporting room rent was within budget

### Long-Term

- % of Matched Pairs cohabitating for 1-year
- % of matched pairs moved-in but not completed 1-year
- % of matched pairs satisfied with housing agreement
- Type of complaints that resulted in a Check-in
- Components of successful match pairs (1-year residing together)

## Impact

- % of matched pairs who continue housing agreement past 1-year
- % of participants who report decreased housing cost burden
- % of participants aged 55+ who remain in a residential home past 1-year
- % of participants who report better social integration

## Assumptions

- Outreach will reach the right people with right message (mission/goals)
- Home-providers are interested renting spare rooms, below market price
- Matches are possible at affordable rent
- Information shared honestly by both parties (Providers and Seekers)
- Program is accessible to those who do not speak English
- Needs and goals of home-seekers and home-providers can be adequately assessed, and matches are possible

## Contextual Factors

- Rapid and substantial changes in housing market conditions
- New renter protection laws adversely affecting Home-Providers
- New landlord protection laws adversely affecting Home-Seekers
- Legality of the Rental Agreement and equal protection under the law
- For Renters - Lease agreement allows for additional housemates